

Marquette County WI 190 Acre Real Estate Auction with Home Live Auction July 30th 1:00PM (Reg. begins at 11)



W3546 Gem Road
Montello, WI 53949

Amongst the landscape of this Marquette County Gem lays a 190+/- tract of land that has a 2667+/- square foot custom built ranch home with a million-dollar view of the area landscape rests this secluded home and a stocked pond that one can expect to catch bluegill, crappie and bass. This amazing hunting and recreational property will be offered in a multi parcel bidding process. The property also features well groomed trails, a nice ridge system, food plots, 35x90 pole shed with concrete floors and electric, electric to the dock on the pond, timber and much much more. The home features hardwood floors throughout, Viking Stainless appliances in the kitchen, 2 furnaces and A/C units, wet bar in the large rec room that boasts a 28ft ceiling with real field stone fire place built by the owners with field stones from the land, 4 large bedrooms with the master bedroom have a large bath with jetted tub and large walk-in closet, enjoy nature from the large deck that spans the entire length of the back of the home, mudroom, built in cabinets, custom kitchen cabinets, 2 car attached garage, 2.5 bathrooms all built in 2004. The pond was constructed at various depths ranging from 7 to 11ft with an artesian well that bubbles up into the pond to keep fresh water flowing.

The area that this land is located in has been a proven area for whitetail and turkey hunting with other large land owners in the area that practice deer management. The thick understory, oaks, water, food plots, cedars, marsh area and ridges are where many whitetails and turkeys call home. Multiple access points provide good access to deer stands.

Property is zoned AG2 (property has multiple tax parcels that could allow for other building opportunities for a buyer please check with all County and Township zoning with your plans prior to bidding). The General Agricultural District is designed to provide for and encourage agricultural uses of land, related uses, and certain residential uses in a rural environment. It is also intended for a semi-rural type of environment, allowing for general agricultural uses. 2) Newly created lots and lots or parcels remaining after a land division shall provide a lot area of not less than 10 acres and have a minimum width of 300 feet. Any land division must comply with the requirements of the Town of Buffalo Chapter 10 Subdivision and Land Division Ordinance. 3) The minimum lot line setback shall be 35 feet

Open House Dates July 9th 11-1pm, July 13th 4-6pm & July 17th 11-1pm.

High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. \$20,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Sept. 13th 2022. Lot #1 Home/Building & 111+/- Acres and Lot #2 78+/- Acres.

United Country Midwest Lifestyle Properties & Hamele Auctions 1325 W Wisconsin St., Portage, WI 53901. Realtor and auctioneer: Travis Hamele 608-697-3349. Thinking of selling Real Estate or having an auction Call us for a free auction evaluation. We can help you with all of your real estate or auction needs! Visit us at www.hameleauctions.com.

