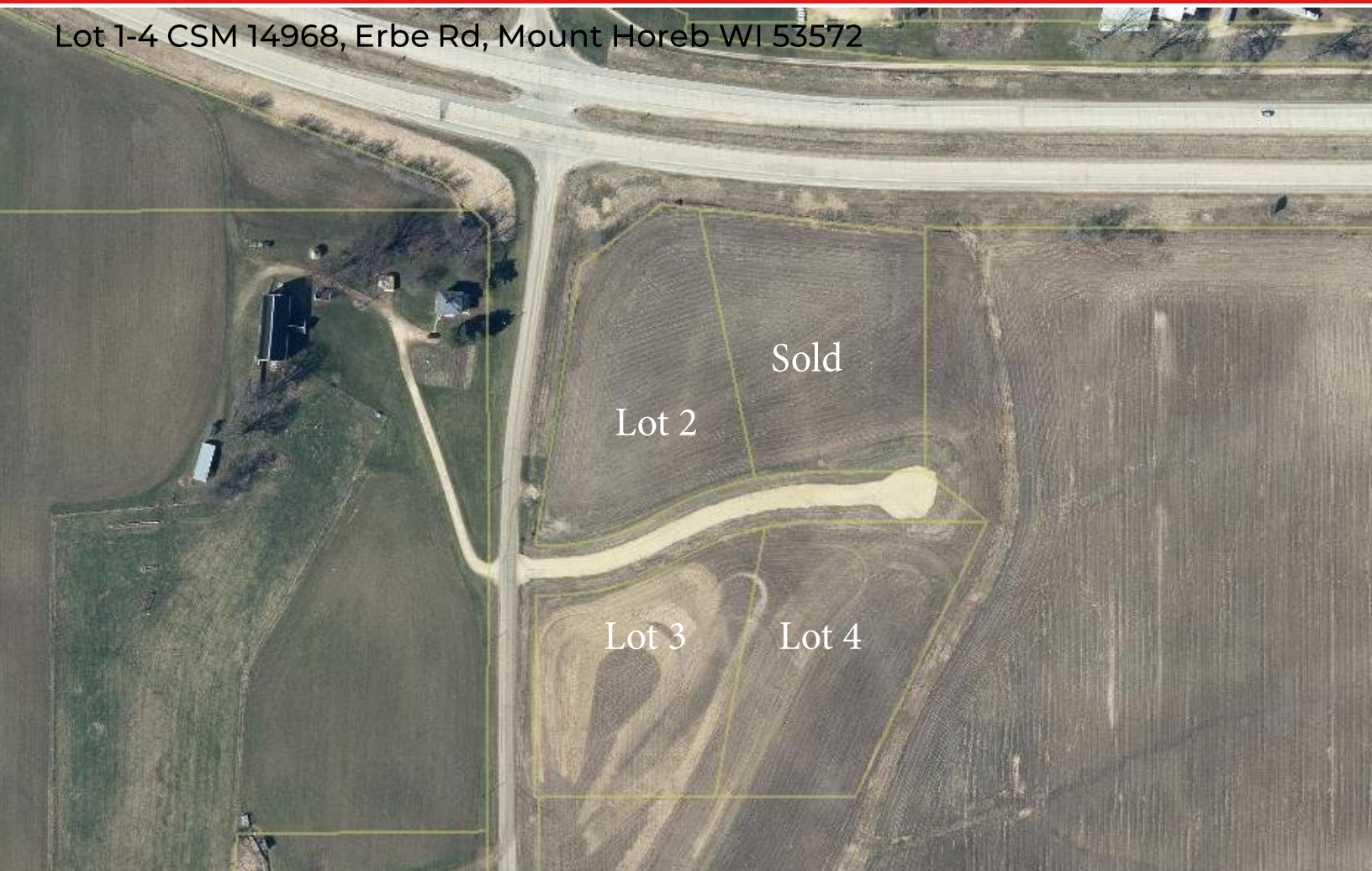


Commercial Land for Sale



Lot 1-4 CSM 14968, Erbe Rd, Mount Horeb WI 53572



<u>Lot</u>	<u>Parcel Number</u>	<u>Lot Size</u>	<u>Asking Price</u>	<u>Price/SF</u>	<u>Price/Acre</u>
2	0606-094-9600-0	2 acres	\$275,000	\$3.16	\$137,500
3	0606-094-9620-0	2 acres	\$260,000	\$2.98	\$130,000
4	0606-094-9640-0	2 acres	\$260,000	\$2.98	\$130,000
2-4	See above	6 acres	\$795,000	\$3.04	\$132,500

American Transmission Company is in the process of acquiring easements over lots 1 and 2, the listing of the lots above are as encumbered, and the purchase price is for the encumbered lots. All easement payments shall go to seller whether tendered prior to or subsequent to this listing.

