



1804290 Active Single Family Price: \$725,000
W5595 County Road B Town Dalton I06
County: Green Lake **Mailing City:** Kingston
Subdivision: none WI 53939

Bedrooms: 4 **Est Fin Above Grade SqFt:** 1,500
Full Baths: 1 **Est Fin Below Grd Exp SF:**
Half Baths: 1 **Est Fin Non-Exp SqFt:**
Year Built: 999 *Other* **Est Total Finished SqFt:** 1,500 List Agent
Est. Acres: 87.0000 *PlatMap/Sur* **Open House:**
Lot Dim:

[Schedule a Showing](#) **Virtual Tour**
Show Date:

From Madison, Travel Hwy 151 to Hwy 73 (North) to Hwy 44 (Left, West) travel through Kingston to Right on County Rd. B

		<u>Baths</u>		<u>School Info</u>	
		Full	Half	(D)	(E)
Living/Great: M 12x15	Mstr BedRm: U 11x13	Laundry: L	Den/Office M 9x11	Upper: 1 0	(D) Markesan
Formal Dining: M 12x12	2nd BedRm: U 8x12			Main: 0 1	(E) Call School District
Dining Area:	3rd BedRm: U 9x9			Lower: 0 0	(M) Call School District
Kitchen: M 11x12	4th BedRm: U 10x11				(H) Call School District
Family Room: N	5th BedRm:				

Lake/River: Spring	Zoning: AG/mixed	Net Taxes: \$ 4,402 / 2016	Land Assess: \$ 129,300
Feet WaterFront: 4012 Seller	HOA Dues/Yr:	Builder:	Improvements: \$ 128,200
Parcel: 008-00119-0000		Owner: Seller	Total Assess: \$ 257,500 / 2016

Type 2 story	Fuel Liquid propane, Wood
Architecture National Folk/Farm	Heating/Cooling Forced air, Window AC
Mstr Bed Bath None	Water/Waste Well, Non-Municipal/Prvt dispos
Dining Formal	Driveway Blacktop/Asphalt
Kitchen Features Pantry, Range/Oven, Refrigerator, Microwave	Barrier-free Ramped or level entrance, Level drive, Level lot, Low pile or no carpeting
Fireplace None	Waterfront Has actual water frontage, Lake, Dock/Pier, No wake lake
Basement Full, Other foundation	
Garage None	
Exterior Vinyl, Wood, Stone	
Lot Description Wooded, Rural-not in subdivision, Horses Allowed	

Interior Features Wood or sim. wood floor, Walk-up Attic, Hi-Speed Internet Avail, At Least 1 tub
Exterior Features Deck

Included: 2- homes are inc. with sale, W5599 -2000 sq. ft., 4 bedroom ranch, & W5595 - farm house, w/ approx. 87 acres. Rent revenue tillable \$4,400
Excluded: Seller's other personal property, (Appliances, 2- LP tanks, water softener are included.)

Extraordinary 87 Acre Lakefront Property, Inc. 40 acres tillable & 4,012 feet of private shoreline. Spring Lake is approx 65 acres, no wake lake, & 54 ft. deep with various fish species. A long driveway leads to the park like setting, with a gentle slope. Two homes on site for you and your guests. A historic early 1900s, 4 bedroom farm house w/original woodwork as well as a 4 bedroom ranch home, both with exquisite lake views. Whether you hunt, fish or relish peace and serenity, you'll appreciate the abundant wildlife. 45 minutes from Madison. VIEW "VIRTUAL TOUR" FOR A SPECTACULAR DRONE VIDEO.

Contact Showing Time for appointments at 877-871-9746 or 608-442-7070. Sq.ft.estimated. Buyer to verify if material. Send Earnest \$ to 26 Schroeder Ct, Ste 200 Madison 53711. Property includes two homes. Parcels 008-00119-0000 & 008-00116-0000.

LstAgt: Bob Sprysl 53083-90	CoList: Lisa Kratcha	List Date: 5/16/2017	Expire Date: 11/16/2017
608-225-9626 F	608-279-1505	Subagent Comm: 3%	Electronic Consent: Yes
bsprysl@ureach.com	lkratcha@restainohomes.com	BuyerAgent Comm: 3%	Exclusive Agency: No
Restaino & Associates	Restaino & Associates	DOM: 136 CDOM: 136	Licensee Interest: No
608-833-7777 Fax #: 608-833-8865	608-833-7777 Fax #: 608-833-8865	AO Date:	Limited Service: No
26 Schroeder Ct	26 Schroeder Ct	Closing Date:	Multiple Rep: DA
Madison WI 53711-2503	Madison WI 53711-2503	Financing:	Named Exceptions: No
SaleAgt:	Sold Price:	Sale Factors:	Policy Letter: No
	Concessions:	Competing Offers:	Variable Comm: Yes