

Crex Realty, Inc

Marian Nelson

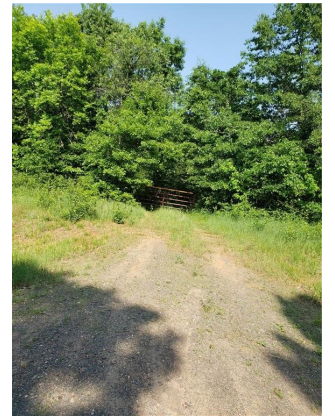
Crex Realty, Inc. Jct. 48 & 70

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

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

Business: 715-463-5757 Cell: 651-249-3418

#400



North Williams Road

MLS# 1573893

\$124,000

Wood River Township 46+acres on Wood River & North Fork of Wood River

Have fun playing in the river, hiking, watching nature, having picnics and more.

This is the perfect place to unwind and destress! There is lots of water on this lovely wooded, rolling parcel of land!! The Wood River flows in and out of the property on the South, and the North fork of the Wood River flows in & out of the East end. Wonderful habitat for wildlife and people. This is a great mix of upland & River & River Bottom! Excellent variety of tall trees give substantial shade even on the hottest days. You will make great memories here! The property is about a half mile long and varies in width.

Directions from Crex Realty office: From Grantsburg East on Hwy 70 to N Williams Rd. North about 5/8 mile to the bridge over the Wood River. Land begins on the East side of Williams Rd.

The SW corner of the parcel is at about the South side of the bridge. The driveway has a gate on it.

Approx. GPS coordinates: Northwest corner: 45.787189, -92.630993; Southwest corner: 45.785437, -92.631022; Northeast corner: 45.787140, -92.625818; Southeast corner: 45.785340, -92.625823

Use showing time or call agent for showing. 651-249-3418 cell. Buyer and Buyer's agent or subagent responsible for verifying all measurements, acreages, etc.

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."

LISTING MAY BE CHANGED OR WITHDRAWN WITHOUT NOTICE. INFORMATION IS CONSIDERED ACCURATE BUT BROKER ACCEPTS NO LIABILITY FOR ERROR.