

Crex Realty, Inc

Marian Nelson

Crex Realty, Inc. Jct. 48 & 70

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

Visit our Award Winning Web Site at: www.crexrealty.com

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

#452



Wood Ridge Subdivision

North Williams Road

Enjoy the Wood River!! Play and canoe in the river. This is a Great Spot to be!
Perfect property if you want a rural setting with a river. Convenient location about 2 miles to Grantsburg. Come enjoy watching the wildlife, skiing, hiking, hunting, exploring and riding your ATV. There are ski trails in the area. A main snowmobile trail is about 3/4 mile South of the property. The Crex Meadows is less than 2 miles away. Close to great fishing on Big Wood, Little Wood, Big and Little Trade Lakes + many more. Beautiful building sites just waiting for you to build your dream home. Large lots assure plenty of privacy.

Take your pick of one or more choice parcels.

Block 1

#4 10.69 acres \$69,900 #5 9.47 acres \$65,000

#6 9.14 acres \$65,000

Nice lots have a mix of dense woods with the open areas close to the road so easy to build on.

Parcel in NW 1/4 Section 17-38-18. Located on North Williams Rd.

Directions from Crex Realty Inc: Go East on Highway 70 to North Williams Road. Turn left on North Williams Road and go North on North Williams Road to property on Right. Watch for the large sign that says Wood Ridge Subdivision. Turn on Wood Ridge Drive, which is a black topped public road, and pick your lot!! The first 100' of your driveway will be black topped compliments of the seller. Other incentives provided by seller too.

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."

LISTING MAY BE CHANGED OR WITHDRAWN WITHOUT NOTICE. INFORMATION IS CONSIDERED ACCURATE BUT BROKER ACCEPTS NO LIABILITY FOR ERROR.