

**Nathan Obitz**  
 NIC/Independence  
 nate@hansenauctiongroup.com  
 Ph:



**Residential** **3726 N Limberlost Road** **L \$399,000**  
**1583389Active** **Rhinelanders, WI 54501**  
**Recent: 06/27/2024 New Listing**



Type:	<b>Single Family</b>	County:	<b>Oneida</b>
Style:	<b>1 Story</b>	Area:	<b>60 - All Other Wi Prop</b>
Bedrooms:	<b>2</b>	School Dist:	<b>Rhinelanders</b>
Full Baths:	<b>1</b>	Garage Cap:	<b>0</b>
Partial Baths:	<b>0</b>	Garage Type:	<b>None</b>
Lot Size:	<b>0 x 0 x</b>	Year Built:	<b>1900</b>
Acreage:	<b>1.75</b>	Taxes/Yr:	<b>\$2,633.00 / 2023</b>
Apx Fin AG:	<b>442</b>	Tax ID:	<b>ST-473-10</b>
Apx Fin BG:	<b>0</b>	Addtl Tax IDs:	
Apx Fin SqFt:	<b>442</b>	Waterfront:	<b>Yes</b>
Manufactured:	<b>No</b>	Condo:	<b>No</b>
Subdivision:		Twp:	<b>Township of Stella</b>

Association: **No**      Common: **No**      Home Dim:  
 Association Fee:  
 Fee Cycle:

Water Front Type:	<b>Lake</b>	Water Front Ft:	<b>498</b>	Seasons:	<b>3 Season</b>
Lake/River Name:	<b>Third</b>	Waterfront Access:		Lake Depth:	<b>14</b>
Lake Size:	<b>97</b>	Water View:		Slope:	
Waterfront Elevation:	<b>Elevation Low 0 - 15</b>	RoadBtwWtrfrnt:		Income Producing:	
Water Front CF:					

<u>ROOM</u>	<u>LEVEL</u>	<u>EST SIZE</u>	<u>FLOOR</u>	<u>ROOM</u>	<u>LEVEL</u>	<u>EST SIZE</u>	<u>FLOOR</u>
<b>Living Room</b>	<b>M</b>	<b>10 x 9</b>	<b>LVP</b>	<b>Kitchen</b>	<b>M</b>	<b>16 x 8</b>	<b>LVP</b>
<b>Bedroom</b>	<b>M</b>	<b>9 x 8</b>	<b>LVP</b>	<b>Bedroom</b>	<b>M</b>	<b>9 x 8</b>	<b>LVP</b>
<b>Bathroom</b>	<b>M</b>	<b>6 x 8</b>	<b>LVP</b>				

Included: **Dock, Oven/Range, Refrigerator**  
 Excluded: **Sellers Personal**

Basement:	<b>None</b>	Cooling:	<b>Mini Split</b>
Driveway:	<b>Gravel</b>	Electric:	<b>Circuit Breaker</b>
Fireplace:		Foundation:	<b>Wood</b>
Fuel Source:	<b>LP Gas</b>	Heating:	<b>None</b>
New Const:		Occupancy:	<b>At Closing</b>
Outbuildings:		Patio Deck:	
Sewer:	<b>Septic-Conventional, Other-See Remarks</b>	Showing:	<b>24 Hour Notice, Lockbox-Push Button, Sign-on Property, UseShowingTime</b>
Water:	<b>Private Well, Other-See Remarks</b>	Water Heater:	
Exterior:	<b>Vinyl</b>	Zoning:	
Internet:			

Directions: **From WI-17 and County Rd C. County Rd C east to Limberlost Rd(left,north), Limberlost to Property, sign at property.**

Remarks: **ACTUAL SALE PRICE TO BE DETERMINED VIA ONLINE AUCTION CLOSING July 30th @ 6PM. Property sells AS IS w/no buyer contingencies. All financing to be prearranged. 10% earnest money due immediately following close of bidding in cash. 7% buyers fee will be added to last bid to arrive at final purchase price. Open House July 22nd 1-3P.M. Discover your perfect waterfront retreat with this unique property on the Moen Lake Chain in Rhinelanders, WI. Boasting 450±ft of frontage on Third Lake, this serene estate includes both a cozy 2-bedroom, 1-bath cabin and a charming 1-bedroom, 1-bath house. Enjoy the stunning lake views and peaceful surroundings, ideal for relaxation or entertaining. Whether you're looking for a weekend getaway or a permanent home, this property offers an unparalleled opportunity to embrace lakeside living at its finest.**

Legal: **Doc 829682/782716 PT GL 4 NKA LOT 4 CSM V26 P5343 1.75SA**

Apx UnFin AG:	<b>0</b>	Condition Report:	<b>Yes</b>	Seller Financing:	
Apx UnFin BG:	<b>0</b>	Access Feat Rpt:		Seller Fin Remarks:	
Apx UnFin SqFt:	<b>0</b>	Seller Concessions:			

**Prepared By: Nathan Obitz**

**Hansen Real Estate Group**

**N31874 State Rd 93**

**Arcadia, WI 54612**

**Email:** [nate@hansenauctiongroup.com](mailto:nate@hansenauctiongroup.com)

**Office Ph#:** 715-985-3191

**Preferred Ph#:** 651-249-4739

**Certs:**

