



V.I.P. Realty, Inc.
1600 Superior Avenue
Tomah, WI 54660



608-374-4790

www.viprealty4u.com

e-mail: help@viprealty4u.com



CAMP WITH THE DEER!

This 1 acre lot 5 miles southeast of Mauston is infested with deer! The lot is priced \$4,500 UNDER the assessed value and \$5,400 UNDER the 2020 estimated fair market value! Camping or a self-contained unit is allowed. The 1 acre is nonconforming in size but is grandfathered in so it's ok. It may not be buildable as you have 33' setbacks from the center of the roads. You have a total of 98' setback from the center to your building or deck, etc. Then you have to stay 50' from the rear lot line and 40' from the side lot line. According to the zoning map it is in the agricultural district so it would need to be rezoned before building. You possibly could get a conditional use permit to put up a garage or shed but still consider the setbacks. Karen Leach with the town of Lemonweir may be able to verify this information and answer your questions at (608) 548-3244.

Owner: Bilina

Lot Size: 1 Acre

School District: Mauston

Listed By: Wayne Stockwell

2020 Taxes: \$273.63

Zoning: Ag

Legal: Part NW1/4 NW1/4 Section 24, T15N, R04E

3824	1902397	1 Acre - Corner 53rd St and Co N	Lemonweir	Juneau	\$9,500
Listing #	MLS #	Property Address	Township	County	Price

DIRECTIONS from Mauston: Take County N east 4 ½ miles – Property on the corner of N and 53rd St.

Information herein is not warranted and subject to change without notice. We assume no liabilities for errors.