



## OK REALTY

Owen Kirk Kaul, Broker  
Mari L. Kaul, Salesperson  
129 N. Lake St., PO Box 548  
Hustisford, WI 53034

Office: (920) 349-3313  
Kirk's Cell: (262) 389-5021  
Mari's Cell: (920) 285-0655  
Email: [kirkkaul@okrealty.biz](mailto:kirkkaul@okrealty.biz)  
Websites: [www.okrealty.biz](http://www.okrealty.biz)  
[www.okrealtyoshkosh.biz](http://www.okrealtyoshkosh.biz)

N5007 County Road WS, Woodland, WI  
Town of Herman - Dodge County

**PRICE: \$425,000**

## SNAPPER VICK'S Restaurant & Tavern

### Business, Building & Contents

Well established business famous for their Mexican food & Margaritas  
Outstanding Food, Friendly Atmosphere & Great Clientele  
Turnkey Operation! Includes Business, Building & most Contents  
Diningroom seats 52 with additional seating in bar area  
2-Story Building includes '2' 1-Bedroom upper apartments & attached 2-car garage  
Space: 3,688 sq. ft. - Commercial Zoning  
2016 Property Taxes were \$3,675.60  
3 Roofs: Steel (2014) - Rubber (2005) - Asphalt (2008)  
3 Furnaces: Gas forced air heat - Central air conditioning - Water heater (2013)  
Licenses: Class B Beer & Liquor plus Tobacco  
2 Tax Parcels: #020-1117-3132-012 & #020-1117-3133-016  
Municipal sewer is Herman Sanitary #  
Private Well  
*Large owned blacktopped parking lot*  
Tiered lawn backyard area borders Woodland Creek  
Centrally located about 1 hour between Milwaukee, Madison & Oshkosh

Directions: Hwy. 60 to Hwy. 67 to Hwy. WS

*\*\*All information deemed reliable but not guaranteed and is subject to change or correction.\*\**