



1779475	Active	Lots & Acreage	Price:	\$119,000
L2 Old Sauk Rd			City	Madison
County: Dane			Mailing City:	Middleton
Subdivision:			WI	53562

Total Acreage:	0.36	Plat Map/Survey	Price/Acre:	
Wooded Acres:	0.36		Price/SqFt:	\$7.59
Pasture Acres :	0.00		Number of Lots:	1
Tillable Acres:	0.00		Lot Number(s):	2
Wetland Acres:	0.00		Section Number:	16
			Show Date:	

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

Lot Size:		School District: Middleton-Cross Plains
Est. Lot SqFt: 15,725		Elementary: Call School District
Feet WaterFront:		Middle: Call School District
Utilities Avail: Yes	Specific Builder Required: No	High: Middleton
Improvements: 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 2 (Proposed CSM)		

Type	City	Purchase Options	Sell entirely
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, Shared Driveway Req
Water System	Municipal water available	Miscellaneous	Exp lower level possible
Waste Disposal	Municipal sewer available	Occupancy	At Closing
Road	Blacktop/Asphalt	Waterfront	N/A
Improvements	Driveway	Lake/River	
Features	Wooded		
Topography	Sloping		

One of 2 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 drive-way with two other parcels. This lot is on the high ground in the area.

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: No
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