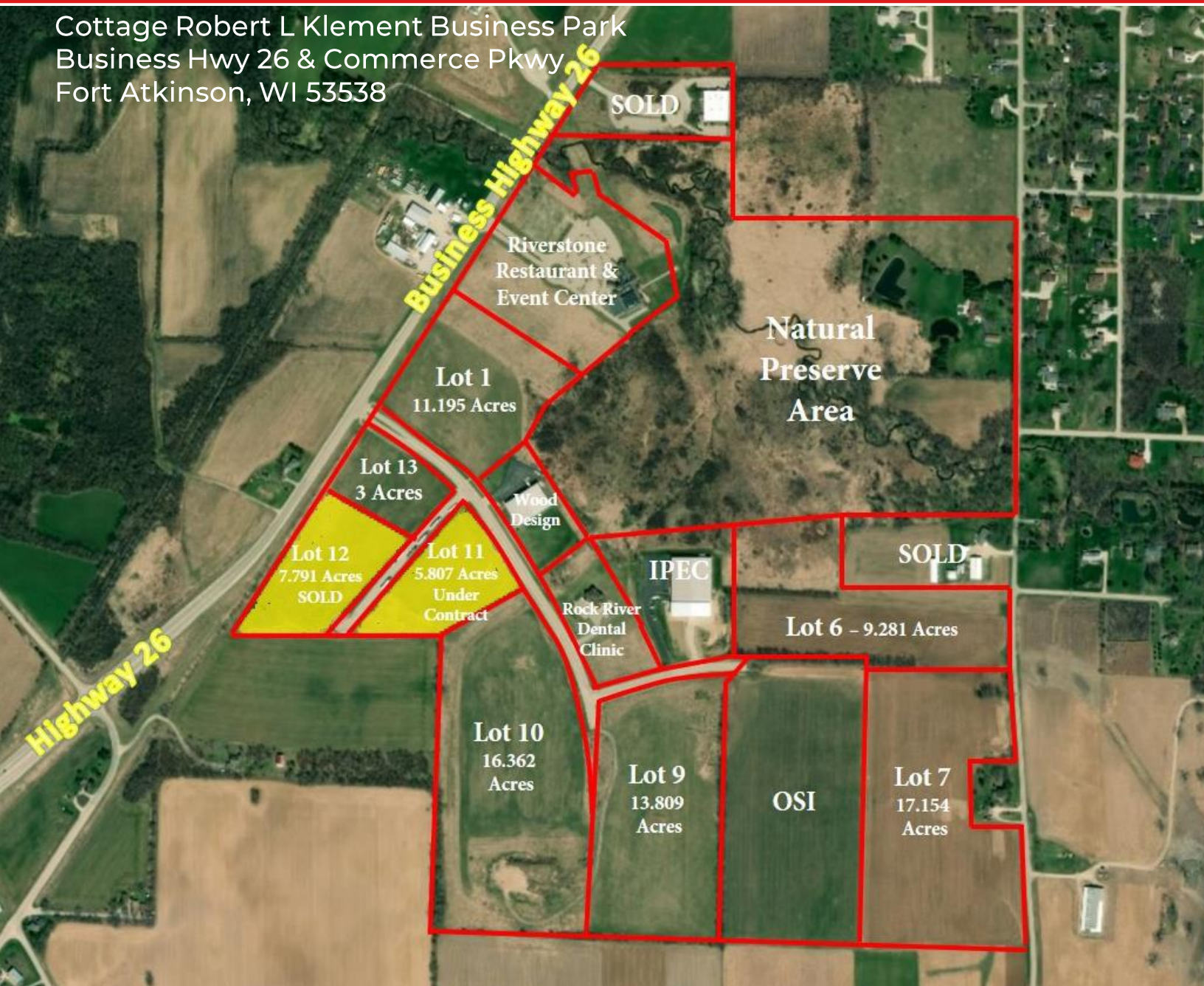


Land for Sale



Cottage Robert L Klement Business Park
Business Hwy 26 & Commerce Pkwy
Fort Atkinson, WI 53538



The Robert L. Klement Business Park is located on the southwest side of Fort Atkinson, within minutes of the downtown area. Easy access to and from the Business Park via Highway 26. Lot sizes vary from 3 acres up to 30.171 acres. Numerous options for your business needs.

