


MLS #: 1554516 Active      Lots & Acreage      Price:      \$359,000  
 52 Acre Norwegian Hollow Rd      Town Dodgeville      J10  
 County: Iowa      Zip: 53533      State: WI  
 Subdivision:

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**Total Acreage:** 52.00      **Price/SqFt:** 0.16  
**Wooded Acres:** 21.00      **Number of Lots:** 1  
**Pasture Acres :** 11.00      **Lot Number(s):** 1  
**Tillable Acres:** 19.00      **Section Number:** 31  
**Wetland Acres:** 0.00

 [Schedule a Showing](#)



**Directions:** STH 23 to N of Dodgeville. 3 miles to Norwegian Hollow Rd, turn left, 2 miles to sign on right side.

**School District:** Dodgeville      **Elementary:** Dodgeville      **Middle:** Dodgeville      **High:** Dodgeville

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

**Legal Description:** Pt SW1/4- SE1/4,NW1/4-SE1/4,NW1/4-NE1/4      **Land Assesmnt:** \$ 63,000  
**Parcel #:** 008-0674      **Improvements:** \$ 0  
**Lot Size:** 52 Acres      **Est. Lot SqFt:**      **Total Assesmnt:** \$ 63,000 / 2008  
**Zoning:** Ag Exc      **Net Taxes:** \$ 941 / 2007

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Exclusive Ag.	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Aerial photos, Topography map, Soil survey, Fences Allowed, Storage Building Allowed, Easements
<b>Water System</b>	None presently	<b>Miscellaneous</b>	Exp lower level possible
<b>Waste Disposal</b>	None presently	<b>Terms</b>	Cash
<b>Road</b>	Blacktop/Asphalt	<b>Occupancy</b>	At Closing
<b>Improvements</b>	Fence, Barn/shed, Other	<b>Miles to Capitol</b>	31-50 miles
		<b>Waterfront</b>	On other type of water
		<b>Lake/River</b>	

**Lot Description** Rural - not in subdivisn  
**Features** Wooded, Tillable, Stream/Spring, Wetland, Rock Outcropping  
**Topography** Variety

Varied topography with low level land on south with stream; moderately to steeply sloping lands on north with level to gently rolling field on hilltop in north-central part of farm; rock outcroppings with small cave; old house is being sold "as is"; small storage shed also located on property. NOTE: property listed as MLS#1523447 must be sold prior to closing on this property. Will be required to share driveway with property to east (MLS#1523447).

<b>List Agent:</b> James Rawson rawson@chorus.net	(608) 836-3770	<b>List Date:</b> 4/7/2009
<b>List Office:</b> RAWSON REALTY 7402 CENTURY AVE MIDDLETON WI 53562 1550	(608) 836-3770 FAX: (608) 836-0737	<b>Expiration Date:</b> 11/15/2009 <b>Subagent Comm:</b> 3.5 <b>BuyerAgent Comm:</b> 3.5
<b>Sale Agent:</b>		<b>Variable Comm:</b> No <b>Sub to Policy Ltr:</b> No
<b>Sale Office:</b>		<b>Named Exceptions:</b> Yes <b>Limited Service:</b> No
<b>Sold Price:</b>	<b>PtsPd/SlrCr:</b>	<b>Licensee Interest:</b> No <b>Exclusive Agency:</b> No
<b>PendingDate:</b>	<b>Closing Date:</b>	<b>Days On Mrkt:</b> 3 <b>Multiple Rep:</b> No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS **Not for Public Distribution**