Home Information

W1551 Washington Road, Rubicon, WI 53078

- Propane tank is rented from Ferrell Gas, Paid 1x per year in mid September. Contact number is 888-337-7355. Propane is to power the generators ONLY. Brand new generators installed in 2025.
- Garbage pick up provided by GFL or can be taken to the Town of Ashippun dump site.
- Snow plowing is contracted by Jeff Benson (neighbor), he will continue if desired.
- Central Air Conditioning is serviced by Dean at Curt's Heating & Air Conditioning. There are certain protocols for closing up the AC for winter that he knows how to do. The contact number is 920-485-3151.
- Air conditioning for the outbuilding is supplied by 2 window units (both are brand new in 2026). Heat for the outbuilding is supplied by the wood burning stove in the lower level.
- Heat in the home is supplied by electric baseboard heat and/or by the wood burning stove in the lower level. Sellers have been able to harvest plenty of fallen timber on the property to supply the wood burners all winter long!
- Electric and water hook up for the hot tub inside the lower level solarium if you prefer to have the hot tub inside.
- Home is constructed as a solar envelope home for energy efficiency.
- The ponds are serviced by Nick of LCC Lake Country Conservationist located in Sullivan, WI (PO Box 111), 262-269-1474. The large pond has been stocked with fish and the seller currently has a fish farm license from the State of Wisconsin.
- Custom built screened in gazebo has canvas window protecters for winter and rain also has electric with ceiling fan and light.
- Sellers used Verizon for WIFI, but Star Link may be an even better option.
- Water Softener salt is delivered by Guthrie and Frey.

Above Information provided by Seller

FOR OFFERS PLEASE INCLUDE THE FOLLOWING LANGUAGE:

1. *Buyers acknowledge listing agent is related to seller.*
2. *Property is being Sold AS-IS and Buyer is purchasing the property in AS-IS condition. Buyer is relying on Buyer's own inspection. No representations or warranties of the Seller shall survive closing and no causes of action in tort, contract or statute shall survive closing.*

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