Mike Herl
608-212-4623

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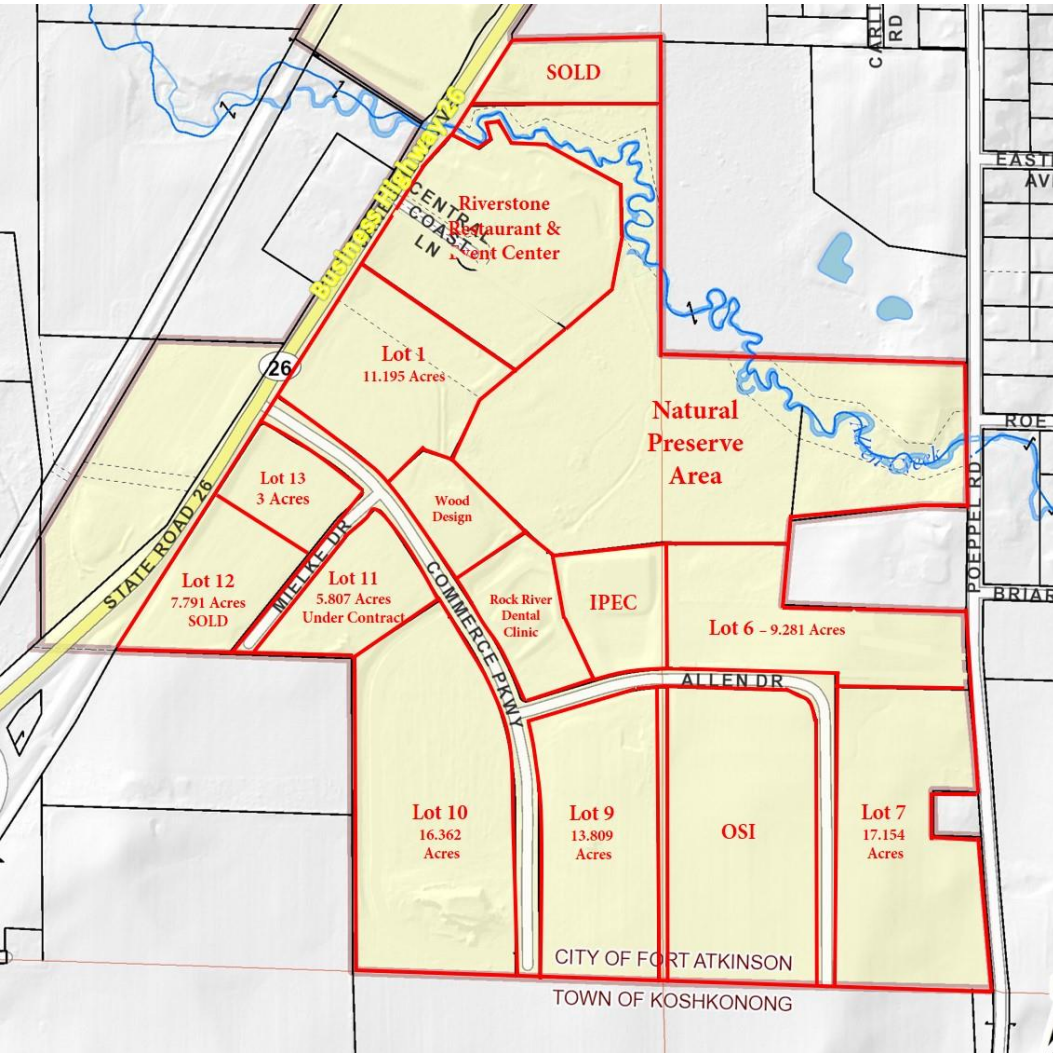
Ben Filkouski
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Land For Sale

Robert L Klement Business Park

Business Hwy 26 & Commerce Pkwy, Fort Atkinson WI 53538



Business Park Overview

- Protective park covenants
- No impact fees
- Low building permit fees
- Quick local review process
- Low water & sewer rates
- Site accommodations negotiable
- Zoned Heavy Industrial
- Water/Sewer able to handle heavy users—especially food industry
- Large preservation area
- Other businesses include: IPEC, OSI, Wood Design, Riverstone Restaurant & Event Center, Rock River Dental Clinic

Lot #	Size (acres)	Price Per Acre	Tax Key #
1	11.195	\$40,000	226-0514-1741-001
6	9.281	\$20,000	226-0514-1632-001
7	17.154	\$20,000	226-0514-1633-000
9	13.809	\$20,000	226-0514-1744-001
10	16.362	\$20,000	226-0514-1744-000
11	5.807	\$20,000	226-0514-1741-001
12	7.791	\$40,000	226-0514-1741-001
13	3	\$40,000	TBD

