

**Residential**  
**50258069**      **Active-No Offer**

**N902 FAIRGROUND Avenue    Town of Levis**  
**NEILLSVILLE, WI    54456**

**\$415,000**

05/09/2022 11:08 AM

List: **Patrick J Young - OFF-D: 920-676-3389**

Co-List:

Sell:

of **Whitetail Dreams Real Estate, LLC - Office: 715-445-2864**  
of  
of

Ofc: **25530**

Ofc:

Ofc:

Agt: **110107**

Agt:

Agt:



**Finished Beds: 4    Total Baths: 2.0    Total # Cars: 2**

<b>County</b>	Clark	<b>Building Type</b>	2 Story
<b>MunSubArea</b>	None	<b>Garage 1 Type</b>	Detached-Tandem
<b>School-District</b>	Neillsville	<b>Garage 1 # cars</b>	2.5 Car (min width 24')
<b>Subdivision</b>		<b>Grg Dim</b>	
<b>Tax Net Amt</b>	\$3,684.99	<b>Garage 2 Type</b>	None
<b>Tax Yr</b>	2021	<b>Garage 2 # cars</b>	
<b>TaxID</b>	0280528000, 02800528001, 0280531000	<b>Grg 2 Dim</b>	
<b>Assessments Total</b>		<b>Deeded Access</b>	Yes
<b>Assessment Year</b>		<b>Restrictive Covenant(s)</b>	No
<b>Special Assessments</b>		<b>Flood Plain</b>	Unknown
<b>Age Est (Pre2017)</b>		<b>Hobby Farm</b>	No
<b>Year Built Est</b>	1978	<b>Zero Lot Line</b>	No
<b>Source-Year Built</b>	Broker/Agent	<b>HOA Annual Fee</b>	
		<b>Assoc Fee-Annual</b>	



[Schedule a Showing](#)

Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	1,500	Seller	Acres Est	80.00	Assessor/Public Record	Completed New Construction No
SQFT Fin Below Grade Est	1,500	Seller	Lot Dimensions Est			Under Construction No
SQFT Total Fin Abv & Blw	3,000	Seller	Lot SQFT Est			To be built w/Lot No
						Est Completion Date
						Builder Name
Water Frontage No			Water Features - Others? Yes			Bank Owned/REO No
Water Type			Delayed Showings? No			Potential Short Sale No
			Water Body Name			Relocation No
			Est Water Frontage			
			Source-Water Frontage			
			Showings Begin Date			

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	34x29	Main	Other Rm 1				Bedroom 1/Primary	15x12	Lower	Upper		
Family Room	17x17	Lower	Other Rm 2				Bedroom 2	11x10	Lower	Main	1	
Formal Dining			Other Rm 3				Bedroom 3	11x11	Lower	Lower	1	
Kitchen	21x19	Main	Other Rm 4				Bedroom 4	9x16	Lower			
Dining Area			Unfin Rm 1				Bedroom 5					
Laundry Rm	7x10	Lower	Unfin Rm 2									

**Directions** South on HWY 73 from Neillsville to HWY 95 South to Grand Ave South to Sherwood East to Fairground South to N902 Fairground Ave.

**Remarks-Pub** 4 bdrm, 2 full bath 3000 sqft home on 80 acres South of Neillsville. Property consists of mixed hardwoods and pines with Rock Creek flowing through the North 40. Property is turn key and has trails throughout for easy access and open areas for food plots and abuts ag fields on the East side. Abundant deer, turkey with the occasional bear. The House was previously a cabin and has been updated and added on to for an absolutely stunning home with a huge great room and 4 bdrms in the lower area with walkout access. The 2.5 stall garage has garage doors that open on all sides to create a pavilion like atmosphere for entertaining friends and family. This property is private & secluded. Seller would include all furnishings.

**Inclusions** Washer, dryer, 2- refrigerators, Stove, pool table, bar, sectional, dining table and 4 chairs, bunk bed, 4 queen size beds, dressers.

**Exclusions** Sellers personal property, metal deerstands

**Remarks-Private** Contact Listing Broker @ 920-676-3389 to schedule a showing. Seller does not allow trespassing. Because of door entry codes seller instructs that Agents must accompany buyers. No co-broke will be paid if Agent does not accompany Buyers. Seller will be installing bridges across the creek in coming weeks from today (05/09/22). Pre-approval is required for all potential Buyers before showing will be scheduled.

**Show Info** Contact Listing Broker @ 920-676-3389 to schedule a showing. Because of door entry codes seller instructs that Agents must accompany buyers. Pre-approval is required for all potential Buyers before showing will be scheduled.

**ZONING** Recreational, Residential

**HEATING FUEL TYPE** Lp Gas

**HEATING/COOLING** Forced Air

**WATER** Private Well

**WASTE** Conventional Septic

**EXTERIOR FINISH** Aluminum/Steel

**FOUNDATION** Poured Concrete

**GARAGE** Detached

**LOWER LEVEL** Full, Walkout Entrance-Door, Finished Contiguous

**DRIVEWAY** Garage # 1-Unpaved, Garage # 2-None

**FIREPLACES** Wood Burning, 1 Fireplace

**APPLIANCES INCLUDED** Dryer, Oven/Range, Refrigerator, Washer

**Water Features Other** Creek/Stream

**BARRIER FREE FEATURES** Open Floor Plan

**ARCHITECTURE** Raised Ranch

<b>ListVisbl</b>	Unconfirmed	<b>Agent - License</b>	90-58294	<b>Electronic Consent</b>	Y	<b>Board Entered</b>	No
<b>Input Date</b>	5/9/2022 9:54 AM	<b>List Ofc 1 - CorpLin</b>	91-937194			<b>Ad Code</b>	
<b>List Date</b>	4/29/2022	<b>Selling Price</b>		<b>VOW Include</b>	Y	<b>Comm-Sub Agent</b>	0 %
<b>Accepted Offer Date</b>		<b>Close Date</b>		<b>Internet/IDX w/address</b>	Y	<b>Comm-Buyer Broker</b>	1.75 %
<b>Pending Date</b>		<b>Financing Type</b>		<b>VOW w/AVM</b>	Y	<b>Variable Rate Comm</b>	No
<b>Expiration Date</b>	4/29/2023	<b>Seller Concession Amount</b>				<b>LicIntr</b>	No
<b>Off Market Date</b>		<b>Type Of Sale</b>		<b>VOW w/Comment</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell
<b>Days On Market</b>	10	<b>Misc Closed Info</b>				<b>Limited Service</b>	No
		<b>Owners Name</b>				<b>Named Exceptions</b>	No

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