

REAL ESTATE

Marathon County, WI

119202 Rock Rd, Stratford, WI

• 15 minutes from Marshfield

• Less than 30 minutes from Wausau

DIRECTIONS: From Marshfield: Head north on Hwy 97. Pass through Stratford. In 2.3 miles, turn right on Rock Rd. From Wausau: Head West on Hwy 29 for 22 miles. Turn left onto Highway 97. Head south for 8 miles. Turn left on Rock Rd.

Schrader Real Estate & Auction Co is pleased to present this unique real estate opportunity comprised of a beautiful custom-built home, scenic pond, large machine shed and barn, all sitting on **34± acres**. Enjoy your morning coffee from the spacious kitchen or covered deck while seeing wildlife in the fields and pond. This setting offers both the enjoyment of relaxing by yourself or hosting large gatherings with friends and family in the finished basement or large outdoor patio with over 1,000 sq ft of outdoor finished space. Get ready to enjoy all the benefits of being in the country with both the machine shed that has a heated office or in the barn set up for your choice of any type of livestock. With the barn having concrete floor and fully insulated, this can easily be converted to a shop or storage. The house includes a long list of features and upgrades that you've always wished for from extra-large garage, covered front porch, dual climate zones, large root cellar, natural lighting and much more!

Price:
\$839,000

Price
Reduced!

For Sale **34± ACRES**



- Beautiful Custom-Built Home
- Pond • Machine Shed • Barn
- Approximately 20± Acres of Tillable Land



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

STREHLOW (CH19M-WI)

Marathon County Park Trail is within walking distance. Here you can unwind, exercise, and enjoy the peace and beauty of the outdoors. You will hear the sounds of the small waterfalls in the creek alongside the trail. The trail also allows use of ATV and snowmobiles.

Fishing is available in the Big Eau Pleine River at the end of the trail.

With deer, turkey, pheasants, geese and birds all year round, this property offers just about everything you can ask for.

 **SCHRADER**
Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com/listings

LISTING AGENT:
Chris Hoffman • 608-885-0005
chris@schraderauction.com

REAL ESTATE

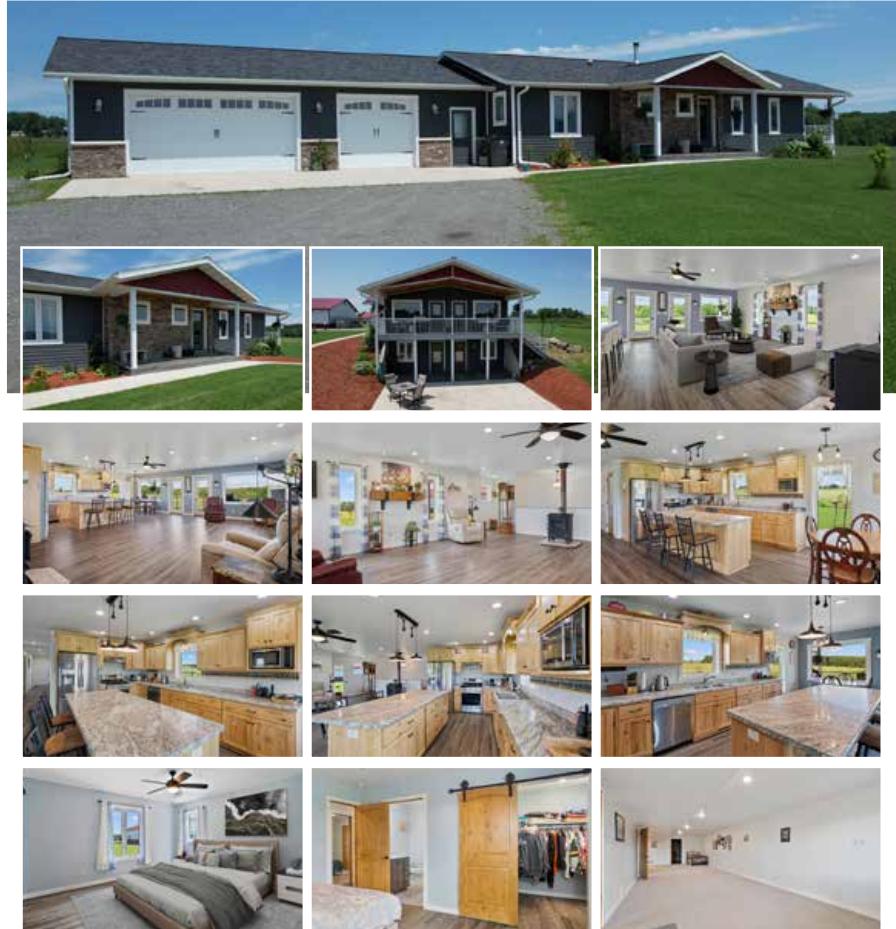
Custom Built Home
Features & Highlights
3,460 sq ft • 3 Bed • 3 Bath

- Built in 2021
- Oversized 3-Car Garage
- Custom made Cabinets and Vanities
- Stainless steel appliances
- Gas and Electric hookup for Stove and Dryer
- Gas hookup for Living Room Fireplace
- Sky lights in Master and Main bathroom
- Finished Heated garage with floor drain and heavy duty wiring and receptacles
- Freestanding wood/coal Stove in living room (*No electric needed*)
- Covered front porch, covered deck, and outdoor patio (*partially covered*)
- Fruit/Root Cellar with Ample Shelving
- Dual zone Upstairs/Downstairs energy efficient LP furnace
- Whole house generator Hookup with Interlock System
- R-24 sidewall/R-60 Ceiling dense pack insulation in House & Garage
- Basement Spray Foamed (*Walls and Box Sills*)
- All open windows are casement
- Beautiful knotty pine ceilings on both Covered Deck and Porch
- Maintenance-Free siding and decking
- Cement Front porch and sidewalk to patio
- Hookups for big screen in living room, Master bedroom, and Basement
- 120 ft drilled well 15 GPM that serves house, barn, shed, and garden
- All underground wiring
- Frost-free hydrant next to fertile mound garden
- Small apple and pear orchard
- Landscape included trees and perennials for low maintenance
- Over 300 trees and shrubs in spacious yard
- Over 150 trees and shrubs under dripline
- Approximately 0.75-acre pond 16 feet deep on far end with rock spillway
- Entire driveway covered with blue rock
- Frostless faucets on three sides of house
- Outside receptacles on all four sides of house (eight total)
- Small porch off laundry room with maintenance free decking
- Battery backup sump pump that very rarely turns on
- All high tensile woven wire fencing with six separated pasture and paddocks

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Shed

- Shed Dimensions - 60'x104'
- Heated Office - 16'x32'
- 240-volt subpanel (*Shed & Barn*)
- Generator hookup for shed & barn
- (1) 16' Overhead Insulated door
- (1) 12' sliding door
- (2) 24' split sliding door
- (2) service doors
- Shop/Office Storage Area

Barn

- Barn Dimensions - 42'x64'
- Office/Tack Room - 10'x12'
- Concrete Throughout
- Completely Insulated
- (4) 4' Insulated Sliding Doors
- (1) 10' Ins. Sliding Door
- (1) 12' Ins. Sliding Door
- (2) 9' Ins. Overhead Doors
- Chicken Coop

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