

Crex Realty, Inc

Marian Nelson

Crex Realty, Inc. Jct. 48 & 70

P.O. Box 421, Grantsburg, WI. 54840

Visit our Award Winning Web Site at: www.crexrealty.com

Business: 715-463-5757 Home:715-463-5715

148



14780 Fish Lake Rd

\$74,500

Style:	Cabin	Bedroom:	Outside Privy. No Septic
Lot Size: 330x 1320	10 acres	Kitchen:	Set up with 2 sets of bunk beds
Year built:	older	Dining room:	Gas Stove, Gas Refrigerator
Taxes:	\$521.66 (2007)	Living room:	Living & dining flow together
Roof:	Shingles and metal	Included:	Makes a big open room!!
Heating:	Wood and LP		Gas Stove, Gas Refrigerator
Fireplace(s):	Wood		

Sung cabin is a great place to have fun, hash over the days events, tell stories & play cards!!! The cabin is used year 'round.

Lots of wildlife including deer, bear, coons and all sorts of birds.

The Fish Lake Wildlife Area, which has thousands of acres of public land, is across the road. The St. Croix River is just a little ways West of the property. There is a snowmobile trail just across the road.

There is a sand point well with the pump located under the kitchen counter. Cabin is powered by a generator which can be purchased. Polk-Burnett Electric to the cabins on either side of this property so electric lines are close. The generator runs the lights and water pump & 2 tv's - at the same time. Separate generator shed.

Up to 30 acres can be purchased here as there are two adjacent undeveloped 10 acre parcels that can be purchased to the West of the cabin for \$35,000 each.

Directions: From Crex Realty at Jct 70&48 South 2 miles to Fish Lake Road. West on Fish Lake Road to property.

Disclosure of Agency to Prospective Buyer

"I understand that this broker and salespeople with this broker are representing the seller's interests and owe duties of loyalty and faithfulness to the seller, but are obligated to treat all parties fairly." "I understand that this broker, without breaching his or her loyalty to the client may provide me with information about the attributes of properties and available financing, show properties and assist me in preparing and offer to purchase. This broker also has a duty to respond accurately and honestly to my questions and disclose material facts about properties, submit promptly all offers to purchase, and offer properties without unlawful discrimination."

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