



Exclusively presented by; T3 REALTY, LLC

6528 S. Lovers Lane Rd., Franklin, WI 53132

Phone: 262.617.8045 / fax: 141.235.8096

Email: t3realty@aol.com / Website: www.t3realtyllc.com

W7092 23rd St. Necedah, WI 54646 SELLERS

Supplemental Offering Information of Updates, Inclusions & Exclusions.

(Disclaimer: all information below was supplied to Listing Firm by current Owner and has not been independently verified)

General Property Site Overview:

- 21.680 Acres (6.0 acres Residential – 15.680 Productive Forest Land).
- 700 feet of Yellow River frontage along north property line used for kayaking, swimming & fishing.
- Groomed Trails throughout the property with Tree Hunting Blinds.

Buildings:

- 62' x 48' Year-round Main Clubhouse building with large covered-porch & concrete patio.
- Tiki-Bar Beach House with upper observation & sun-tanning deck.
- Toy Storage Shed.
- Sand-point Well jet-pump Doghouse (**currently serves outside & pond, however could serve clubhouse).

*(**Note: Buildings do not have water or septic / Trailers are served by point well & their septic holding tanks see below Soil & Septic info for future identified Septic & Building sites).*

Electrical Service:

- Transformer located onsite.
- 100-Amp service panel at main Clubhouse.
- 100-Amp service panel at Tiki-Bar Building.
- 100-Amp service at year-round Travel Trailers.

Soil Testing:

- Septic System & Building site has been identified; See Soil Evaluation Report under MLS Listing Documents.

Buildings: (over \$300,000 in newly constructed buildings).

- 50' x 47' Main Clubhouse building with adjacent but separate Bar & Tool room.
- 36' x 31' Tiki-Bar Beach House & upper observation sun tanning deck.
- 30' x 27' Toy Storage Shed.
- Pond Sand-point Well jet-pump Doghouse.

Swimming Pond:

- 45' x 45' Professionally constructed Rubber lined swimming pond with sand beach.
- Professionally maintained by Wisconsin Lake & Pond Resource.

RV Camper Trailer: (47-foot-deep Sand-point Well jet-pump serves both trailers).**

- 2019 Avenger 35' Year-Round Trailer Model 35RES sleeps 6 persons.
- 2016 Sprinter 31' Year-Round Travel Trailer Model 31BH Sleeps 6 (Negotiable for sale).

Potable (drinking) Water:

- 47-foot-deep Sand-point Well jet-pump installed May 2026 supplies water to both Trailers.
- 35-foot-deep Sand-point Well jet-pump installed May 2026 supplies water to pond.

Septic:

- Septic System & Building site has been identified; See Soil Evaluation Report under MLS Listing Documents.
- Existing Port-A-Potty & Trailer waste tanks are pumped 2x/month by Castle Rock Septic for \$700 annually.

Inclusions:

- 2019 Avenger 35' Trailer, Landscaping tools, Lawn mower, Snow blower, Shovels, New lumber, Cut firewood, Patio furniture, Pond fountains / Supplies, Gas grills, charcoal grills, Pellet smoker, flat griddle grill, Area rugs, Outdoor firepit/pond swings / chairs, red metal storage cabinets in dormer lean-to, Safe Door.

Exclusions:

- Sprinter 31' bunkhouse RV Camper, Portable bar located in the main garage, Guns & gun safes, Bar stools, Power tools & hand tools, ATV, Civil war, WWII & other Memorabilia (Unless there interest in purchasing), all other Personal belongings.