



**1815754 Active Lots & Acreage Price: \$275,000**  
**43 AC Wilkinson Rd Town Mazomanie D27**  
**County: Dane Mailing City: Mazomanie**  
**Subdivision: WI 53560**

**Total Acreage:** 43.00 *Assessor* **Price/Acre:** \$6,395.35  
**Wooded Acres:** 30.00 **Price/SqFt:**  
**Pasture Acres :** 0.00 **Number of Lots:** 1  
**Tillable Acres:** 5.00 **Lot Number(s):** 1  
**Wetland Acres:** 8.00

[Schedule a Showing](#)

**Show Date:**



Hwy 14 West to Hwy 78 North to Wilkinson Rd to 9569 Wilkinson Rd.

**Lot Size:**  
**Lake/River**  
**Feet**

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

**Specific Builder Required:** No

**Annual HOA**

**Parcel #:** 0806-011-9570-2

**Zoning:** A-1EX

**Owner:**

**Legal Description:** n/a

**Land Assessmnt:** \$ 170,300

**Improvements:** \$ 0

**Total Assessmnt:** \$ 170,300 / 2017

**Net Taxes:** \$ 125 / 2016

**Type** Rural  
**Present Zoning** Agricultural  
**Utilities Avail. (To Lot)** Electricity, Telephone, All underground  
**Water System** Well required  
**Waste Disposal** Non municipal/Private req  
**Road** Paved  
**Improvements** Driveway

**Purchase Options** Sell entirely  
**Available Info** Aerial photos, Topography map, Flood plain map, Easements  
**Miscellaneous** Exp lower level possible, Pending Rezoning, Shared drive required  
**Terms** Use-value assessment  
**Waterfront** Stream

**Lot Description** Rural - not in subdivisn  
**Features** Wooded, Stream/Spring, Wetland  
**Topography** Level, Rolling, Sloping

Amazing 43 Acres of Habitat Diversity just waiting for the outdoors enthusiast! Only 20 miles West of Madison/Middleton. Beautiful Restored Prairie, 23 acres of mature Oak Forest. 5.5 acres of restored oak woodland, 11 acres of various wetlands with nesting Sand Hill Cranes. Meandering 825 ft of Dunlap Creek, a Class 2 Trout Stream. Abundant wildlife includes 118 bird species, mature Whitetail, Turkey, Wood Ducks, and uncommon animals like Bobcat and Otter. Several Great Building Sites. Driveway and Electric are in. A Wisconsin Nature Watching and Hunting Gem! No trespassing without approval.

ShowingTime 800-746-9464. Please get formal approval before walking this property. Parcel #0906-364-9750-6, 0806-011-9570-2, 0806-011-8070-9. Talk with listing agent about rezoning options.

**ListAgt:** **Eric Grover** 33108-90 **CoList:**  
 608-444-2900 **F:**608-835-8024  
 grovere@firstweber.com  
**First Weber Inc**  
 608-274-7500 Fax #: 608-274-1502  
 2985 Triverton Pike Dr Ste 200  
 Madison WI 53711-5803  
**Sale Agent:**

**List Date:** 10/1/2017 **Expire Date:** 4/1/2018  
**Subagent Comm:** 3% **Electronic Consent:** Yes  
**BuyerAgent Comm:** 3% **Exclusive Agency:** No  
**DOM:** 4 **Licensee Interest:** No  
**AO Date:** **Limited Service:** No  
**Closing Date:** **Multiple Rep:** DA  
**Financing:** **Named Exceptions:** No  
**Sale Factors:** **Policy Letter:** Yes  
**Competing Offers:** **Variable Comm:** No

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