



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.

O Pine Ave
Menomonie, WI 54751

Price:	\$1,200,000
Property Type:	Land
Property Sub-type:	Residential (land)
Property Use Type:	Vacant/Owner-User
Features:	Electricity/Power, Water, Cable, Gas/Propane

Property Photos




Property Photos



Property Photos



Members Only: Do not Distribute to the public

Vacant Land		0 Pine Ave		L\$1,200,000		
848585 Active		Menomonie, WI 54751				
List: NEIL HASELWANDER 715-577-1429		HASELWANDER REAL ESTATE 715-831-7077		Fax: 715-831-7078		
Sell:				Firm: 92		
				Firm:		
	Type:	Acreage-6 or More	County:	Dunn		
	Twp:		Area:	16 - Menomonie Schl/Out		
	Sec/Twp/Rng:		School Dist:	Menomonie		
	Lot Size:		Taxes:	\$5,704.11		
	Acreage:	46.50	Tax Year:	2011		
	Waterfront:	Yes	Tax ID:	251-1489-02000		
	Terrain:	Rolling				
	Utilities:	Electric-At Street, Cable-At Street, Natural Gas-At Stree				
	Use Value Assmt:	Road Access:	Plat:	REO Y/N:	N	
	Non Conform:	Common: No	Restrictive Cov: No	Short Sale:	N	
Wtr Frnt Type:	Flowage	Wtr Frnt Ft:	2900	Seasons:		
Lake/River Name:	Menomin	Own Frntg:	No	Easement:	No	
Lake Size:	1,009	Deeded Access:	No	Lake Depth:	34	
Waterfront CF:	Elevation-Medium					
Fencing:		Occupancy:				
Showing:	Sign-on Property	Sewer:				
Soil Type:		Water:	City-Water			
Zoning:						
Directions:	Take I94 and Hwy 25 into the city of Menomonie. South to Pine Ave, left on Pine Ave, go to end of Pine Ave.					
Remarks:	Very nice development property located adjacent to beautiful Wakanda Park in Menomonie, WI. This property has over 2900 feet of Lake Menomin frontage that could include lake access, boat slips, and docks. Could be zoned multi-family.					
Legal:	Part of Government Lots 7 and 8 and part of the northwest 1/4 of the southwest 1/4, and aprt of the northeast 1/4 of the southwest 1/4, section 13					
Condition Report:	No	Seller Financing:	Seller Fin Remarks:			
Agt Rems:	All TAX IDs Listed: 251-1489-02000, 251-1489-03-000, 251-1489-04-000, 221-1489-04-000, 251-1489-05-000, 251-1489-06-000, 251-1489-07-000, 251-1489-08-000, 251-1015-01-000, 251-1015-08-000, 251-1015-09-910. Sewer and water on property, on the street.					
SA Comm:	2.4	List Date:	12/27/2011	Limited Service:	No	
BA Comm:	2.4	Cont Date:		Auction:	No	
Variable:	No	Pend Date:		How Sold:		
Exception:	No	Expire Date:	12/27/2012	List Cont Type:	Exclusive Right to Sell	
IDX:	Yes	Withdrawn Dt:		Orig List \$:	\$1,200,000	
Realtor.com:	Yes	Sold Date:		CDOM:	0	
Owner:	HBI	Org List/Sell Agt:	NEIL HASELWANDER	DOM:	167	
				Seller Concessions:		
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