Mike Herl
608-212-4623

Mike.herl@madisoncommercialre.com

Commercial Land for Sale

Lots 1-4 CSM 14968

Erbe Rd, Mount Horeb WI 53572



Property Information

- Four commercial / industrial lots available for sale along Highway 18/151
- Located between the Village of Mount Horeb and Blue Mounds
- Excellent visibility
- Utilities to lot line
- Lots require private well & septic
- Easy access to Madison, Verona, Dubuque
- Newly paved road off of Erbe Rd.

Drive Times

Verona/Epic	15 minutes
Southwest Madison	21 minutes
Downtown Madison	32 minutes
Dubuque	1 hour
Milwaukee	1 hour 40 mins
Chicago	3 hours
Minneapolis	4 hours 20 mins

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Lots 1-4 CSM 14968



MADISON
COMMERCIAL REAL ESTATE
LLC

DANE COUNTY CERTIFIED SURVEY MAP #14968
 A parcel of land being part of the SE 1/4 of the SE 1/4 of Section 9, T8N R6E
 Town of Blue Mounds, Dane County, Wisconsin

FOR: GEORGE LAZARUS
 P.O. BOX 650
 PLATTEVILLE, WI 53818

U.S.H. 18/151

ACCESS RESTRICTION, VOL. 3728,
 PAGE 9 & SHOWN ON R/W
 PROJECT 1204-3-21

UNPLATED LANDS OF OWNER

LOT 1
 2.000 ACRES ±

LOT 2
 2.000 ACRES ±

LOT 3
 2.000 ACRES ±

LOT 4
 2.000 ACRES ±

ERIE ROAD

HIGH RIDGE ROAD
 DEDICATED TO THE PUBLIC

66.00' TEMPORARY
 CULDESAC EASEMENT

WISCONSIN
 MICHAEL G. ROCHON
 S-2767
 DODGEVILLE
 WIS.
 LAND SURVEYOR

LEGEND:
 ● 3/4" X 18" X 1.50 LB./FT.
 REBAR SET
 ○ ROW REBAR & CAP FOUND
 ⊕ SECTION CORNER
 ALL TIES VERIFIED
 TTTT NO ACCESS
 --- BUILDING SETBACK

Curve Table

#	Length	Radius	Delta	Chord	Bearing	Chord	Bearing	Tangent In	Tangent Out
C1	84.91'	484.92'	17°41'09"	N 84°09'06" E	84.75'	N 78°18'11" E	N 80°00'00" E		
C2	148.32'	484.92'	18°18'11"	N 89°09'06" E	147.89'	N 80°00'00" E	N 78°18'11" E		
C2+C1	243.43'	484.92'	30°00'00"	N 75°00'00" E	240.66'	N 80°00'00" E	N 90°00'00" E		
C3	140.31'	287.00'	30°06'37"	N 78°03'18" E	138.71'	N 89°33'23" E	N 80°00'00" E		
C4	175.00'	333.00'	30°06'37"	N 75°03'18" E	172.99'	N 89°33'23" E	N 80°00'00" E		
C5	127.44'	398.92'	18°18'11"	N 89°09'06" E	125.89'	N 80°00'00" E	N 78°18'11" E		
C6	141.44'	398.92'	17°41'49"	N 84°09'06" E	141.30'	N 78°18'11" E	N 80°00'00" E		
C5+C6	268.88'	398.92'	30°00'00"	N 75°00'00" E	266.50'	N 80°00'00" E	N 90°00'00" E		

0 150' 300'
 SCALE 1" = 150'

BEARINGS ARE REFERENCED TO
 THE SOUTH LINE OF THE SE
 1/4 OF SECTION 9, T8N, R6E
 WHICH BEARS S 89°35'44" E
 IN THE DANE COUNTY
 COORDINATE SYSTEM

