

Wakanda Shores Development

\$1,200,000

Wakanda Shores is a spacious 46.5 acre plot of land primed and ready for development. This land features over 2,500 feet of Lake Frontage and comes with seven existing plotted lots. Property has great potential. Wakanda Shores is located adjacent to beautiful Wakanda Park / Water Park, Elementary School and the peaceful shores of Lake Menomoin.

0 Pine Aue Menomonie, WI 54751

Property Photos



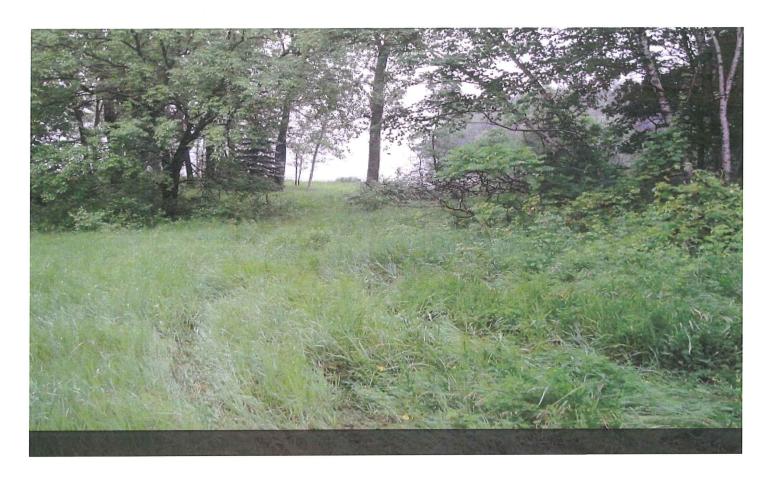


Property Photos





Property Photos



Members Only: Do not Distribute to the public

Vacant Land		0 Pine Ave Menomonie, WI 54751 7-1429HASELWANDER REAL ESTATE 715-831-7077 Fax: 715-831-7078						L\$1,20	00,000
848585 Activ List: NEIL H. Sell:								Firm: Firm:	92
		Type: Ad	creage-6 or More		County:	Dunn			
		Twp:			Area:	16 - Men	omonie Scl	hl/Out	
	.en	Sec/Twp/Rng:			School Dist:	Menomo	nie		
and the last of th		Lot Size:			Taxes:	\$5,704.1	1		
		Acreage: 46	5.50		Tax Year:	2011			
		Waterfront: Ye	es		Tax ID:	251 -1489	9-02000		
		***	olling						
	© RANWIN		ectric-At Street, Ca	able-At Street	, Natural Gas-A	t Stree			
Use Value As Non Conform		Road Acces Common:	ss: No	Plat: Restrict	ive Cov: No		EO Y/N: ort Sale:	N N	
Wtr Frnt Type Lake/River N Lake Size: Waterfront C	ame: Menomin 1,009		Wtr Frnt Ft: Own Frntg: Deeded Access:	2900 No No	E	easons: asement: ake Depth:	No 34		
Fencing: Showing: S Soil Type: Zoning:	ign-on Property		Se	cupancy: wer: ater: Ci	ty-Water				
Remarks:	Very nice development Lake Menomin frontage	t property located adja e that could include la	icent to beautiful V ke access, boat sl	Vakanda Park ips, and dock	in Menomonie s. Could be zon	, WI. This pro ned multi-fam	operty has c ily.	over 29	00 feet o
Legal:	Part of Government Lo 1/4, section 13	•					east 1/4 of	the sou	uthwest
Condition Report: No		Seller Financing: Seller Fin Remarks: 1489-02000, 251-1489-03-000, 251-1489-04-000, 221-1489-04-000, 251-1489-05-000,							
Agt Rems:	All TAX IDs Listed: 251 251-1489-07-000, 251- street.								
SA Comm: BA Comm:	2.4 2.4	List Date: Cont Date:	12/27/2011		Limited How So	d Service:	No	Aucti	ion: No
Variable:	No Pend Date:			List Cont			Exclusiv	usive Right to Sell	
Exception:	No	Expire Date:	12/27/2012		Orig Li		\$1,200,	000	
	HBI	Org List/Sell Agt	: NEIL HASELV	VANDER		Concessions			
IDX: Realtor.com: Owner: Not guarant	eed. Information provided be		ed from 3rd party sou MLS, the listing broke	rce. Days on Ma r or its agents o	arket data may re r subagents are r	Concessions late only to this esponsible for i	unique ML#	and not	refle