



MLS #: 1613739	Active	Lots & Acreage	Price: \$525,000
2589 Lalor Rd		Town Dunn	D24
County: Dane		Zip: 53575	State: WI
Subdivision:		Mailing City: Oregon	

Total Acreage:	38.00	Price/SqFt:	0.40
Wooded Acres:	9.00	Number of Lots:	1
Pasture Acres :	0.00	Lot Number(s):	1
Tillable Acres:	13.00	Section Number:	18
Wetland Acres:	12.00		



Directions: USH 14 S to McCoy Rd. Turn lft, to rt on MM, 4mi to CTH B, turn lft, 1/4mi to Lalor Rd, turn lft, 1mi

Lot Size:

Est. Lot SqFt:

School District: Oregon

Elementary: Call School District

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

Improvements: Yes **Special Assessment:** No **High:** Oregon

Legal Description: Prt of NW 1/4 - NW 1/4 Sec 18 T6N R10E	Land Assesmnt: \$ 32,400
Parcel #: 0610-182-8500-7	Improvements: \$ 39,000
Zoning: A1-Exc	Total Assesmnt: \$ 71,400 / 2010
Owner: Lalor	Net Taxes: \$ 1396 / 2009

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Exclusive Ag.	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Can be divided, Aerial photos, Topography map, Soil survey, Flood plain map
Water System	Well required	Miscellaneous Terms	N/A
Waste Disposal	None presently	Occupancy	Cash
Road	Blacktop/Asphalt	Miles to Capitol	At Closing
Improvements	Driveway, Other	Farm Features	0-10 miles
		Waterfront	Crop Farm
		Lake/River	On other type of water
Lot Description	Rural - not in subdivisn		
Features	Wooded, Tillable, Wetland		
Topography	Variety		

Two house lots will be allowed on this 38 acre site. Varied topography includes pond, wetlands, woods, and fields. Located on Lalor Road which is designated a Rustic Road. Great wildlife area. Owners indicated that trophy deer and other wildlife abound on this property. Older home on property has no value.

List Agent: James Rawson	(608) 836-3770	List Date:	1/8/2011
rawson@rawsonrealty.com	Fax #:	Expiration Date:	7/8/2011
List Office: Rawson Realty	(608) 836-3770	Subagent Comm:	3.5
7402 Century Ave	Fax #: (608) 836-0737	BuyerAgent Comm:	3.5
Middleton WI 53562 1550		Variable Comm:	No
Sale Agent:		Sub to Policy Ltr:	No
Sale Office:		Named Exceptions:	Yes
Sold Price:	PtsPd/SlrCr:	Financing:	Limited Service: No
PendingDate:	Closing Date:	Days On Mrkt: 6	Licensee Interest: No
			Exclusive Agency: No
			Multiple Rep: No

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