MLS #: 1585580 **Active** **Lots & Acreage** **Price:** **$252,000**

Lot 3 Moen Rd **Town Cross Plains** D16

County: Dane **Zip:** 53528 **State:** WI

Subdivision:

Total Acreage:	8.00	**Price/SqFt:**	0.00
Wooded Acres:	2.00	**Number of Lots:**	1
Pasture Acres :	0.00	**Lot Number(s):**	1
Tillable Acres:	6.00	**Section Number:**	19
Wetland Acres:	0.00		

Schedule a Showing

Directions: Beltline: Mineral Pt Rd. W 9 mi to Garfoot Rd, turn N (rt); 3/4 mi to Moen Rd, turn left; sign on rt

School District: Wisconsin Heights **Elementary:** Call School District **Middle:** Call School District **High:** Wisconsin Heights

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

Improvements: No **Special Assessment:** No

Legal Description: Lot 3, CSM 12697

Parcel #: 0000-000-0000-0

Lot Size: **Est. Lot SqFt:**

Zoning: A1 Exc

Land Assessmnt: $ 0

Improvements: $ 0

Total Assessmnt: $ 0 / 2998

Net Taxes: $ 0 / 2998

Type	Rural	**Purchase Options**	Sell entirely
Present Zoning	Exclusive Ag.	**Special Assessments**	None
Utilities Avail. (To Lot)	Electricity, Telephone	**Available Info**	Cannot be divided
Water System	Well required	**Miscellaneous**	Exp lower level possible
Waste Disposal	Non municipal/Private req	**Terms**	Cash, Use-value assessment
Road	Gravel, On highway	**Occupancy**	At Closing
Improvements	Other	**Miles to Capitol**	11-19 miles
		Waterfront	N/A
		Lake/River	

Lot Description Cul-de-sac, Rural - not in subdivisn
Features Tillable
Topography Sloping

Beautiful building site located on dead end road; partially wooded; will require rezone to rural residential; south facing slope.

List Agent: James Rawson (608) 836-3770
rawson@chorus.net
List Office: Rawson Realty (608) 836-3770
7402 Century Ave Fax #: (608) 836-0737
Middleton WI 53562 1550

List Date: 3/6/2010
Expiration Date: 9/6/2010
Subagent Comm: 3.0
BuyerAgent Comm: 3.0

Sale Agent:
Sale Office:
Sold Price: **PtsPd/SlrCr:** **Financing:**
PendingDate: **Closing Date:** **Days On Mrkt:** 0

Variable Comm: No **Sub to Policy Ltr:** No
Named Exceptions: No **Limited Service:** No
Licensee Interest: No **Exclusive Agency:** No
Multiple Rep: No

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