



LAND FOR SALE

70 Lots available for development
located off Hwy 51 in Stoughton, WI



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THE MEADOWS AT KETTLE PARK WEST

70 Lots available for development

**CENTURY 21
COMMERCIAL®**

Affiliated



PROPERTY OVERVIEW

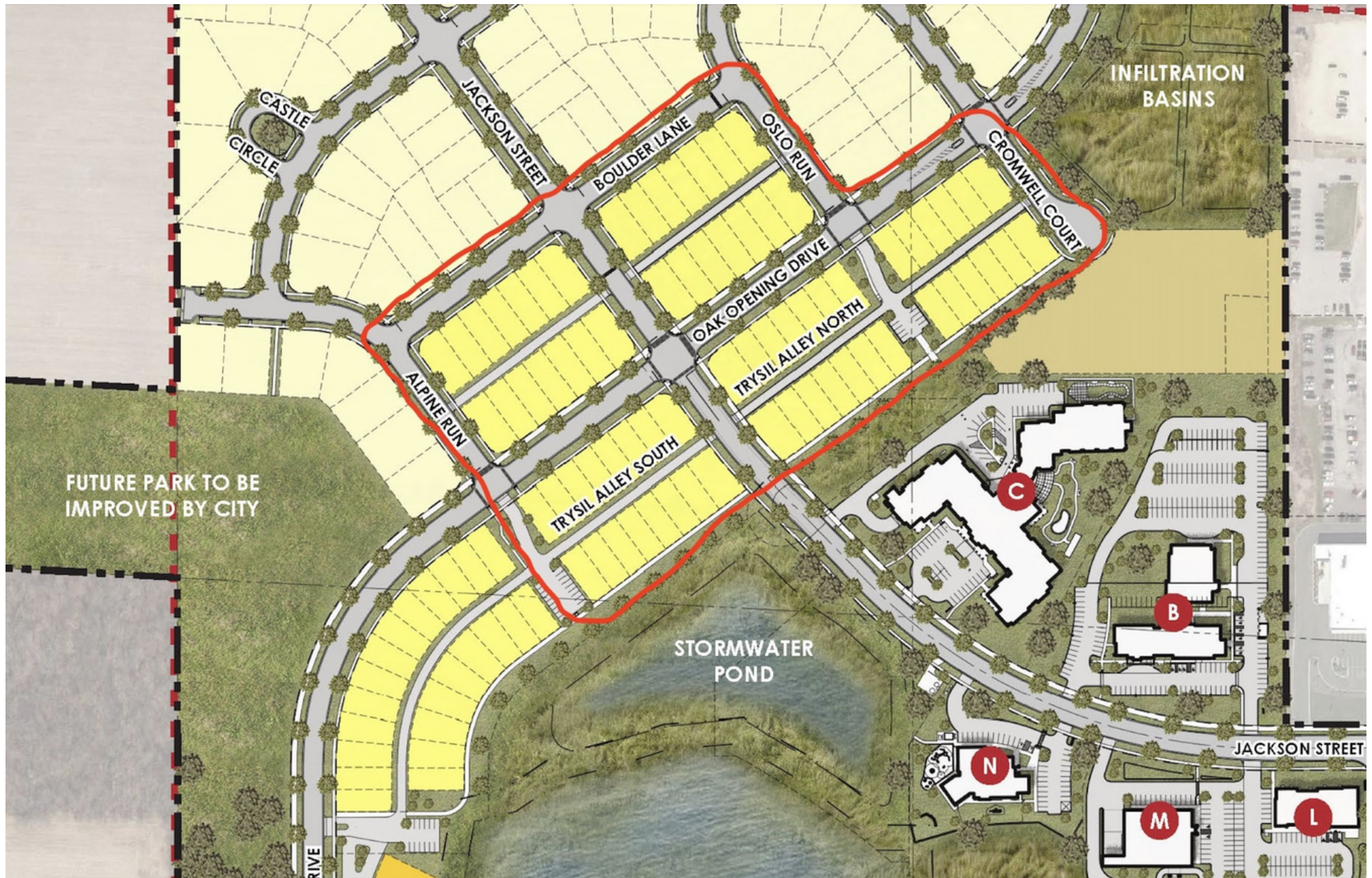
Bring your own builder to this growing community and enjoy the suburban "small town" life with urban amenities. Less than 30 minutes to downtown Madison, and 15 minutes to I-90, this community allows for easy commutes or stay in town for shopping, restaurants and other local fare. You'll enjoy the proximity to some of the areas best lakes, parks and other recreational areas. Prices range from \$67,500-75,900 and discounts are available for multiple lot purchases.