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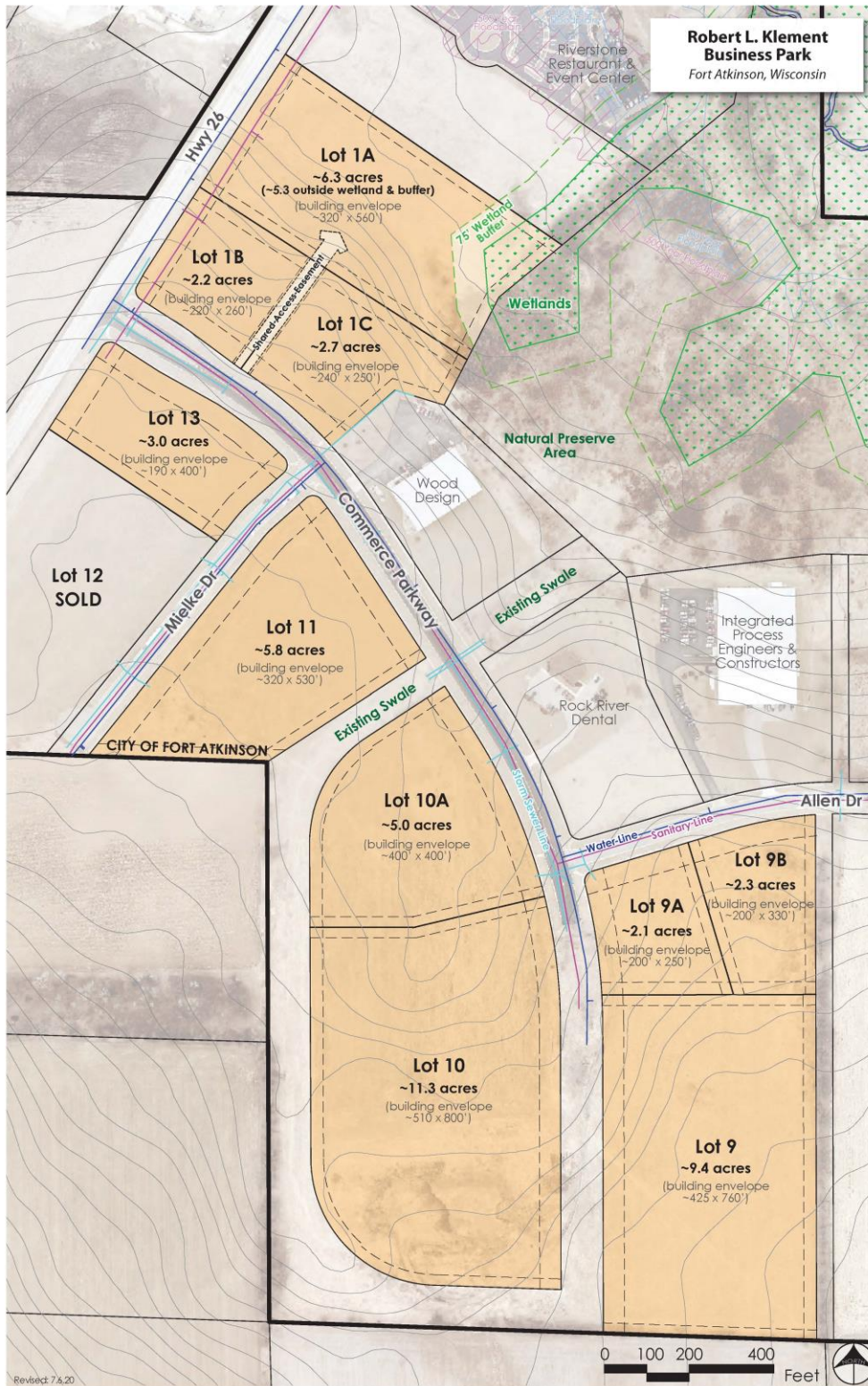
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Proposed Smaller Lot Options

- Lot 1 can be divided into three smaller lots starting at 2.2 acres and with a shared access easement.
- Lot 1 Options: 2.2 Acres, 2.7 acres, 6.3 acres, 8.5 acres, 9 acres or entire 11.195 acres.
- Lot 9 divisible into three small lots starting at 2.1 acres, would not need a shared access easement.
- Lot 9 Options: 2.1 acres, 2.3 acres, 11.5 acres, 11.7 acres or entire 13.809 acres.
- The price for the smaller lot options will be 30% per more per acre

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Fort Atkinson's historic Main Street provides a variety of shopping in charming stores with merchants who take pride in getting to know their customers. The Downtown area has plenty of restaurant options to choose from as well.

Fort Atkinson was named One of the Nation's 100 Best Communities for Young People by America's Promise Alliance, the nation's largest alliance dedicated to children and youth. The 100 Best competition recognized the 100 outstanding communities across America—large and small, rural and urban that are the best places for young people to live and grow up.

Bizjournals ranked Fort Atkinson in the top 200 "Micropolitan" areas in 2008.

