

**For Sale**

## Hwy 23 Land Parcels Available

Fond du Lac, WI 54937

*+/- 228 Total Acres Vacant Land For Sale*

*Development Opportunity - Divisible down to 2.87 Acres*

### Contact us:

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Accelerating success.



Parcel Overviews

|   |                        |          |   |                        |          |
|---|------------------------|----------|---|------------------------|----------|
| A | T09-15-17-07-02-006-00 | 23.14 AC | F | T09-15-17-07-12-001-00 | 37.99 AC |
| B | T09-15-17-07-08-006-00 | 13.4 AC  | G | T09-15-17-07-14-001-00 | 31.34 AC |
| C | T09-15-17-07-10-001-00 | 17.08 AC | H | T09-15-17-18-05-002-00 | 15.54 AC |
| D | T09-15-17-07-11-002-00 | 14.35 AC | I | T09-15-17-18-08-001-00 | 34.45 AC |
| E | T09-15-17-07-09-001-00 | 37.87 AC | J | T09-15-17-18-07-002-00 | 2.87 AC  |





Parcel Breakdowns

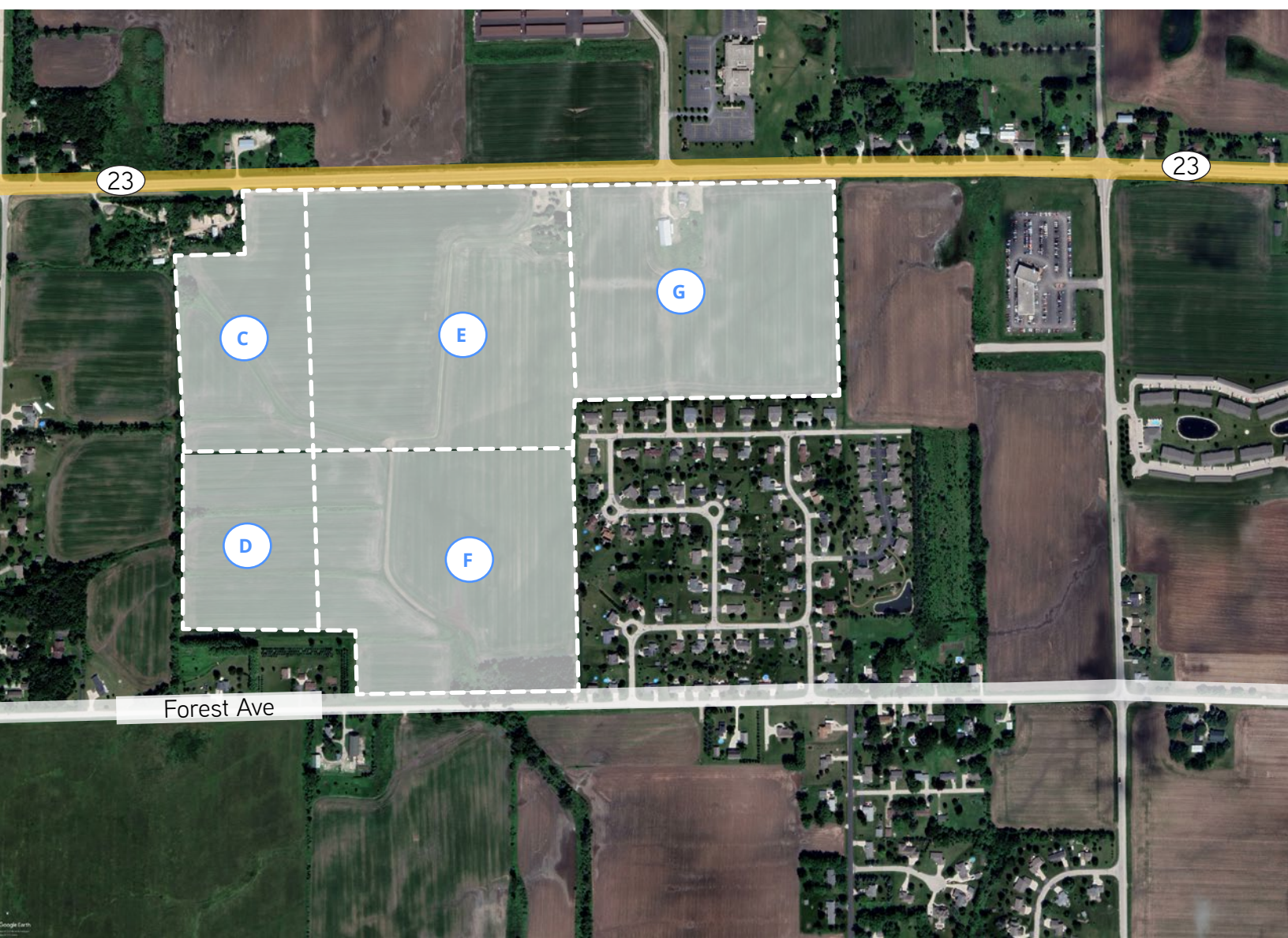
|   | Parcel ID              | Lot Size | 2024 Taxes | Zoning                                   | Flood Zone | Asking Price |
|---|------------------------|----------|------------|--|------------|--------------|
| A | T09-15-17-07-02-006-00 | 23.14 AC | \$113      | RM (Medium Denisty Residential District) | No         | \$35,000/AC  |
| B | T09-15-17-07-08-006-00 | 13.4 AC  | \$56.68    | C-2 (Medium Commercial District)         | No         | \$80,000/AC  |





