MLS #: 1415779 **Active** **Lots & Acreage** **LP: $444,000**
0 McComb Rd **City** **Stoughton** D44
County: Dane **Zip:** 53589 **State:** WI
Subdivision: None

Total Acreage:	0.81	**Price/SqFt:**	0.00
Wooded Acres:	0.00	**Number of Lots:**	2
Pasture Acres :	0.00	**Lot Number(s):**	1
Tillable Acres:	0.00	**Section Number:**	7
Wetland Acres:	0.00	**Listed Defects:**	No

Directions: Hwy 51 South near corner of Hwy 138 from Oregon and Hwy 51 - Right

Elementary: Call School District **Middle School:** River Bluff **High School:** Stoughton

Utilities Avail: Yes **Specific Builder Required:** No **Owner:**
Improvements: No **Special Assessment:** Yes

Legal Description: Lengthy
Parcel #: TBD
Lot Size: .812 acre **Est. Lot SqFt:**
Zoning: B-2

Land Assessmnt: $ 0
Improvements: $ 0
Total Assessmnt: $ 0 / 2005
Net Taxes: $ 0 / 2005

Type: City
Present Zoning: Other
Lot Description: Corner
Features: N/A
Topography: Level
Utilities Avail: Electricity, Telephone
Water System: Other
Waste Disposal: Other
Road: Blacktop/Asphalt
Improvements: Curb/gutter

Purchase Options: Sell entirely
Special Assessments: Buyer to assume
Available Info: Can not be divided, Certified survey

Miscellanous: N/A
Terms: Cash
Occupancy: At Closing
To Capitol: 11-19 miles
Waterfront: N/A

Name of Lake/River:

Spectacular location - Corner of Hoel Rd and McComb Rd. Corner business lot, anticipated stop light at the corner of Hoel and US Hwy 51. Adjacent New McComb Place project consisting of 13,000 sq ft retail on the main level and 27 condominium units above. Great visibility, in the heart of Stoughton's land use plan growth. Call for details & CSM.

List Agent: Tara Pearson (608) 242-8118
List Office: Restaino Bunbury & Associates (608) 246-7777
Fax #(608) 244-2362
Sale Agent:
Sale Office:
Sold Price: **PtsPd/SlrCr:** **Financing:**
PendingDate: **Closing Date:** **Days On Mrkt:**

List Date: 10/31/2005 **Documents:**
Expiration Date: 10/31/2006
Subagent Comm: 3%
BuyerAgent Comm: 3%
Variable Comm: Yes **Sub to Policy Ltr:** Yes
Named Exceptions: No **Limited Service:** No
Licensee Interest: Yes **Exclusive Agency:** No

This information, provided by seller, listing broker, & other parties, may not have been verified. Equal housing opportunity listing. SCWMLS