FOR SALE 13.5 ACRES Residential Development



County Road W, Campbellsport, WI.

Property Features

Discover a prime development opportunity atop a picturesque hill in the charming Village of Campbellsport. This unique parcel of land offers an exceptional location for your next residential project. The village is proactive in fostering growth and is open to considering Tax Increment Financing (TIF) to support your development ambitions. Additionally, the Village of Campbellsport holds an option to purchase, demonstrating their commitment to encouraging development and ensuring a smooth transaction process. Don't miss this chance to bring your vision to life in a community that values progress and investment.

\$22,000/ACRE
13.5 ACRES
V02-13-18-13-15-002-00
SINGLE-FAMILY RESIDENTIAL
\$209.16

For more information:

Dane Checolinski

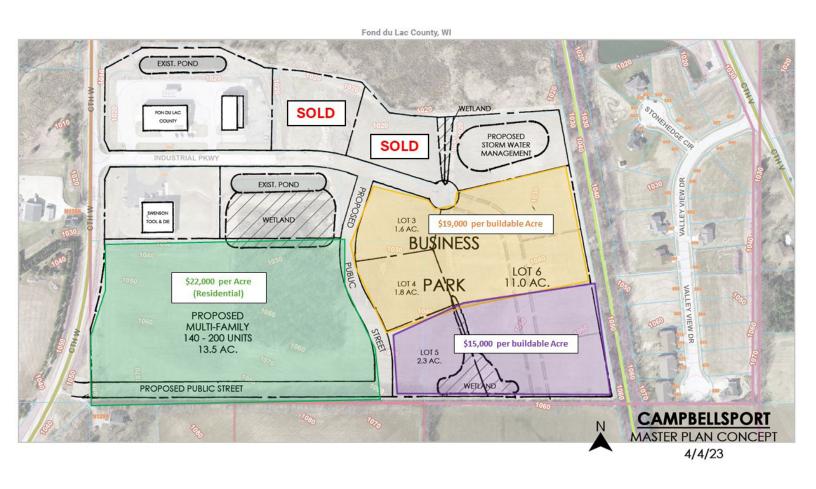
920.344.8732 • danec@naipfefferle.com

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For Sale County Road W Campbellsport, WI.

Master Plan Concept





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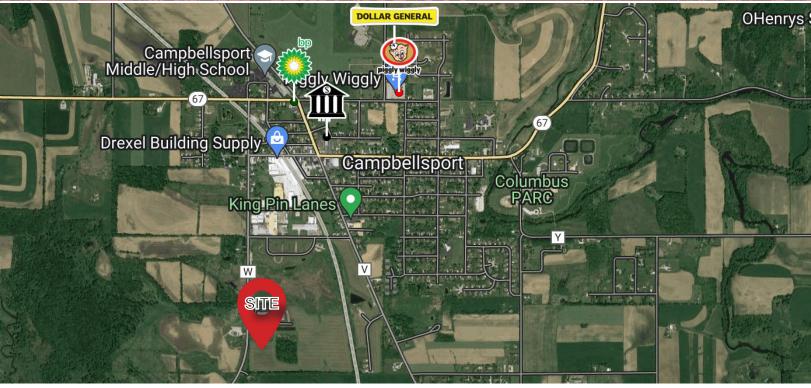




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POPULATION				EMPLOYEES		
	1 MILE:	2,000		1 MILE:	579	
	3 MILES:	4,100		3 MILES:	777	
	5 MILES:	6,752		5 MILES:	1,175	
	AVERAGE INCOME			BUSINESSES		
	1 MILE:	\$96,168		1 MILE:	67	
\mathbf{r}	3 MILES:	\$103,488		3 MILES:	90	

 AVERAGE HOUSEHOLDS			TRAFFIC COUNTS		
1 MILE:	837		COUNTY HWY W	377	
3 MILES:	1,711		HIGHWAY 67	773	
5 MILES:	2,788		COUNTY HWY V	1,142	

\$112,215



5 MILES:

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5 MILES:

132

For Sale County Road W Campbellsport, WI.

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NAIPfeffer 2 Iron River Aitkin 2 Driving Distance to Major Cities from (53) Moose Lake Ironwo (169) Solon Springs Property Mellen 7 Cable (51 OSHKOSH 39 miles Minong Onamia MILWAUKEE 52 miles Butternut Hinckley Danbury Hayward 53 GREEN BAY 90 miles Chequamegon-Nicole National Forest Mora 35 Spooner Winte STEVENS POINT 106 miles Pine City Phillips 63 CHICAGO 140 miles (169) Birchwood Princeton Cambridge MINNEAPOLIS 321 miles (8) Rice Lake Ladysmith St Croix Falls Turtle Lake 8 8 85 Chetek Rib Lake Lakewood Monticello Crivitz (53) Merrill Mountair Sister Bay 35W Medford Antigo Marinette 355 55 Egg Harbor MINNEAPOLIS 63 MENOMINEE **WAUSAU** Thorp Abbot 51 Chippewa Falls 94 St Paul Menomonie 441 10 Eau Claire (212) Bloomington 29 Mosinee Shawano Altoona 10 (45) 39 Marshfield (169) Algoma Red Wing **E**10 (1 10 eillsville Osseo **STEVENS** GREEN BAY Lake City Merrillan Wiscor POINT Kewaun 35 Wabasha Waupaca Black River Falls St Peter Nekoosa 41 43 Faribault Zumbrota O APPLETON Two River: Owatonna Wautor Winona 10 OSHKOSH Necedah Rochester Manitowo 114 Tomah 39 asson 90 Sparta 43 90. 35 Green Lake •Stewartville La Crosse 90 Mauston Montello SITE Fond d SHEBOYGAN Wiscons Dells (151) Spring Valley Albert Lea 90 151 Viroqua 65 63 Reedsburg 69 51 Baraboo Beaver Dam Northwood CAMPBELLSPORT Cresco 14 Richland Center 11 151 35 Decorah 90 Forest City Waukon 61 Prairie (218) Spring Green Mason City MADISON Britt Prairie Clear Lake 18 Charles City Milwaukee du Chier 94 61 94 18 New Hampton 94 o Waukesha Dodgeville 18 West Unior 69 (18) verona Upper Mississippi River National 218 63 Lancaster Hampton Platteville Clarion Waverly Racin Wildlife and. 43 Janesville Oelwein 35 Eagle Grove (65) Kenosha Cedar Falls Iowa Falls Dubuque Lake Geneva Beloit dae Independence Manchester Dyersville o Waterloo (20) 20) Webster City 20 Galen 90 Freeport Rockford 380 Monticello 20 Belvidere Highland Park Vinton 69 65 Savanna 52 Maquoketa 90 chaumburg Evanston Marshalltown Ames CEDAR RAPIDS 30) (30) CHICAGO 30 88 Clinto 35 30 Naperville Grinnell Brooklyn 30 Ankeny Newton 88 55 wa City 80 294 DES MOINES 90



NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE

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.

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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.



920.783.6330 www.naipfefferle.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.