



1952401	Active	Lots & Acreage	Price: \$99,900
Lot 6 Dahlke Dr		Town Westfield	N18
Oxford WI 53952		County: Marquette	
		Subdivision: The Preserve at Lawrence Lake	
Total Acreage:	2.20	<i>Assessor</i>	Price/Acre: \$45,409.09
Wooded Acres:	2.20		Price/SqFt:
Pasture Acres :	0.00		Number of Lots: 6
Tillable Acres:	0.00		Lot Number(s): Lot #6
Wetland Acres:	0.00	Open House:	
Schedule a Showing Show Date: 3/28/2023			

B39 Westfield exit, Co Rd E thru Lawrence, Turn North (right) on 3rd Ave, Turn West (left) on Eagle Dr, (right) on Dahlke Dr, Property LHS			
Lot Dimensions:	238' x 400'	School District:	Westfield
Lake/River Name:	na	Elementary:	Westfield
Feet WaterFront	0 <i>Other</i>	Middle:	Westfield
		High:	Westfield
Specific Builder Required:	No		

Annual HOA Dues:	\$0	Land Assessmnt:	\$ 29,300
Parcel #:	028001910015	Improvements:	\$ 0
Zoning:	Recreation	Total Assessmnt:	\$ 39,300 / 2022
Owner:	Lessin	Net Taxes:	\$ 533 / 2022
Legal Description:	BEING PRT OF L1-2 CSM 774 IN W1/2-NE1/4		
Type	Rural	Improvements	None, Other
Present Zoning	Single family, Other	Purchase Options	Sell entirely
Utilities Avail. (To Lot)	Natural gas, Electricity, Telephone, All underground, Internet - Fiber	Special Assessments	Buyer to assume
Water System	Well required, None presently	Available Info	Cannot be divided, Certified survey, Aerial photos, Topography map, Restrictions/Covenants, Storage Building Allowed
Waste Disposal	Non municipal/Private req, None presently	Miscellaneous	Exp lower level possible, In an association
Road	Paved	Waterfront	Waterview-No frontage, Lake, No motor lake
Lot Description	Cul-de-sac, Rural - in subdivision, Adjacent park/public land		
Features	Wooded		
Topography	Rolling, Sloping		

Spectacular sloped, heavily wooded lot in The Preserve at Lawrence Lake offered for sale. Up north feel without the drive. Listing Agent working to preform soil percolation test to determine build-ability- weather allowing. Best use is likely a home site. Nearly 2.2± of wooded REC- Recreation Zoned land- inquire on use, also Restrictive Covenants apply. Near town of Westfield public Lawrence Lake (non boat launch) access. Waterway on lot, see topographic map. Buried electric, Fiber internet, NatGas. Taxes \$533 / 2022.

Buyer to confirm any and all information. GO-SHOW..3/4 corners marked, working to confirm the last corner. Phone is spotty but onXhunt worked well once I got into the lot. Feel free to call with questions (920) 896 2748, variable commission scale per listing agreement, ask. Lots of associated documents- let me know if you cannot view.

ListAgt: Blake Vrechek	92979-94	CoList:	List Date: 3/24/2023	Expire Date: 8/16/2023
Pref: 920-896-2748			Subagent Comm: 2.0%	Electronic Consent: No
blake@montellohomes.com			BuyerAgent Comm: 2.24%	Exclusive Agency: Yes
Cotter Realty LLC			DOM: 2	Licensee Interest: No
Off: 608-297-7734 Fax #: 608-297-7181			AO Date:	Limited Service: No
72 W Montello St			Closing Date:	Multiple Rep: DA
Montello WI 53949-9244			Financing:	Named Exceptions: Yes
SaleAgt:	Sold Price:	Sale Factors:	Competing Offers:	Policy Letter: Yes
	Concessions:			Variable Comm: Yes

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 **Orig MLS:** South Central WI