

DON WAGNER'S

# Action Agency Real Estate

1133 W. Fond du Lac St.  
P.O. Box 157 Ripon, Wisconsin 54971  
Phone (920) 748-3000 Fax (920) 748-3048

PRICE: \$339,900.00

ACTION AGENCY# R-2435



Wonderful, secluded country home on 2.24 acres. This home is a raised ranch, has 3-bedrooms, 2-baths, family room, summer kitchen, vaulted ceilings, work shop attached 2-car garage and many recent updates.

From your two tier deck or enclosed porch enjoy your small ponds with pump, mature shade trees and fabulous landscaped yard, located on a very lightly traveled road.

**Dwelling**

Room	Size	Level	
Kitchen	11'6"x15'9"	Main	Laminate
Living Room	11'9"x21'2"	Main	Laminate
Dining Area	10'x11'6"	Main	Laminate
Family Room	16'x23'	Lower	Carpet
Bedroom	11'6"x13'4"	Main	Carpet
Bedroom	11'4"x11'4"	Main	Carpet
Bedroom	9'4"x11'4"	Main	Carpet
Sum Kitch/Laun	10'6"x10'6"	Lower	Vinyl
Work Shop	15'4"x23'	Lower	Concrete
Bathroom	Full	Main	Tile
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Screened Porch	8'8"x23'6"		
Deck	10'x14'6" &	10'x11'	

<b>Address:</b>	1891 Harris Road Ripon, WI 54971		
<b>Real Estate Taxes:</b>	\$2,701.60	<b>YEAR</b>	2021
<b>Lot Size:</b>	2.24 Acres		
<b>Driveway:</b>	Asphalt		
<b>Basement:</b>	Full		
<b>Schools:</b>	Omro		
<b>Sewer/Septic:</b>	Conventional		
<b>Water:</b>	Well		
<b>Electrical:</b>	Breakers		
<b>Roof:</b>	Asphalt Shingle		
<b>Siding:</b>	Press Board		
<b>Foundation:</b>	Poured Concrete		
<b>Fireplaces:</b>	LP Hook-Up Ready		
<b>Age:</b>	1978		
<b>Heat:</b>	Hot Water - Radiant		
<b>Fuel:</b>	LP		
<b>Cooling:</b>	Central Air		
<b>Square Footage:</b>	2,304		
<b>Garage:</b>	2-Car Attached	24'x24'	
	1-Car Detached	19'x22'	
<b>EXCLUSIONS:</b>	Seller's Personal Property		
<b>NOTES:</b>	Updates - Broiler - Jan 2018, Roof - Oct 2017, Kitchen - July 2018, Central Air for Upper Level Approximatley 4-Years Old. There are two reverse osmosis systems installed - One in the main level kitchen and one in the summer kitchen.		