Parcel Breakdowns

|   | Parcel ID              | Lot Size | 2024 Taxes  | Zoning                                      | Flood Zone | Asking Price |
|---|------------------------|----------|-------------|---|------------|--------------|
| C | T09-15-17-07-10-001-00 | 17.08 AC | \$88.39     | C-2<br>(Medium Commercial District)         | No         | \$50,000/AC  |
| D | T09-15-17-07-11-002-00 | 14.35 AC | \$75.13     | RR<br>(Rural Residential District)          | No         | \$35,000/AC  |
| E | T09-15-17-07-09-001-00 | 37.87 AC | \$581.84    | C-2<br>(Medium Commercial District)         | No         | \$50,000/AC  |
| F | T09-15-17-07-12-001-00 | 37.99 AC | \$254.84    | RM (Medium Denisty<br>Residential District) | No         | \$35,000/AC  |
| G | T09-15-17-07-14-001-00 | 31.34 AC | \$1,212,.21 | C-1<br>(Light Commercial District)          | No         | \$50,000/AC  |





Parcel Breakdowns

|   | Parcel ID              | Lot Size | 2024 Taxes | Zoning                               | Flood Zone | Asking Price |
|---|------------------------|----------|------------|--------------------------------------|------------|--------------|
| H | T09-15-17-18-05-002-00 | 15.54 AC | \$70.60    | GA<br>(General Agriculture District) | No         | \$30,000/AC  |
| I | T09-15-17-18-08-001-00 | 34.45 AC | \$257.66   | GA<br>(General Agriculture District) | Yes        | \$30,000/AC  |
| J | T09-15-17-18-07-002-00 | 2.87 AC  | \$35.28    | RR<br>(Rural Residential District)   | Yes        | \$30,000/AC  |





