

# Crex Realty, Inc

Marian Nelson

#158

Crex Realty, Inc. Jct. 48 & 70

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

Visit our Award Winning Web Site at: [www.crexrealty.com](http://www.crexrealty.com)

Business: 715-463-5757 Home: 715-463-5715



## County Road F

**\$24,900 each**

**Take your choice of either 5 acre parcel!!**

The seller has two parcels side by side and will keep one! Parcels are nicely located right across the road from the Crex Meadows Wildlife Area. The St. Croix River and Governor Knowles State Forest are close by too.

Either of these parcels would be great to own! Lots of deer and other wildlife too. Watch the Ducks and Geese and Sandhill Cranes.

Take your choice of either 5 acre parcel for \$24,900. Both are wooded and pretty. Each parcel has about 330' on Co Road F and a depth of 660'.

The South parcel has a little shack on it.

North parcel legal description: South 1/2 NE 1/4 NESW Section 23-39-19.

The DNR owns land adjacent to the North border of this parcel.

South parcel legal description: North 1/2 SE 1/4 NESW Section 23-39-19

Directions: North of Grantsburg on F about 3 miles. Watch for Bloom Road. When you come to Bloom Road continue North on F. The South line of the South parcel begins about 330 feet north of Bloom Road. Continue another 330' to the boundary between the South and North parcels. Continue North another 330' to the North line of the North parcel. The property on the North side of the North line belongs to the DNR.

### 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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