

Residential
50308549

Active-No Offer

W12574 US HWY 45 Town of Grant
MARION, WI 54950-9151

\$363,000

05/21/2025 08:37 AM

List: Gerry O'Connor - OFF-D: 715-250-0744

of O'Connor Realty Group - Office: 715-823-5144

Ofc: 22670

Agt: 102716

Co-List:

of

Ofc:

Agt:

Sell:

of

Ofc:

Agt:



Finished Beds: 3 Full Bath Total 1 Half Bath Total 0 Total # Cars: 2

County Shawano
MunSubArea None
School-District Marion
Subdivision
Tax Net Amt \$3,874.00
Tax Yr 2024
TaxID 354400000
Year Built Est 1968
Source-Year Built Assessor/Public Rec

Building Type 1 Story
Garage 1 Type Attached-NonTandem
Garage 1 # cars 2 Car
Garage 2 Type None
Garage 2 # cars
Deeded Access No
Restrictive Covenant(s) No
Flood Plain No
Hobby Farm No
Zero Lot Line No
HOA Annual Fee No
Assoc Fee-Annual


[Schedule a Showing](#)

Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	1,172	Assessor/Public Record	Acres Est	36.49	Assessor/Public Record	Completed New Construction No
SQFT Fin Below Grade Est	0	Assessor/Public Record	Lot Dimensions Est			Under Construction No
SQFT Total Fin Abv & Blw	1,172	Assessor/Public Record	Lot SQFT Est			To be built w/Lot No

Water Frontage No
Water Type

Water Body Name
Est Water Frontage
Source-Water Frontage

Water Features - Others? Yes
Delayed Showings? No
Showings Begin Date

Builder Name
Bank Owned/REO
Potential Short Sale
Relocation

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	19X15	Main	Other Rm 1				Bedroom 1/Primary	13X10	Main	Upper		
Family Room			Other Rm 2				Bedroom 2	11X11	Main	Main	1	
Formal Dining			Other Rm 3				Bedroom 3	11X10	Main	Lower		
Kitchen	12X10	Main	Other Rm 4				Bedroom 4					
Dining Area	12X10	Main	Unfin Rm 1				Bedroom 5					
			Unfin Rm 2									

Directions Hwy 45 by Marion--across the highway from NE 5th St.

Remarks-Pub An online auction will run on this property from May 21st-Jun 11th. The property is subject to pre-sale. Approx. 36.49 acres of very good hunting land with a 3-bedroom ranch-style home. The land is mostly wooded with a mix of high and low ground and road systems throughout. Deer and turkey are plentiful, and a trout stream winds through the property. A mature pine plantation adds natural beauty. The home has central air and a newer natural gas furnace. Attached garage, 24x32 steel pole building w/(2) 9' doors and wood floor, plus a 9' gazebo. The mound septic system is 12 years old, and the drilled well has a new pump. Sold as is. Any inspections must be done prior to bidding. Buyers must be pre-approved.

Conventional financing or cash buyers only. Offers must have no contingencies.

Inclusions Refrigerator, gas range, washer, dryer

Exclusions Hunting stand

Remarks-Private The auction site is www.OconnorAuctionGroup.com. A 6% buyer's fee will be added to the final bid price. Buyer(s) must be pre-approved for financing. Conventional financing or cash buyers only. Buyers and buyer agents need to submit proof of funds to bid or call Gerry O'Connor at 715-250-0744. Seller to give buyer title insurance and deed free of all liens and encumbrances. See attached auction form. Any inspections are for buyer's knowledge only.

Show Info To schedule a showing or check availability, click on the icon or call 1-800-746-9464.

ZONING Residential

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air

WATER Private Well

WASTE Septic Mound

EXTERIOR FINISH Pressboard

FOUNDATION Block

GARAGE Attached

LOWER LEVEL Full, Sump Pump

DRIVEWAY Garage # 1-Blacktop, Garage # 2-None

FIREPLACES None

LOT DESCRIPTION Rural - Not Subdivision, Wooded

EXTERIOR MISC INCLUDED Gazebo

INTERIOR MISC INCLUDED Walk-In Shower

PRIMARY BD/BATH FEATURES Primary Bed 1st Floor

APPLIANCES INCLUDED Dryer, Oven/Range, Refrigerator, Washer

Water Features Other Creek/Stream

BARRIER FREE FEATURES 1st Floor Bedroom, 1st Floor Full Bath

ARCHITECTURE Ranch

DOCUMENTS ON FILE Tax Bill, SA Aerial Map

TERMS INFORMATION Auction

ListVisbl Unconfirmed
Input Date 5/21/2025 7:55 AM
List Date 5/20/2025
Accepted Offer Date
Pending Date
Expiration Date 7/31/2025
Off Market Date
Days On Market 1

Agent - License 90-29527
List Ofc 1 - CorpLin 91-31657
Selling Price
Close Date
Type Of Sale
Financing Type
Seller Allowance Amount
CloseInfo

LicInt No
Contract Type Exclusive Right to Sell
Limited Service No
Named Exceptions No
Electronic Consent Yes
BrkErn\$ Yes
Ern\$Name
Buyer Inducements
Misc Closed Info 2