## Town of Fond du Lac Zoning Map

### Farmland Preservation Zoning Map for Town of Fond du Lac Fond du Lac County September 30, 2014

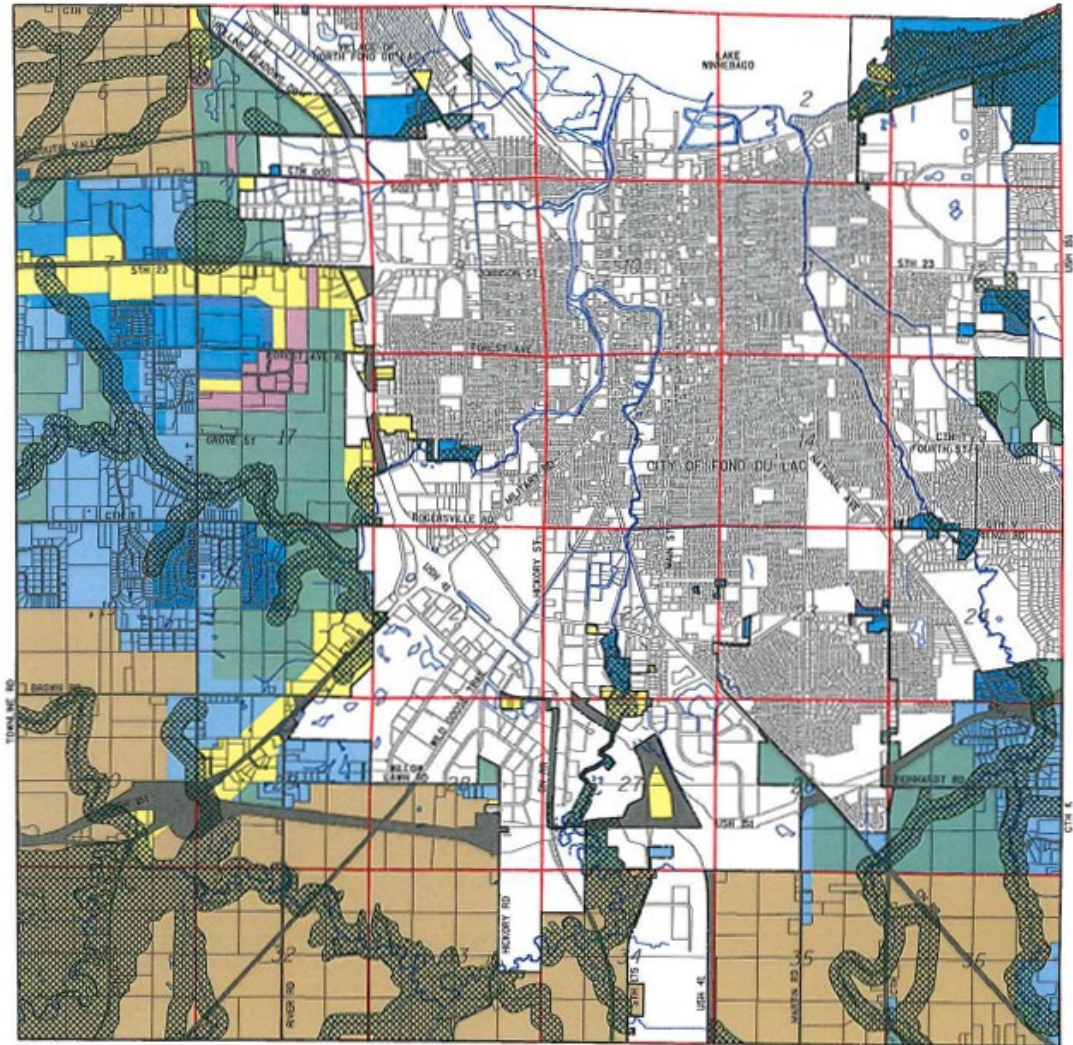


#### Zoning Districts

- FP Farmland Preservation
- GA General Agriculture
- C Commercial
- I Industrial
- RH Residential (High Density)
- RM Residential (Medium Density)
- RL Residential (Low Density)
- RO Residential (Open Density)
- RR Residential (Rural)
- County Shoreland District

Disclaimer: In light of the Regional vs. Town of Fond du Lac Zoning Board of Appeals decision, the Town may not have authority to zone within the shoreland district. For restrictions with the shoreland district, landowners should consult the Fond du Lac County shoreland ordinance.

- Municipal Boundary
- Section Line
- Parcel Line
- Water
- Right-of-way





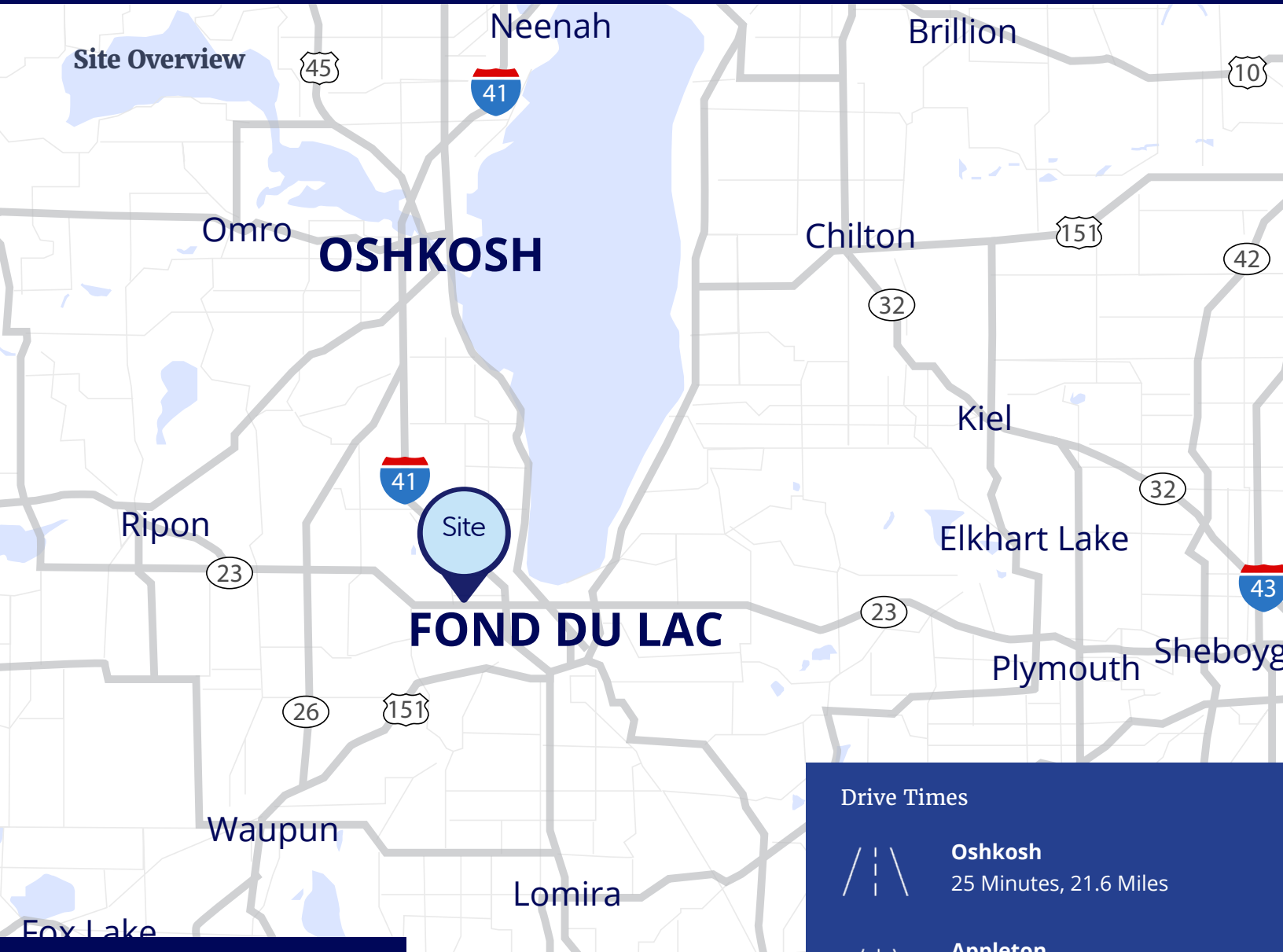
Grade Level Photos



# APPLETON

Vacant Land For Sale

Hwy 23 | Fond du Lac, WI 54937



Contact Us

## Drive Times



### Oshkosh

25 Minutes, 21.6 Miles



### Appleton

41 Minutes, 41.2 Miles



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## **Broker Disclosure to Customers**

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
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- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

## **Definition of Material Adverse Facts**

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

## **Sex Offender Registry**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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