



**MLS #: 1597714**    **Active**                      **Lots & Acreage**    **Price: \$295,000**  
**0 Schneider Rd**                                      **Town Springfield**                      D43  
**County:** Dane                                      **Zip:** 53562                      **State:** WI  
**Subdivision**                                      **Mailing City:** Madison

**Total Acreage:** 3.00    **Price/SqFt:** 2.26  
**Wooded Acres:** 2.00    **Number of Lots:** 1  
**Pasture Acres :** 0.00    **Lot Number(s):** 1  
**Tillable Acres:** 1.00    **Section Number:** 35  
**Wetland Acres:** 0.00



**Directions:** USH 12 N of Middleton, S on Parmenter St to Schneider Rd; go W on Scheider Rd 1/3 mile to sign right

**Lot Size:**

**Est. Lot SqFt:**

**School District:** Middleton-Cross Plains

**Elementary:** Sunset Ridge

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

**Middle:** Glacier Creek

**Improvements:** No    **Special Assessment:** No

**High:** Middleton

**Legal Description:** Prt of SW1/4-SW1/4 and NW1/4-NW1/4 Sec35  
**Parcel #:** 0808-353-9030-8  
**Zoning:** C2  
**Owner:** Ziegler

**Land Assesmnt:** \$ 0  
**Improvements:** \$ 0  
**Total Assesmnt:** \$ 0 / 2998  
**Net Taxes:** \$ 0 / 2998

**Type** Rural  
**Present Zoning** Commercial  
**Utilities Avail. (To Lot)** Electricity, Telephone  
**Water System** Well required  
**Waste Disposal** None presently  
**Road** Blacktop/Asphalt  
**Improvements** None

**Purchase Options** Sell entirely  
**Special Assessments** None  
**Available Info** Aerial photos, Fences Allowed  
**Miscellaneous** N/A  
**Terms** Cash  
**Occupancy** At Closing  
**Miles to Capitol** 11-19 miles  
**Waterfront** N/A  
**Lake/River**

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

Hard to find 3 acre rural parcel zoned C2 Commercial. Located less than 2 or 3 minutes from City of Middleton. Small area has standing water during heavy rain periods. Property will require going thru a land division process with town and county.

**List Agent:** James Rawson (608) 836-3770  
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 Middleton WI 53562 1550

**List Date:** 6/15/2010  
**Expiration Date:** 12/16/2010  
**Subagent Comm:** 3.5  
**BuyerAgent Comm:** 3.5

**Sale Agent:**                                      **Variable Comm:** No    **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:** 3                      **Multiple Rep:** No

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