SE CORNER
 SEC. 9, T8N, R6E
 CONC. MON FOUND

SHEET 1 OF 2
 JOB ID: 1802191C
 FIELD CREW MGR

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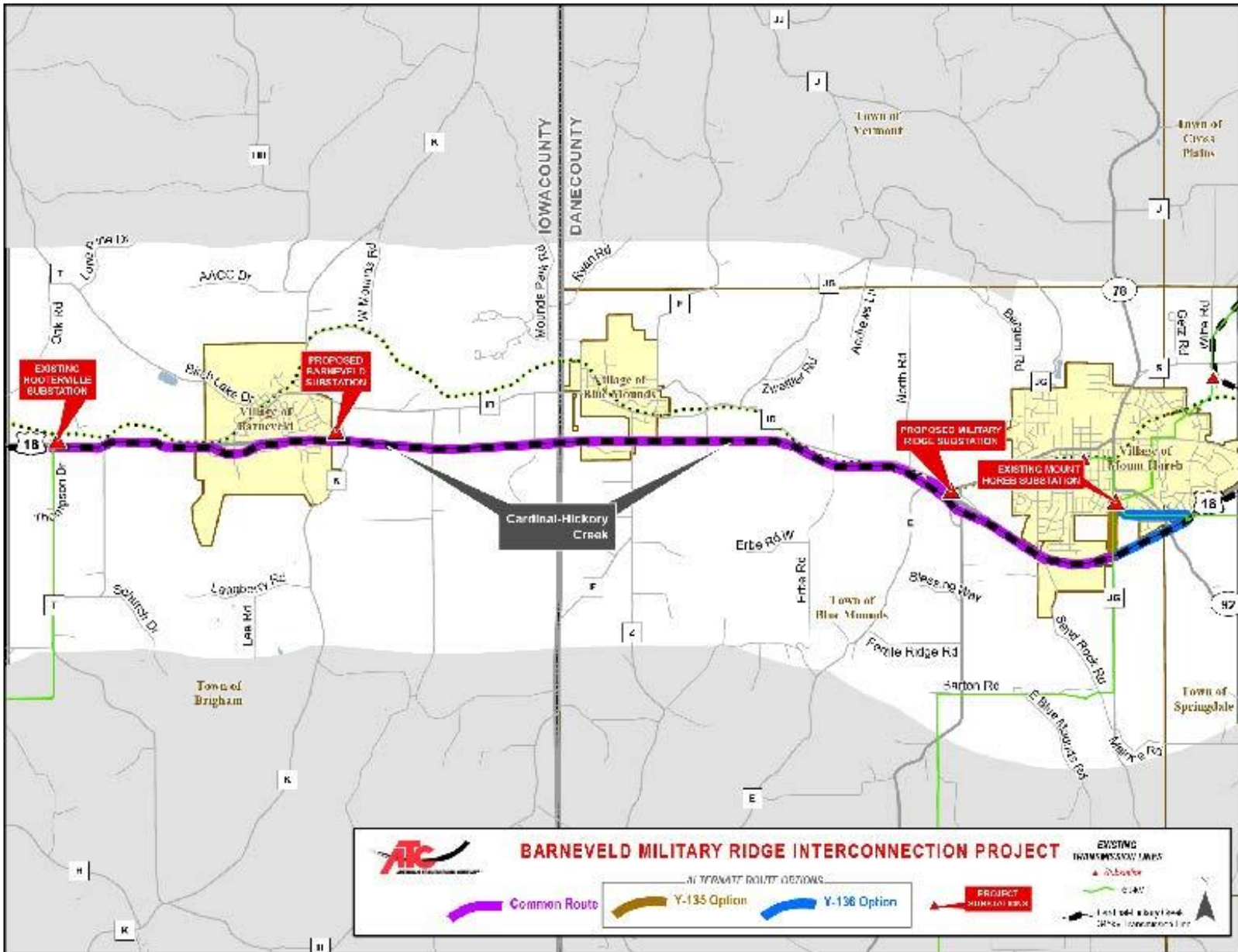
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ATC Information