Fort Atkinson was designated an American Dreamtown by Bizjournals.com Demographics Daily in 2000.

Money Magazine cited Fort Atkinson one of America's hottest Little Boomtowns, pointing to the diverse array of new age manufacturing jobs.



Fort Atkinson is home to the Fire Side Dinner Theatre, a favorite destination for couples, families, and tour groups alike. Thousands of people return year after year, making the theatre the Midwest's premier dinner theatre and Wisconsin's number one year-round motor coach destination.

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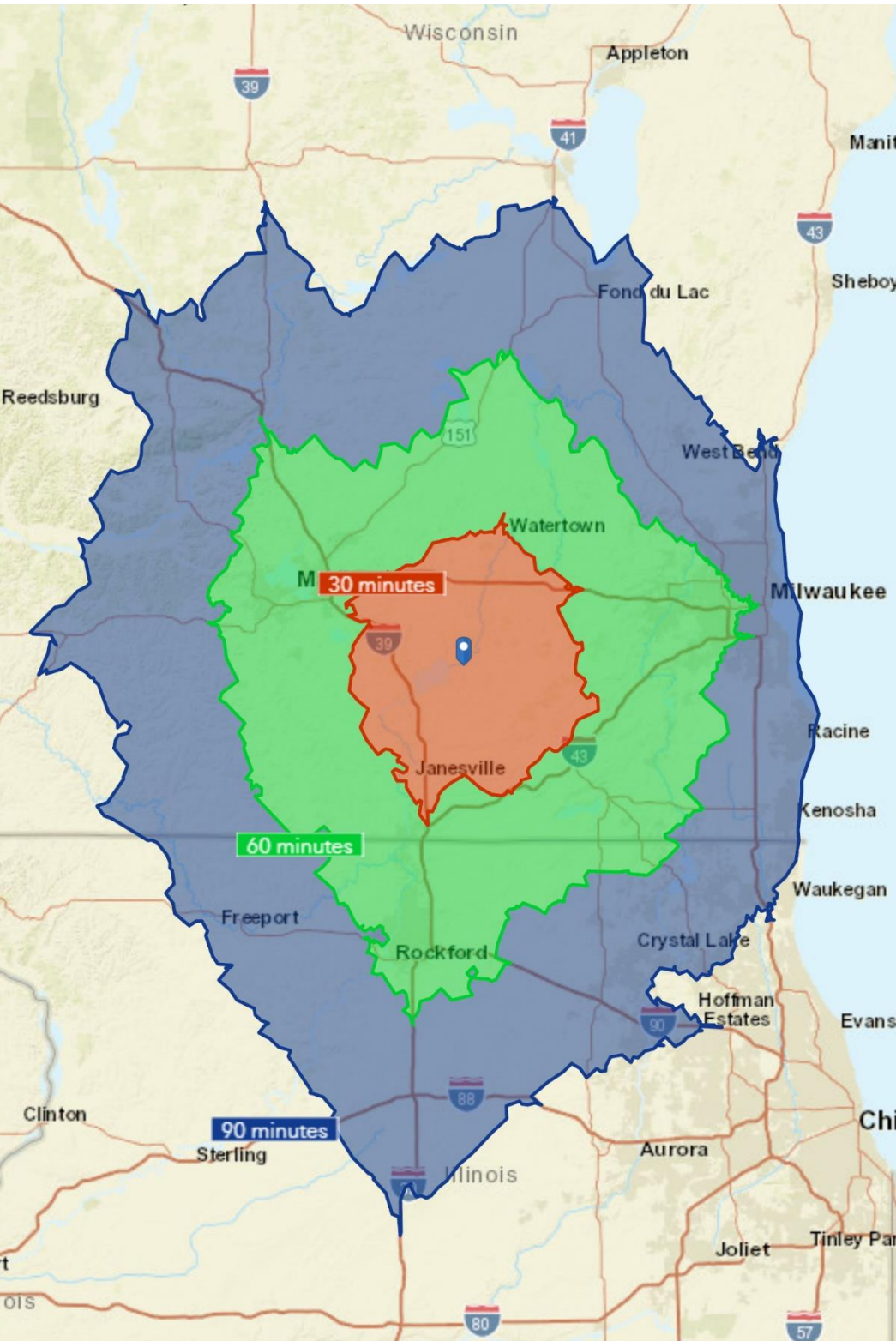
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Business Hwy 26 & Commerce Pkwy, Fort Atkinson WI 53538



Drive Time Map

Distance To:	Minutes:
Interstate 94	15
Interstate 39/90	20
Downtown Madison	45
Dane County Airport	45
Downtown Milwaukee	60
Mitchell Int'l Airport	60
Downtown Chicago	150
O'Hare Airport	120

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.