


Rent Comps - 2 Story Garden Style Apartments

	Property	Address	Beds	Chuck Rent	Avg SF	Rent \$/SF	Notes
1	The Locklyn	1350 Kari Ct. Oconomowoc, WI	1	\$1,729	753	\$2.30	Community Room w/ Outdoor Pool
			1 + Den	\$1,779	825	\$2.16	
			2	N/A	1250		Rents not available
			3	N/A	1352		Rents not available
2	Rock Creek 1	800 Brewster Dr. Lake Mills, WI	1	\$1,399	803	\$1.74	Built Pre-pandemic
			2	\$1,799	1199	\$1.50	
3	Poplar Grove Apts	1204 Dayton St. Mayville, WI	1	\$1,435	775	\$1.85	Includes internet/cable + water
			2	\$1,657	1100	\$1.51	
			3	\$2,240	1400	\$1.60	
4	Jenny Wren Place	2500 Jenny Wren Trl Sun Prairie, WI	1	\$1,394	685	\$2.04	3 story walk ups
			2	\$1,695	1001	\$1.69	

Land Comps - With Access to Public Utilities

	Address	City	Sale Date	Sale Price	Aces	\$ / Acre	Notes
1	1204 Dayton St.	Mayville, WI	Jul-22	\$250,000	7	\$35,714.29	Private sale - no mls sheet
2	Lt0 Remmel Dr	Johnson Creek, WI	Jul-21	\$432,075	7	\$61,725.00	
3	Lot 1 Clarkson Rd	Waterloo, WI	Feb-23	\$255,000	6.6	\$38,636.36	
4	Hwy 18	Cambridge, WI	Feb-22	\$250,000	7	\$35,714.29	

Address: Lt0 Remmel Dr 7.8 Acres Johnson Creek, Wisconsin 53038 Taxed by: Johnson Creek		MLS #: 1533350	
	Property Type: Vacant Land Status: Sold Tax Key: 14107150711000 County: Jefferson		List Price: \$1,100,000 Taxes: \$5,768 Tax Year: 2020 Est. Acreage: 7.8
	1 Story SqFt Min: 0 2 Story 1st Flr SqFt: 0 2 Story SqFt Min: 0		Lot Description: 7.801 Acres Flood Plain: No Occ. Permit Required: N Zoning: Ind/Comm
	School District: Johnson Creek High School: Johnson Creek Middle School: Johnson Creek Elem. School: Johnson Creek		Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 1488
	Directions: From I-94/Hwy 26: North on Hwy 26 to East on Linmar Lane, North on Remmel Dr.		
Topography: Level Location: Other Present Use: None Utilities Available: Electricity Available; Other Conveyance Options: Sell in Entirety; Will Divide Road Frontage: Town/City Road; Paved Road Zoning: Industry/Commerce; Manufacturing-Light; Other Municipality: Village Documents: Listing Contract; Seller Condition; Tax Bill; Subd. Plot or CSM; Other	Buildings Included: None Miscellaneous: Other Development Status: Raw Land Water/Waste Available: Water Municipal Water/Waste Required: Water Municipal Occupancy: Immediate		
Remarks: Bring Your Building Plans! 7.8 Acre parcel that can be divided. Located just off I-94 and Hwy 26. Smaller lots available subject to village approval. Call for more information. Private Remarks: Co-Listed with Pat Schwartz, RE/MAX Preferred. 3.0 acres of the 7.8 acre parcel sold. Showing Information: Please contact listing agents			
Sub Agent Comm: 2.4 % Buyer Agent Comm: 2.4 % Limited/Unserviced: No Sold Price: \$423,075		Excl. Agency Conctrct: N Var. Comm.: N Named Prospects: Y Closing Date: 07/02/2021	
Broker Owned: N Concessions: No Pending Date: 07/01/2021		Electronic Consent: Yes Listing Date: 06/05/2017 Terms of Sale: Other Transaction Type: Arms Length	
Listing Office: RE/MAX Preferred~Johnson Creek: remxjc Ph: 920-699-9210 Fax: 608-276-8110 URL: http://www.johnsoncreekhomes.com		Listing Agent: Jammie Trapp ABR,SRES,e-PRO,ACP: 23454 Ph: 920-285-2703 Cell: 920-285-2703 Fax: Email: jtrapp@trapprealestate.com	
LA Address: 545 Village Walk Lane. Ste. B Johnson Creek, WI 53038 LO License #: 937003-91 LA License #: 72034-94		Selling Office: First Weber Inc - Johnson Creek fwg06 Ph: 920-699-7100 URL: http://www.firstweber.com License #: 833993-91	
Selling Agent: Pete Gross 18852 Ph: 920-285-4665 Email: pgross@firstweber.com License #: 54432-90			