The Barneveld Military Ridge Interconnection project slated to start Fall 2021. Per the ATC website the project will share the existing right-of-way and transmission structures with the Cardinal-Hickory Creek Transmission Line Project. No new right-of-way is anticipated. More information can be found at: <https://www.atc-projects.com/projects/barneveld/>

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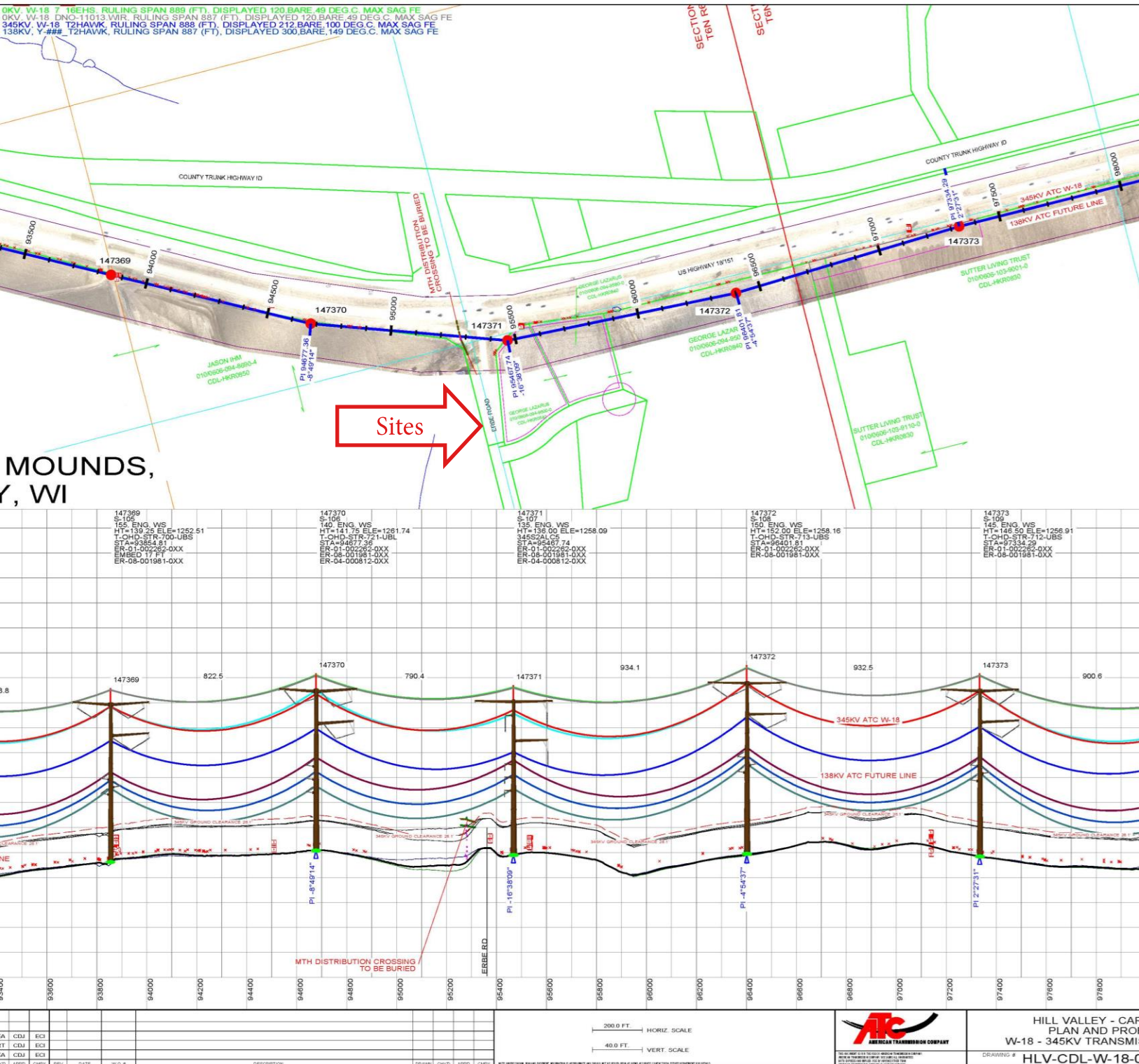
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Madison Commercial Real Estate LLC, 5609 Medical Cr, Suite 202, Madison WI 53719

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.