

# Crex Realty, Inc

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Crex Realty, Inc. Jct. 48 & 70  
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**25375 to 25389 County Road F  
Grantsburg WI 54840  
3 homes on 20 acres  
\$232,000**

Unique property has 3 single family homes on it and 20 acres across the road from Crex Meadows Wildlife Area!

The 20 acres is nicely wooded. The Southwest part has a mature pine plantation. The rest of the property is a mix of Deciduous and Fir trees. You can have a lot of fun on your 20 acres. You can watch nature, go hiking, dirt biking, snowmobiling and other great outdoor activities. It is only about 3 miles to the St. Croix River and you are across the road from the Crex Meadows Wildlife Area.

All homes are in good condition and have had recent updates. Homes and garages have newer metal roofs, with metal roofs being put on in 2015, 2016 and 2017. Most flooring and carpets are new. Updated plumbing and water heaters are new or just a few years old. Each home has its own septic system. One drilled well serves all the homes. There is a water conditioner system on the well. A new stainless-steel pump was put on the well 2 years ago. (The first one lasted 21 years.) The main driveway is a wide, all season driveway.

25375- The Blue home is located at the end of the driveway so is very private. The drive way winds through the beautiful Pine Plantation. The view is very pleasant and peaceful. This home has an enclosed 3.5 season porch and an open porch and a partial basement. The home has 2 bedrooms and 1 bath. The basement gives nice extra space. There is a new gas furnace and water heater. 200 Amp breaker box. There is a large yard shed. Included: Stove, Refrigerator, Washer, Dryer, 1000 gallon LP Gas Tank.



25383-The Green house is slab on grade. The home has 2 bedrooms and 1 bath. The home is all electric. There is a really nice 1 1/2 car garage with a concrete floor. Included: Stove and Refrigerator



25387-The Brown house is slab on grade. The home has 2 bedrooms & 1 bath. This is the first home you see as you drive in. This home is all electric. There is an electric off-peak furnace and central air. New floor coverings. There is a really nice 1 1/2 car garage with a concrete floor. Included: Stove, Refrigerator, Washer, Dryer.



Tenant at 25383 has been there for many years. Tenant has always been helpful to the owner, doing some maintenance and things for the owner.

Each home has its own septic system. One drilled well serves all the homes. There is a water conditioner system on the well. A new stainless-steel pump was put on the well 2 years ago. (The first one lasted 21 years.)

West Marshland Township and Burnett County Zoning ordinances apply to all property in West Marshland Twsp. Taxes \$1897.37

#### 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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