

**MLS #: 1570689**    **Active**                      **Lots & Acreage**    **Price: \$410,000**  
**0 Hwy MM**    **City Fitchburg**                      W19  
**County:** Dane                                      **Zip:** 53575                      **State:** WI  
**Subdivision:**

**Total Acreage:** 46.23    **Price/SqFt:** 0.20  
**Wooded Acres:** 2.30    **Number of Lots:** 1  
**Pasture Acres :** 0.00    **Lot Number(s):** 1  
**Tillable Acres:** 42.70    **Section Number:** 36  
**Wetland Acres:** 0.00



**Directions:** USH14 S. from beltline to first Oregon off-ramp to CTHMM; go left under USH14 to property on left.

**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 N 1/2 of NW 1/4 of Section 36

**Land Assesmnt:** \$ 0

**Parcel #:** 0609-362-8000-7

**Improvements:** \$ 0

**Zoning:** A1 Exc

**Total Assesmnt:** \$ 0 / 2998

**Owner:** Weaver

**Net Taxes:** \$ 0 / 2998

**Type** Rural  
**Present Zoning** Exclusive Ag.  
**Utilities Avail. (To Lot)** Natural gas, Electricity, Telephone  
**Water System** None presently  
**Waste Disposal** None presently  
**Road** Blacktop/Asphalt, High visibility  
**Improvements** Fence

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

**Lot Description** Corner, Rural - not in subdivisn, Irregular  
**Features** Wooded, Tillable  
**Topography** Rolling

Assessed as part of other tax parcels. Level to gently rolling land with great visibility from USH 14.

**List Agent:** James Rawson (608) 836-3770  
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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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