

**I 50122551 Active****N4398 ELIZABETH LN Town of  
Hancock, WI 549438501****List: \$3,700,000**

Firm: 2810    Off: 0    Agt: 108262



<b>Prop Type:</b>	Commercial/Industrial	<b>Real Estate Only:</b>	No
<b>MLS Area:</b>	315 / Waushara County	<b>Business Only:</b>	No
<b>County:</b>	Waushara	<b>Lease:</b>	No
<b>City (Mailing):</b>	HANCOCK	<b>Lease Exp. Date:</b>	
<b>School District:</b>	Tri-County Area	<b>Water Access:</b>	Yes
<b>Net Taxes*/Tax Yr:</b>	\$6,516 / 14	<b>Land Survey:</b>	Yes
<b>Prop. Tax ID:</b>	012-01021-0115 & 012-01024-0135	<b>Sprinkler:</b>	Yes
<b>Zoning:</b>	Commercial	<b>Railroad Nearby:</b>	No
<b>Business Type:</b>	KOA Campground	<b>Highway Nearby:</b>	Yes
<b>Industrial Park:</b>		<b>Flood Plain:</b>	Unknown
<b>Trade Name:</b>		<b>Sidewalks:</b>	Yes
<b>Building Size:</b>		<b>Easements:</b>	No
<b>Airport Nearby:</b>	No	<b>Railroad Spur:</b>	No
<b>On Street Park:</b>	Yes		

Description	Data	Source of Data	
Lot Siz,Ftg/Sf(Pre 2007):			Waterfront: No
Est. Acreage:	50	Assessor/Public Record	Body of Water:
Est. Lot Size:	X		Body of Water Type:
Est. Tot. SqFt. Lot:			Est. Water Frontage:
Lot Info.:			Src. of Frontage Data:

**Commercial**    Recreation  
**Type:**  
**Exterior Constr:**  
**Foundation:**    Poured  
**Location:**  
**Stories:**  
**Heating/Cooling:** Forced Air  
**Roofing:**  
**Basement:**    Partial  
**Truck Door**  
**Height:**  
**Ceiling Height:**

**Misc. Exterior**  
**Incl:**  
**Misc. Interior Incl:**  
**Possession:**  
**Floor:**  
**Roads:**  
**Water:**    Well  
**Waste:**    Septic  
**Seller Financing:** None  
**Acreage:**    40+ To 80

**Other Water Feat:** Pond**Directions:** Exit 131 off I-39/Hwy 51 (Hancock Exit) on County Rd V, 1/8 mile west, First Right turn.

**Remarks:** New KOA camp ground just off interstate Hwy 39: 75 sites w water & sewer, 25 tent sites, 1 cabin, large heated pool, dumping stations, fishing swimming kayak pond, 3 wells, 4 septic systems. Lodge w camp store, office, large 3 bedroom residence, coin op laundry, camper bathrooms w showers. 26x35 work shop & 42x60 insulated pole building with office & high eves for RV drive in. Fenced dog park

**Est. SqFt Bldg:**  
**Est. Manufact. SF:**  
**Est. Office SF:**  
**Est. Warehouse SF:**  
**# Restrooms:**  
**# Parking Spaces:**  
**Sanitary Sewer Size:**  
**Storm Sewer Size:**  
**Water Main Size:**  
**Blueprint Plan:**  
**Blueprint Year:**

**Amps / Phase:**    /  
**Ceiling Height:**  
**Ad Code:**  
**Power Expense:**  
**Repair Expense:**  
**Insur. Expense:**  
**Heat Expense:**  
**Water Expense:**  
**Mgmt Expense:**  
**Total Expense:**  
**Licensee Inter.:**    No

**Door #1:**    -  
**Door #2:**    -  
**Door #3:**    -  
**Door #4:**    -  
**Door #5:**    -

**Dim - Loading Dock****Listed By:** RE/MAX Lyons Real Estate

**Prepared by: Steve Huhta**  
**RE/MAX Lyons Real Estate**  
**206 W Fulton St**  
**Waupaca WI 54981**

**Email :** steve@lyonsrealestatewi.com  
**Preferred Ph# :** (920) 889-9989  
**Off. Ph# :** (715) 258-9565



www.lyonsrealestatewi.com

The information contained herein is provided for general information purposes only and if material to the user should be verified by the user or by a qualified expert.  
 \*Taxes may not include Special Assessments or additional Municipal fees. CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, land, building or room dimensions, if material. Below-grade areas may not meet building code housing requirements. Equal housing opportunity listing.

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LP: \$3,700,000

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Prepared By: [Steve Huhta](#) / RE/MAX Lyons Real Estate  
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