

MLS #: 1570688 **Active** **Lots & Acreage** **Price: \$920,000**
4980 Hwy M **City Fitchburg** W19
County: Dane **Zip:** 53575 **State:** WI
Subdivision:

Total Acreage: 40.55 **Price/SqFt:** 0.52
Wooded Acres: 7.00 **Number of Lots:** 1
Pasture Acres : 3.00 **Lot Number(s):** 1
Tillable Acres: 36.00 **Section Number:** 36
Wetland Acres: 0.00



Directions: USH 14 S to first Oregon exit, right on CTH MM, go to CTH M, right on CTH M, property is on right.

Lot Size:

Est. Lot SqFt:

School District: Oregon

Elementary: Call School District

Utilities Avail: Yes **Specific Builder Required:** No

Middle: Oregon

Improvements: No **Special Assessment:** No

High: Oregon

Legal Description: Prt of SE 1/4-NW1/4 Section 36 T6N R9E

Land Assessmnt: \$ 7400

Parcel #: 0609-362-9501-2

Improvements: \$ 0

Zoning: A1 Exc

Total Assessmnt: \$ 7400 / 2009

Owner: Weaver

Net Taxes: \$ 120 / 2008

Type Rural
Present Zoning Exclusive Ag.
Utilities Avail. (To Lot) Natural gas, Electricity, Telephone
Water System Municipal water available
Waste Disposal None presently
Road Blacktop/Asphalt, High visibility, On highway
Improvements Fence, Driveway, Barn/shed

Purchase Options Sell entirely
Special Assessments None
Available Info Cannot be divided, Aerial photos, Topography map, Soil survey
Miscellaneous N/A
Terms Cash
Occupancy At Closing
Miles to Capitol 0-10 miles
Waterfront N/A
Lake/River

Lot Description Corner, Irregular
Features Wooded, Tillable, Pasture
Topography Rolling

GREAT location for future development. Over 1/4 mile of frontage on USH 14 and off-ramp to CTH MM; over 400 feet of frontage on CTH MM; almost 900 feet of frontage on CTH M. Some time in the future this will be the gateway to the Village of Oregon. Assessed as part of other tax parcels.

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List Date: 9/12/2009
Expiration Date: 9/12/2010
Subagent Comm: 3.5
BuyerAgent Comm: 3.5

Sale Agent: **Variable Comm:** Yes **Sub to Policy Ltr:** No
Sale Office: **Named Exceptions:** No **Limited Service:** No
Sold Price: **Financing:** **Licensee Interest:** No **Exclusive Agency:** No
PendingDate: **Closing Date:** **Days On Mrkt:** 252 **Multiple Rep:** No

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