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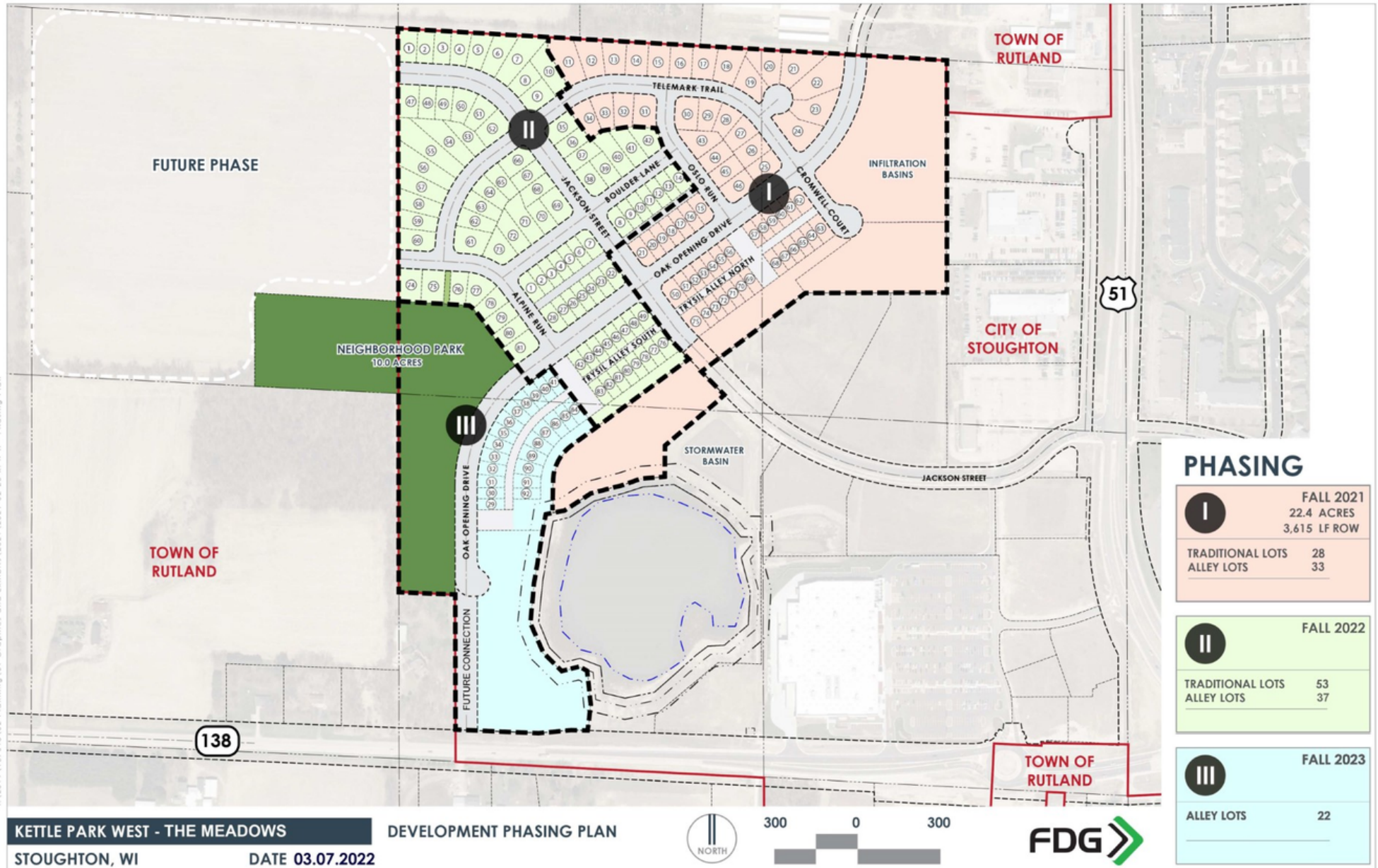


