



<b>1856711</b>	<b>Active</b>	<b>Lots &amp; Acreage</b>	<b>Price:</b>	<b>\$209,000</b>
<b>5.14 AC Flint Rd</b>		<b>Town</b>	Rutland	D41
<b>Oregon WI 53575</b>		<b>County:</b>	Dane	
		<b>Subdivision:</b>		
-----				
<b>Total Acreage:</b>	5.14	<i>Other</i>	<b>Price/Acre:</b>	\$40,661.48
<b>Wooded Acres:</b>	4.00		<b>Price/SqFt:</b>	
<b>Pasture Acres :</b>	0.00		<b>Number of Lots:</b>	1
<b>Tillable Acres:</b>	1.00		<b>Lot Number(s):</b>	1
<b>Wetland Acres:</b>	0.00			
<b>Open House:</b>				

Hwy 138 heading east from Oregon to R on Flint Rd.			<b>Click M for Map:</b>	
<b>Lot Size:</b>	<b>School District:</b> Stoughton		<b>Documents (if any):</b>	
<b>Lake/River:</b>	<b>Elementary:</b> Call School District		<b>Calculate Payment:</b>	
<b>Feet WaterFront:</b>	<b>Middle:</b> Call School District			
	<b>High:</b> Stoughton			
<b>Specific Builder Required:</b> No	<b>Annual HOA Dues:</b>			
<b>Legal Description:</b> Lot 1, CSM 14804	<b>Net Taxes:</b> \$ 0	/ 2019		
<b>Parcel #:</b> 0000-000-0000-0	<b>Zoning:</b> RR-4			
<b>Type</b> Rural	<b>Purchase Options</b> Sell entirely			
<b>Present Zoning</b> Single family	<b>Available Info</b> Cannot be divided, Certified survey, Aerial photos, Restrictions/Covenants			
<b>Utilities Avail. (To Lot)</b> Electricity, Telephone				
<b>Water System</b> Well required				
<b>Waste Disposal</b> Non municipal/Private req				
<b>Road</b> Paved				
<b>Improvements</b> None				
<b>Lot Description</b> Rural - not in subdivisn, Horses Allowed				
<b>Features</b> Wooded				
<b>Topography</b> Rolling, Sloping				
<p>Outstanding Building Site! Just minutes to Oregon, Stoughton and Madison. Mostly wooded with some mature hardwoods. Nice East Facing Hillside offering Great Sunrise Views! Small open area great for a few horses. Perfect spot to build your Dream Home! Act Fast! These are becoming Hard to Find! Pick your builder. Survey and rezone are complete.</p>				
<b>Sold Price:</b>	<b>Concessions:</b>	<b>Closing Date:</b>		
<i>This information provided courtesy of:</i> First Weber Inc		05/10/2019 08:44 AM		

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS

**Eric Grover**  
**First Weber Inc**  
**Pref: 608-444-2900**  
**grovere@firstweber.com**