

ALL FIELDS DETAIL



MLS # 22402213
Class Commercial/Industrial
Type Real Estate For Sale
Area Medford
Asking Price \$549,000
Address W203 W COLBY FACTORY ROAD
City Colby
State WI
Zip 54421
Municipality Colby, Town of
Status Active

Sale/Rent For Sale
Present Use Business
Building Sq Ft 2001-5000
Land Sq Ft 50000+
of Buildings 2
Zoning Residential



GENERAL

Agent	LANA MOHS - Cell: 715-212-6753	Listing Office 1	Greater Realty, LLC - Phone: 715-298-2727
List Team	TEAM TEAL - Office: 715-298-2727	Listing Agent 2	GLENN MOHS - Phone: 715-551-7406
Listing Office 2	Greater Realty, LLC - Phone: 715-298-2727	Total Sq Ft	2304
# of Stories	1	Number of Acres	8.58
Age	20	Year Built	2004
County	Clark County	Tax PIN #	0060499002 & 0500002
Tax Amount	2996	Tax Year	2023
Sq Footage Warehouse:	1,804	Sq Footage Retail:	500
Limited Service	No	Listing Date	5/30/2024
Expiration Date	12/31/2024	BA: %/\$	2.400000
SA: %/\$	2.400000	EXA: Y/N	N
EXC: Y/N	N	VAR: Y/N	N
Listing Is Primary In	Central	Update Date	7/2/2024
Status Date	5/30/2024	HotSheet Date	5/30/2024
Price Date	5/30/2024	Input Date	5/30/2024 7:15 PM
Associated Document Count	2	Original Price	\$549,000
IDX Include	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Electronic Consent	Yes
Broker has Trust Account	YES	Old MLS Number	22402213
Auction	No	Year Built Source	Seller
Multiple Listing MLS #	22,235,744.0	Originating MLS	WIREX_CWBR
Restrooms	2.00	Cumulative DOM	61
Cumulative DOMLS	61	Geocode Quality	Exact Match
Picture Count	1	Days On Market	61
Agent to Agent Remarks	Showings: Only Decision Makers are allowed to come to showings. Sellers have a special needs grandson they care for partially, which is why keeping the amount of people in and out of the homes is crucial to his care. Shoes must be removed. If you or your buyers are sick or around someone that has been ill in the past 48 hrs please reschedule.		
Update Date	7/2/2024 9:38 AM	Multiple Listing	Yes
WIREX Listing Key	803109275706	WIREX Original MLS #	0

FEATURES

CONSTRUCTION	FUEL TYPE	WATER/WASTE	DOCUMENTS ON FILE
Vinyl	LP Gas	Well	Property Condition Report
Wood	COOLING	Holding Tank	ZONING
Metal	Central	SALE INCLUDES	Residential
ROOF	MISCELLANEOUS	All Equipment	BARRIER FREE
Shingle	Gas Hot Water Heater	Some Equipment	Accessibility Features
Metal	Inside Storage	Inventory	Partial Wheelchair Access
OCCUPANT	Fencing	Customer List	BASEMENT
Owner	Landscaped	POSSIBLE USE	Full
PARKING	Out Building	Business	
Parking Garage	Garage Door Opener	Grocery	
Gravel	LOCATION	Mixed Use	
HEAT TYPE	Residential Area	Bakery	
Forced Air		Light Manufacturing	
		Specialty/Gift Shop	

FINANCIAL

Directions S Hwy 13 from colby

REMARKS

Remarks Now would be a great time to invest in an apple orchard! KP Orchard beckons with the promise of a thriving orchard business and a charming ranch style home. Picture yourself strolling through 5 Varieties of apples, each with a burst of flavor waiting to tantalize taste buds. Varieties: Zestar, Haralson, Haralred, McIntosh, HoneyCrisp. Step into a home that has open- concept luxury, featuring three bedrooms and two full baths, all conveniently on one level with main level laundry. But the story doesn't end there- the partially finished basement holds the potential for a third bathroom, perfect for expanding your living space.

ADDITIONAL REMARKS

Additional Remarks As you stroll outside, imagine your mornings in the backyard, where blueberry plants thrive alongside a flourishing garden as the sun shines over your apple orchard. The covered patio becomes your personal sanctuary, inviting you to sip coffee and savor coffee and savor the symphony of nature and abundance of wildlife. The attached garage, with its convenient stairs leading to the basement, sets the stage for seamless transitions. But its not just about the home; it's a turnkey opportunity that is awaiting its new owners. The orchard's shop, thoughtfully sectioned for storage and a store front.

DISCLAIMER

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