



\$ 60,000



## Csm 7164 Lot 1, Merrimac, WI 53561

- » MLS #: 2005291
- » Land | Lot: 25,265 ft<sup>2</sup> (0.58 acres)
- » More Info: [Csm7164Lot1.Listing.Site](https://www.csm7164lot1.listing.site)



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Beautiful rural duplex lot on a quiet cul-de-sac just minutes from Lake Wisconsin! This spacious and buildable parcel offers natural gas, electricity, cable, telephone, and joint well availability. Located on a paved road with no existing improvements or special assessments. A non-municipal/private septic system is required. Enjoy peaceful surroundings in a well-established area with easy access to outdoor recreation including boating, fishing, hiking, and more. Just a short drive to Devils Lake State Park, Wisconsin Dells, and local amenities. Bring your own builder and create the ideal full-time residence, vacation home, or investment property in one of the regions most scenic locations.

