

MLS #: [1541441](#) Active      Lots & Acreage LP: \$276,000  
 Lot 4 Moen Rd      Town Cross Plains D16  
 County: Dane      Zip: 53528      State: WI  
 Subdivision:

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 Total Acreage: 10.00      Price/SqFt: 0.00  
 Wooded Acres: 6.00      Number of Lots: 1  
 Pasture Acres: 0.00      Lot Number(s): 1  
 Tillable Acres: 4.00      Section Number: 19  
 Wetland Acres: 0.00



**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 4, Preliminary CSM      **Land Assessmnt:** \$ 0  
**Parcel #:** 0000-000-0000-0      **Improvements:** \$ 0  
**Lot Size:**      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 0 / 2998  
**Zoning:** A1 Exc      **Net Taxes:** \$ 0 / 2998

<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>	Cannot be divided
<b>Water System</b>	Well required	<b>Miscellaneous</b>	Exp lower level possible
<b>Waste Disposal</b>	Non municipal/Private req	<b>Terms</b>	Cash, Use-value assessment
<b>Road</b>	Gravel, On highway	<b>Occupancy</b>	At Closing
<b>Improvements</b>	Other	<b>Miles to Capitol</b>	11-19 miles
		<b>Waterfront</b>	N/A
		<b>Lake/River</b>	

**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.

<b>List Agent:</b> James Rawson <a href="mailto:rawson@chorus.net">rawson@chorus.net</a>	(608) 836-3770	<b>List Date:</b>	11/9/2008
<b>List Office:</b> RAWSON REALTY 7402 CENTURY AVE MIDDLETON WI 53562 1550	(608) 836-3770 FAX (608) 836-0737	<b>Expiration Date:</b>	5/9/2009
<b>Sale Agent:</b>		<b>Subagent Comm:</b>	3.0
<b>Sale Office:</b>		<b>BuyerAgent Comm:</b>	3.0
<b>Sold Price:</b>	<b>PtsPd/SlrCr:</b>	<b>Sub to Policy Ltr:</b>	No
<b>PendingDate:</b>	<b>Closing Date:</b>	<b>Variable Comm:</b>	No
	<b>Financing:</b>	<b>Limited Service:</b>	No
	<b>Days On Mrkt:</b> 5	<b>Named Exceptions:</b>	No
		<b>Exclusive Agency:</b>	No
		<b>Licensee Interest:</b>	No
		<b>Multiple Rep:</b>	No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS