NAIPfefferle

For Sale
16.73 Acres Industrial Property

2026 County Highway A

West Bend, WI 53090

Thomas Nickols
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David Hodge
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e: davidh@naipfefferle.com

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Property Highlights

- Four-building property including main flex building with office + 3 outbuildings (storage sheds)
- Fully fenced for security/privacy
- Commercial lot with compacted gravel - ideal for parking, storage, equipment staging
- Durable, low-maintenance, year-round access
- Includes Salvage Dealer License

Offering Summary

SALE PRICE	$999,000
LOT SIZE	16.73 AC
PARCEL#	T4 0710 00H
2024 TAXES	$2,595.67
ZONING	Industrial

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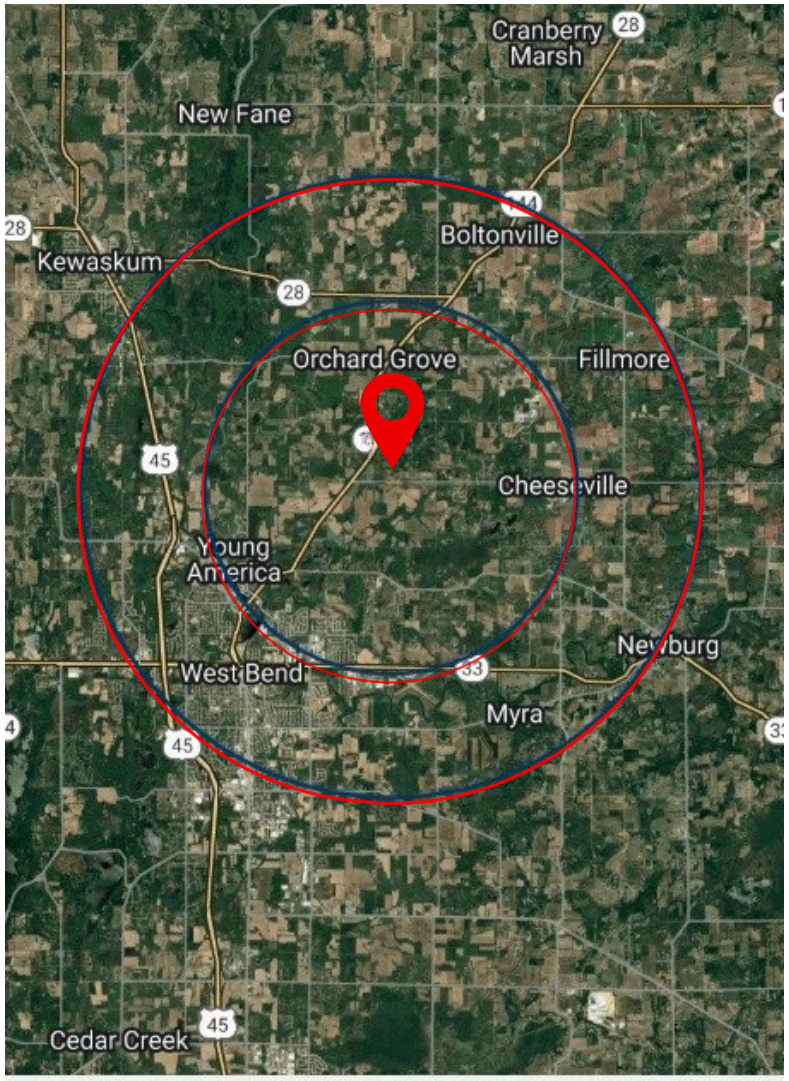

Demographics

	3 mi	5 mi
Population	301	9,768
Households	113	3,930
Median Age	51.10	44.30
Median HH Income	$95,651	$84,884

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Distance
Co Hwy A	Club Ln W	1,638	0.39 mi
State Hwy 144	Sunnybrook Dr NE	3,244	0.56 mi
Co Hwy A	Indian Lore Rd W	1,962	0.91 mi

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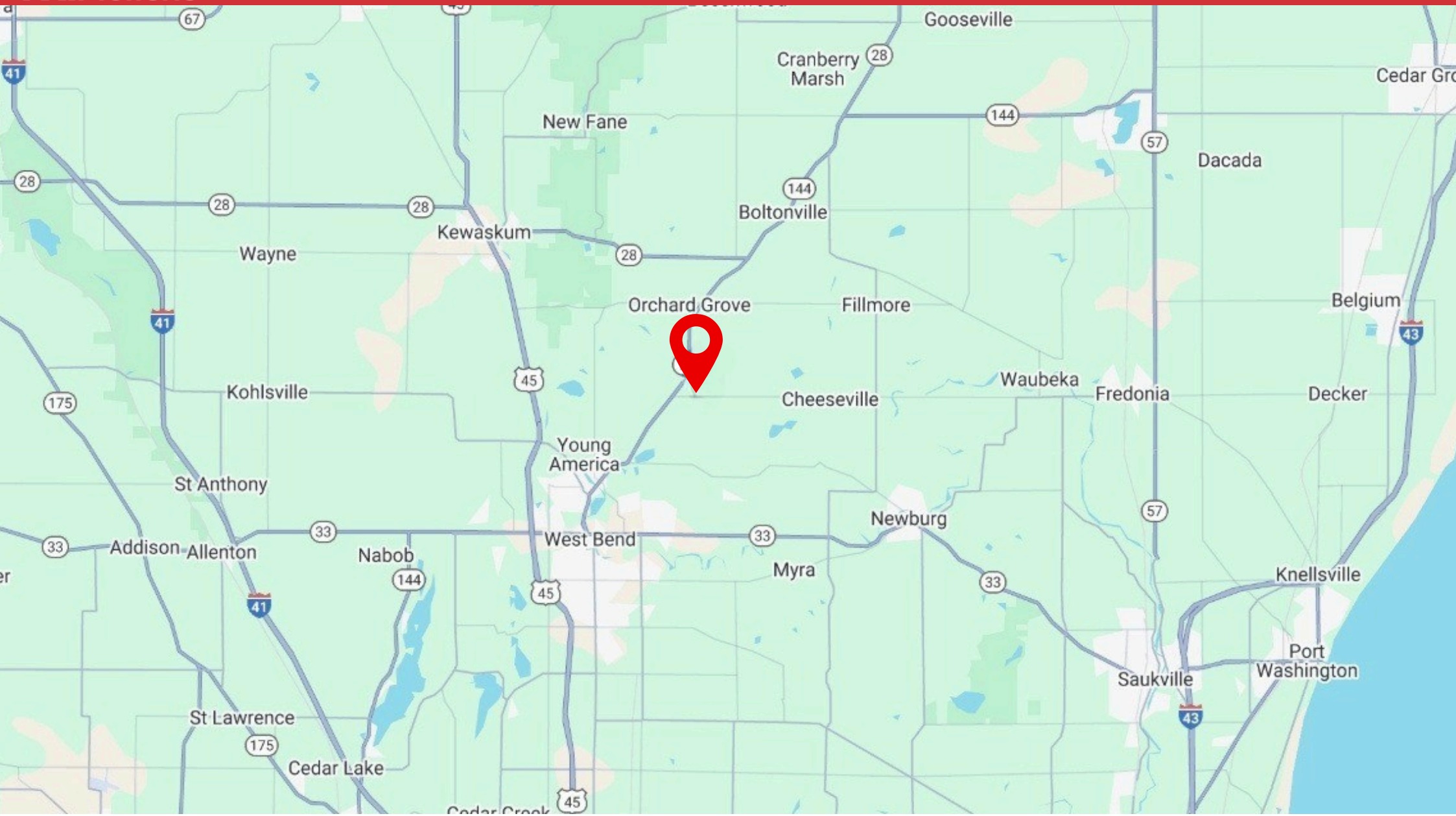
Map



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SW

PLAT OF SURVEY

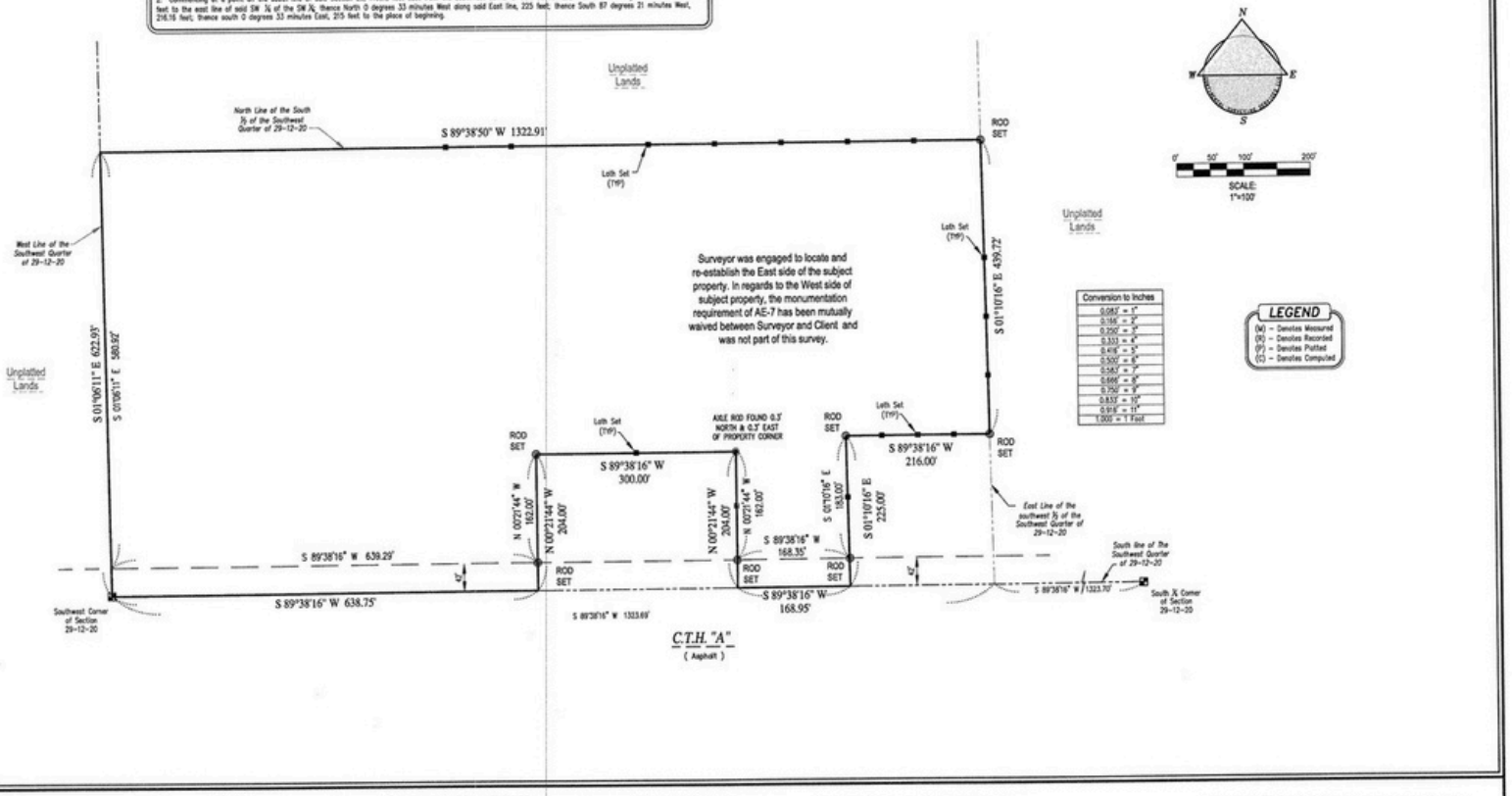
PROPERTY DESCRIPTION: (Per Document No.:899556)

The South Half of the Southwest Quarter of the Southwest Quarter of Section Twenty-nine(29), Township Twelve (12) North of Range Twenty (20) East, Town of Farmington, Washington County, Wisconsin, EXCEPTING THEREFROM the following described parcels of land, viz:

1. Commencing at the southwest corner of said Section 29; thence East along the south line of said ¼ section, 638. 75 feet to the place of beginning of this description;

thence North at a right angle, 204.00 feet; thence East at a right angle, 300.00 feet, thence South at a right angle, 204.00 feet to a point on the south line of said ¼ section; thence West at a right angle, 300.00 feet to the place of beginning.

2. Commencing at a point on the south line of said Section 29, 1109.8 feet east from the southwest corner of said Section 29; thence East along said south line, 216 feet to the east line of said SW ¼ of the SW ¼; thence North 0 degrees 33 minutes West along said East line, 225 feet; thence South 87 degrees 21 minutes West, 216.16 feet; thence south 0 degrees 33 minutes East, 215 feet to the place of beginning.



CONTINENTAL SURVEYING SERVICES LLC

Registered Land Surveyors, Surveying Since 1987

Focusing on You

Main Office:
2059 Hwy 175, Suite "A"
Richfield W. 53076
Phone: (262) 388-9200
Milwaukee Office: (414) 425-2060
Website: www.cssurveys.com
Email: survey@cssurveys.com

CLIENT:
Bill Cousineau
2026 County Road A
West Bend, W 53090

PROPERTY ADDRESS:
2026 County Road A
West Bend
Wisconsin 53090

PARCEL INFO:
TAX KEY NUMBER:T4 0710 00H
SURVEY NO.:20150710_PLS0001
PROJECT NO.:20150710_PLS0001

For questions regarding underground utilities please contact DIGGERS HOTLINE PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE:
Bearings are referenced to the South line of Section 29-12-20 as N 89°38'16" E
20"x24" Iron Rod Set (3.13 lb/foot)

NOTE: Underground Utilities
Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

NOTE: Title Policy
As of the date of this survey, no title policy was provided, therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP,CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

WISCONSIN LAND SURVEYOR
RICK R. HILLMANN
S-3005
RICHFIELD, WI.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, AND IMPROVEMENTS.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.33 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 27th Day of JULY, 2015.

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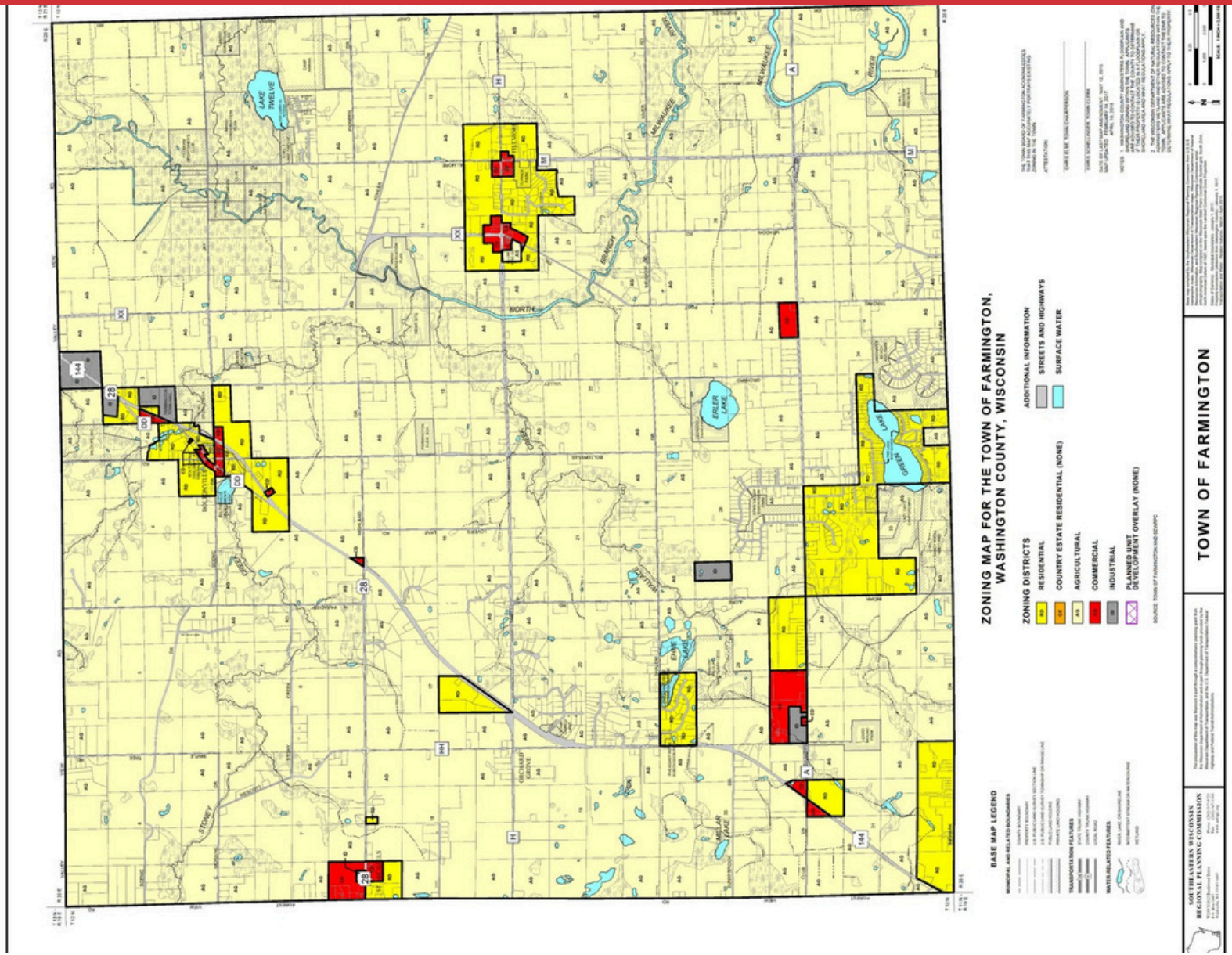

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Industrial Advisory

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WWW.NAIPFEFFERLE.COM

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE

NAI Pfefferle
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (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. A 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 within 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.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

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

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 (see definition below).
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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

_____

_____

NON-CONFIDENTIAL INFORMATION
(the following information may be disclosed to 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov or by telephone at 608-240-5830.