



1779474	Active	Lots & Acreage	Price:	\$91,000
L1 Old Sauk Rd			City	Madison
County:	Dane		Mailing City:	Middleton
Subdivision:			WI	53562
<hr/>				
Total Acreage:	0.21	<i>Plat Map/Survey</i>	Price/Acre:	
Wooded Acres:	0.21		Price/SqFt:	\$9.95
Pasture Acres :	0.00		Number of Lots:	1
Tillable Acres:	0.00		Lot Number(s):	1
Wetland Acres:	0.00		Section Number:	16
			Show Date:	

Directions: From Beltline west on Old Sauk Road, past Pleasant View, past Cricket Lane to property on Right

Lot Size:		School District:	Middleton-Cross Plains
Est. Lot SqFt:	9,000	Elementary:	Call School District
Feet WaterFront:		Middle:	Call School District
Utilities Avail:	Yes	High:	Middleton
Improvements:	No	Specific Builder Required:	No
		Special Assessment:	No

Annual HOA Dues:		Land Assessmnt:	\$	272,900
Parcel #:	0708-163-1316-1	Improvements:	\$	116,400
Zoning:	TR-C3	Total Assessmnt:	\$	389,300 / 2016
Owner:	Emerick	Net Taxes:	\$	9,227 / 2015
Legal Description:	Lot 1 (Proposed CSM)			

Type	City	Purchase Options	Sell entirely, Additional land available
Present Zoning	Other	Special Assessments	None
Utilities Avail. (To Lot)	Natural gas, Electricity, Telephone, Cable, All underground	Available Info	Cannot be divided, Certified survey, Aerial photos, Topography map, Soil survey
Water System	Municipal water available	Miscellaneous	Exp lower level possible
Waste Disposal	Municipal sewer available	Terms	CSM required
Road	Blacktop/Asphalt	Occupancy	At Closing
Improvements	Driveway	Waterfront	N/A
		Lake/River	
Features	Wooded		
Topography	Sloping		

One of two lots for sale. Wooded with several large trees. CSM will need to be finalized prior to closing. Sewer and water will be available to site. Shared driveway with two other parcels. Lot has frontage on Old Sauk Road. Assessment and taxes are for a larger parcel.

ListAgt:	James Rawson	6724-90	CoList:		List Date:	6/22/2016	Expire Date:	9/30/2016
608-836-3770	F:				Subagent Comm:	3.5 %	Electronic Consent:	Yes
rawson@rawsonrealty.com					BuyerAgent Comm:	3.5 %	Exclusive Agency:	Yes
Rawson Realty					DOM:	0	Licensee Interest:	No
608-836-3770	Fax #:	608-836-0737			AO Date:		Limited Service:	No
7402 Century Ave Unit 5					Closing Date:		Multiple Rep:	No
Middleton WI 53562-1541					Financing:		Named Exceptions:	Yes
Sale Agent:		Sold Price:			Sale Factors:		Policy Letter:	No
		Concessions:			Competing Offers:		Variable Comm:	No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2016 SCWMLS