



MLS #: 1562323 **Active** **Lots & Acreage** **Price:** \$650,000+
7074 S Bluff Rd **Town Merrimac** Q19
County: Sauk **Zip:** 53561 **State:** WI
Subdivision: none

Total Acreage: 109.30 **Price/SqFt:** 0.00
Wooded Acres: 17.00 **Number of Lots:** 1
Pasture Acres : 90.00 **Lot Number(s):** 1
Tillable Acres: 0.00 **Section Number:** 0
Wetland Acres: 2.00

Directions: From Madison take HWY 12 West to 78 North (detour before Baraboo) Left on DL/N78, Rt on Bluff Rd

Click for Map:

School District: Sauk Prairie **Elementary:** Call School District **Middle:** Sauk Prairie **High:** Sauk Prairie

Utilities Avail: Yes **Specific Builder Required:** No
Improvements: Yes **Special Assessment:** No

Legal Description: Lengthy **Land Assessmnt:** \$ 288,500
Parcel #: 026-0636-00000 **Improvements:** \$ 182,600
Lot Size: 109.30 **Est. Lot SqFt:** **Total Assessmnt:** \$ 471,100 / 2008
Zoning: Ag **Net Taxes:** \$ 6276 / 2008

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family, Agricultural	Special Assessments	None
Utilities Avail. (To Lot)	Natural gas, Electricity, Telephone, Cable	Available Info	Can be divided, Certified survey, Fences Allowed, Storage Building Allowed, Trailer /RV Parking Allowd, Easements
Water System	Well on site	Miscellaneous	Exp lower level possible
Waste Disposal	Non-municipal/Private on	Terms	Cash
Road	Concrete	Miles to Capitol	31-50 miles
Improvements	Driveway, Garage, Other	Waterfront	N/A
		Lake/River	n/a
Lot Description	Rural - not in subdivisn		
Features	Wooded, Tillable, Pasture, Wetland		
Topography	Level, Rolling		

Over 109 gorgeous acres near Devils Head Golf & Ski Resort, Devils Lake State Park, Lake Wisconsin and the Baraboo Bluffs. Excellent hunting parcel with a lot of wildlife to be seen here! This parcel includes a ranch home boasting over 2000 square feet of living space! (see mls#1561944 for details). VR Priced at \$650,000 - \$700,000.

Sold Price: **PtsPd/SlrCr:** **Closing Date:**

This information provided courtesy of: Restaino & Associates

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS



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