



MLS #: 1632136 Active **Lots & Acreage** **Price: \$249,000**
3 Acres Schneider Rd **Town Springfield** D43
County: Dane **Zip:** 53562 **State:** WI
Subdivision: **Mailing City:** Middleton

Total Acreage: 3.00 **Price/SqFt:** 1.91
Wooded Acres: 0.00 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 1
Tillable Acres: 3.00 **Section Number:** 35
Wetland Acres: 0.00



Directions: USH12 N of Middleton, S on Parmenter St to Schneider Rd; go W on Schneider Rd 1/3 mile to sign right

Lot Size:

Est. Lot SqFt:

School District: Middleton-Cross Plains

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

Elementary: Sunset Ridge
Middle: Glacier Creek
High: Middleton

Legal Description: Prt of SW-SW Sec 35, will require survey	Land Assesmnt: \$ 0
Parcel #: 0000-000-0000-0	Improvements: \$ 0
Zoning: A1 Exc	Total Assesmnt: \$ 0 / 2098
Owner: Ziegler	Net Taxes: \$ 0 / 2098

Type Rural	Purchase Options Sell entirely
Present Zoning Exclusive Ag.	Special Assessments None
Utilities Avail. (To Lot) Electricity, Telephone	Available Info Aerial photos
Water System None presently	Miscellaneous N/A
Waste Disposal None presently	Terms Cash, Use-value assessment
Road Blacktop/Asphalt	Occupancy At Closing
Improvements None	Miles to Capitol 11-19 miles
	Farm Features Crop Farm
	Waterfront N/A
	Lake/River

Lot Description Rural - not in subdivisn
Features Tillable
Topography Sloping

3 acre rural residential site close to city of Middleton, yet very rural. Has south facing slopes. Property will require a rezone to residential. Excellent views to south.

List Agent: James Rawson (608) 836-3770	List Date: 7/19/2011
rawson@rawsonrealty.com Fax #:	Expiration Date: 1/19/2012
List Office: Rawson Realty	Subagent Comm: 3.5
7402 Century Ave Unit 5 Fax #: (608) 836-0737	BuyerAgent Comm: 3.5
Middleton WI 53562 1541	Sub to Policy Ltr: No
Sale Agent:	Variable Comm: No Limited Service: No
Sale Office:	Named Exceptions: No Exclusive Agency: No
Sold Price:	Licensee Interest: No Multiple Rep: No
AO Date:	Electronic Consent:
PtsPd/SlrCr:	
Financing:	
Closing Date:	
Days On Mrkt: 4	

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.