THE MEADOWS AT KETTLE PARK WEST

70 Lots available for development

**CENTURY 21
COMMERCIAL®**

Affiliated



LOTS AVAILABLE



PRICE	PARCEL	ADDRESS	MUNICIPALITY	LEGAL DESCRIPTION
\$75,900	51001411512	557 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 1
\$67,500	51001411622	553 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 2
\$67,500	51001411732	549 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 3
\$67,500	51001411842	545 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 4
\$67,500	51001411952	541 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 5
\$70,900	51001412062	537 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 6
\$67,500	51001412222	539 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 22
\$67,500	51001412332	543 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 23
\$67,500	51001412442	547 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 24
\$67,500	51001412552	551 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 25
\$75,900	51001412662	555 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 26
\$70,900	51001423072	527 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 7
\$67,500	51001423182	523 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 8
\$67,500	51001423292	519 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 9
\$67,500	51001423402	515 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 10
\$67,500	51001423512	511 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 11
\$67,500	51001423622	507 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 12
\$75,900	51001423732	503 TRYSIL ALY N	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 13
\$75,900	51001423842	501 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 14
\$67,500	51001423952	505 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 15
\$67,500	51001424062	509 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 16
\$67,500	51001424172	513 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 17
\$67,500	51001424282	517 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 18
\$67,500	51001424392	521 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 19
\$70,900	51001424502	525 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 20
\$70,900	51001424612	535 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 21
\$75,900	51001424812	433 TRYSIL ALY S	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 1
\$67,500	51001424922	429 TRYSIL ALY S	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 2
\$67,500	51001425032	425 TRYSIL ALY S	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 3
\$67,500	51001425142	421 TRYSIL ALY S	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 4
\$67,500	51001425252	415 TRYSIL ALY S	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 5
\$67,500	51001425362	411 TRYSIL ALY S	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 6
\$67,500	51001425472	407 TRYSIL ALY S	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 7
\$70,900	51001425582	403 TRYSIL ALY S	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 8
\$70,900	51001426112	401 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 31
\$67,500	51001426222	405 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 32
\$67,500	51001426332	409 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 33

LOTS AVAILABLE CONT.



PRICE	PARCEL	ADDRESS	MUNICIPALITY	LEGAL DESCRIPTION
\$67,500	51001426442	413 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 34
\$67,500	51001426552	419 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 35
\$67,500	51001426662	423 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 36
\$67,500	51001426772	427 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 37
\$75,900	51001426882	431 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 2 LOT 38
\$75,900	51001431132	501 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 1
\$67,500	51001431242	507 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 2
\$67,500	51001431352	513 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 3
\$67,500	51001431462	519 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 4
\$67,500	51001431572	523 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 5
\$67,500	51001431682	529 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 6
\$75,900	51001431792	533 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 7
\$75,900	51001431902	432 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 8
\$67,500	51001432012	430 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 9
\$67,500	51001432122	424 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 10
\$67,500	51001432232	420 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 11
\$67,500	51001432342	414 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 12
\$67,500	51001432452	408 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 13
\$75,900	51001432562	400 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 7 LOT 14
\$75,900	51001433012	601 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 1
\$67,500	51001433122	605 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 2
\$67,500	51001433232	609 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 3
\$67,500	51001433342	613 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 4
\$67,500	51001433452	617 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 5
\$67,500	51001433562	621 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 6
\$75,900	51001433672	625 BOULDER LN	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 7
\$75,900	51001433782	524 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 8
\$67,500	51001433892	520 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 9
\$67,500	51001434002	516 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 10
\$67,500	51001434112	512 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 11
\$67,500	51001434222	508 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 12
\$67,500	51001434332	504 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 13
\$75,900	51001434442	500 OAK OPENING DR	City of Stoughton	THE MEADOWS AT KETTLE PARK WEST BLOCK 8 LOT 14

Additional Terms and Options (if applicable) - If buyer purchases 2-3 lots, a 2% discount is available. If buyer purchases 4-6 lots, a 4% discount is available. If buyer purchases 7-10 lots, a 6% discount is available. If buyer purchases 11+ lots, an 8% discount is available

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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For more information, contact:

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