V.I.P. Realty

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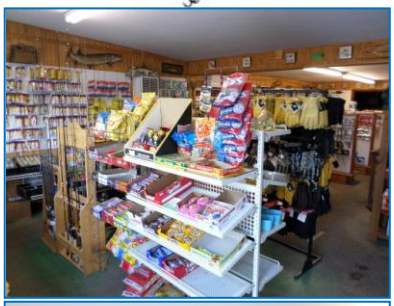

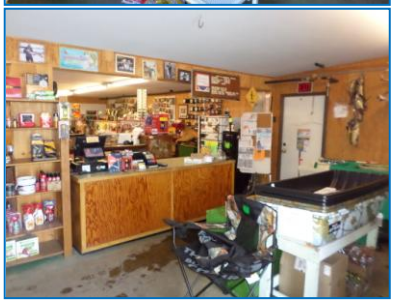

BITE on this one QUICK!

Calling Avid Outdoorsmen! The current owner of Rosco's Live Bait Shop is retiring after 20 years. It has been a well known bait shop for 6+ decades and is ready for the next owner! Rosco's offers not only live bait but also an extraordinary selection of tackle for all species of fish ranging from panfish to musky. From rods and reels, to ice augers and shanty's, Rosco's carries a wide selection of accessories for both summer and ice fishing. Additionally, Rosco's carries ample supplies of hunting, archery and boating equipment with inventory totaling over $110,000. Find virtually everything you need for all your fishing and hunting adventures! The store is approximately 1350 square foot with a rubber roof plus there is a 10x16 and 10x18 storage areas, 8x29 lean-to, AND a 30x40 garage with concrete floor. All this on over 1/2 survey acre that stretches to Woodard Ave. The heat is natural gas plus electric backup and is air conditioned. Financials are available to serious inquiries only.

Owner: Roscovius **Listed By: Aaron Stockwell**

2021 Taxes: $1783.76 **Survey: On File**

3883	1926746	205 Arthur St.	Tomah	Monroe	$295,500
Listing #	**MLS #**	**Property Address**	**City**	**County**	**Price**

DIRECTIONS From Tomah: From N. Superior Ave (US Hwy 12) take Arthur St East. Property down on the right.

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

Sec. 33
N Kilbourn Ave
N Woodard Ave
Cleveland St
N
0 100 200 300ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.