

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**
 Co-List:
 Sell:

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

Ofc: **22670**
 Ofc:
 Ofc:

Agt: **102716**
 Agt:
 Agt:



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

County	Shawano	Building Type	1 Story
MunSubArea	None	Garage 1 Type	Attached-NonTandem
School-District	Marion	Garage 1 # cars	2 Car
Subdivision		Garage 2 Type	None
Tax Net Amt	\$3,874.00	Garage 2 # cars	
Tax Yr	2024	Deeded Access	No
TaxID	354400000	Restrictive Covenant(s)	No
Year Built Est	1968	Flood Plain	No
Source-Year Built	Assessor/Public Rec	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						Est Completion Date
Water Type						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

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2025 COPYRIGHT RANW MLS