



**MLS #: 1555686**      **Active**      **Lots & Acreage**      **Price: \$569,900**  
**0 Schanke Rd**      **Town Freedom**      Q09  
**County:** Sauk      **Zip:** 53961      **State:** WI  
**Subdivision:** NA

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**Total Acreage:** 115.00      **Price/SqFt:** 0.00  
**Wooded Acres:** 30.00      **Number of Lots:** 1  
**Pasture Acres :** 57.00      **Lot Number(s):** 1  
**Tillable Acres:** 21.00      **Section Number:** 5  
**Wetland Acres:** 7.00

**Directions:** Hwy 136 to Rock Springs L (S) on DD, 1 mile to R 3/4 mile on Schanke Rd. to property on left

**Click for Map:**

**School District:** Reedsburg      **Elementary:** Call School District      **Middle:** Call School District      **High:** Reedsburg Area

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

**Legal Description:** Lengthy      **Land Assessmnt:** \$ 25,300  
**Parcel #:** 016-0106-00000      **Improvements:** \$ 1200  
**Lot Size:** 115 acres      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 26,500 / 2008  
**Zoning:** Ex. Ag      **Net Taxes:** \$ 556 / 2008

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Exclusive Ag.	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Can be divided, Certified survey, Aerial photos, Fences Allowed
<b>Water System</b>	Well required	<b>Miscellaneous</b>	Exp lower level possible
<b>Waste Disposal</b>	Non municipal/Private req	<b>Terms</b>	Cash, Current tenant lease
<b>Road</b>	Blacktop/Asphalt	<b>Miles to Capitol</b>	31-50 miles
<b>Improvements</b>	Barn/shed	<b>Waterfront</b>	N/A
		<b>Lake/River</b>	

**Lot Description** Irregular  
**Features** Wooded, Tillable, Pasture, Stream/Spring, Wetland  
**Topography** Level, Rolling

Nicely rolling topography with a good mix of CRP, cropland, timber and wetlands. 115 acres between Baraboo and Reedsburg just outside of Rock Springs. Long range views with southern exposer overlooking the property. Abundant wildlife, including deer, turkeys, ducks and geese. A small pond is on the property next to the wet land area, 21 acres of tillable are rented, 57 acres are in CRP with great income slated for 13 more years. An older 40 x 80 pole shed is on the property for toys.

**Sold Price:**      **PtsPd/SlrCr:**      **Closing Date:**

This information provided courtesy of: Restaino & Associates

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS



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