

**MLS #: 1570687 Active**      **Lots & Acreage Price: \$198,000**  
**0 Dyreson Rd**      **Town Dunn**      D24  
**County: Dane**      **Zip: 53558**      **State: WI**  
**Subdivision:**

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**Total Acreage:** 2.00      **Price/SqFt:** 2.27  
**Wooded Acres:** 0.00      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 1  
**Tillable Acres:** 2.00      **Section Number:** 15  
**Wetland Acres:** 0.00

 [Schedule a Showing](#)



**Directions:** Take Hwy 51 south of McFarland to Dyreson Rd, left on Dyreson Rd, go appx 1 mile to sign on left.

**School District:** McFarland      **Elementary:** Call School District      **Middle:** Indian Mound      **High:** McFarland

**Utilities Avail:** Yes      **Specific Builder Required:** No      **Owner:** Pavelec  
**Improvements:** No      **Special Assessment:** No

**Legal Description:** Lot 1 CSM 11954      **Land Assesmnt:** \$ 600  
**Parcel #:** 0610-151-9510-0      **Improvements:** \$ 0  
**Lot Size:**      **Est. Lot SqFt:**      **Total Assesmnt:** \$ 600 / 2009  
**Zoning:** RH1      **Net Taxes:** \$ 9 / 2008

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Single family	<b>Special Assessments Available Info</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone		Cannot be divided, Certified survey, Aerial photos, Topography map, Fences Allowed, Easements
<b>Water System</b>	Well required		N/A
<b>Waste Disposal Road</b>	None presently	<b>Miscellaneous Terms</b>	Cash, Use-value assessment
<b>Improvements</b>	Blacktop/Asphalt	<b>Occupancy</b>	At Closing
	None	<b>Miles to Capitol</b>	11-19 miles
		<b>Waterfront</b>	N/A
		<b>Lake/River</b>	

**Lot Description** Rural - not in subdivisn, Standard  
**Features** Tillable  
**Topography** Level

2 acre level site located on Wisconsin designated "Rustic Road".

<b>List Agent:</b> James Rawson <a href="mailto:rawson@chorus.net">rawson@chorus.net</a>	(608) 836-3770	<b>List Date:</b> 9/7/2009
<b>List Office:</b> RAWSON REALTY 7402 CENTURY AVE MIDDLETON WI 53562 1550	(608) 836-3770 FAX: (608) 836-0737	<b>Expiration Date:</b> 3/7/2010
<b>Sale Agent:</b>		<b>Subagent Comm:</b> 3.5
<b>Sale Office:</b>		<b>BuyerAgent Comm:</b> 3.5
<b>Sold Price:</b>	<b>PtsPd/SlrCr:</b>	<b>Variable Comm:</b> No
<b>PendingDate:</b>	<b>Closing Date:</b>	<b>Sub to Policy Ltr:</b> No
	<b>Financing:</b>	<b>Limited Service:</b> No
	<b>Days On Mrkt:</b> 5	<b>Exclusive Agency:</b> No
		<b>Multiple Rep:</b> No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS **Not for Public Distribution**