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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Prepared by Kory Krieser on Friday, May 10, 2024 2:59 PM.

Address: Lot 1 Clarkson Rd Waterloo, Wisconsin 53594		Taxed by: Waterloo		WIREX_SCW MLS #: 1888161	
		Property Type: Vacant Land Status: Sold Tax Key: 290-0813-0611-006 County: Jefferson		List Price: \$292,000 Taxes: \$ Tax Year: 2020 Est. Acreage: 6.65	
		1 Story SqFt Min: 2 Story 1st Flr SqFt: 2 Story SqFt Min:		Flood Plain: Occ. Permit Required: Zoning: AG	
		School District: Waterloo High School: Waterloo Middle School: Waterloo Elem. School: Waterloo		Subdivision: N/A Subd. Dues/Yr.: \$0 Body of Water: Days On Market: 644	
Directions: Hwy 19 from Marshall, Left on Hwy 89 to Clarkson Road, I-94 to Hwy 89 to left on Clarkson Road. Corner of 89 and Clarkson on left side					
Topography:		Level; Can be divided		Documents:	
Acreage:		>= 1/2; >= 1; >= 5 5 to 9.99		Terms/Misc:	
Location:		City; Rural; Corner Lot; Rural no subdivision		Miscellaneous:	
Utilities Available:		Electricity Available; Phone Available		Water/Waste Available:	
Zoning:		Agricultural		Topographic Maps; Subd. Plot or CSM	
Municipality:		City		Sell in Entirety	
Utilities Available:		Electricity Available; Phone Available		Horses Permitted	
				Water Municipal; Water Lateral to Lot; Sewer Lateral to Lot; Municipal Sewer	
Remarks: 6.647 acres of Fabulous development land opportunity in the City of Waterloo!! Located in Tax district 4 there are many TIF benefits to develop here!! Bring your plans to build your Condos, apartments, homes or maybe even a new business! All Public utilities meet property at lot line. Great opportunity to buy for yourself or to invest and build. Private Remarks: New assessment/taxes coming: just split from larger parcel. Contact co-list agent ONLY. Seller requests no buyer love letters. See assoc docs & use Add EM for offers. Online EM payment to be made at https://integritytitleofwisconsin.com/ OR check made out to Integrity Title & mailed to 101 E Main St., Ste 4, Waunakee, WI 53597.					
Sub Agent Comm.: 3%		Excl. Agency Contract: N		Broker Owned: N	
Buyer Agent Comm.: 3%		Var. Comm.: N		Owner:	
Limited/Unserviced: No		Named Prospects: N		Days On Market: 644	
Sold Price: \$255,000		Closing Date: 02/28/2023		Pending Date: 04/14/2022	
Electronic Consent: Yes		Terms of Sale: Cash			
Listing Office: EXP Realty, LLC:		Listing Agent: Jo Ferraro Real Esta Team :		LA Address: 4810 Larson Beach Rd	
Ph: 608-838-1377		Ph: 608-838-1377 Cell:		MCFARLAND, WI 53558	
Fax:		Fax:		LO License #:	
URL:		Email: Info@soldinmadison.com		LA License #:	
Selling Office: EXP Realty, LLC Ph: 608-838-1377		Selling Agent: Jo Ferraro Real Esta Team Ph: 608-838-1377			
URL:		Email: Info@soldinmadison.com			
License #:		License #:			

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Address: 7.05 Acres Hwy 18 Cambridge, Wisconsin 53523 Taxed by: Oakland		WIREX_SCW MLS #: 1892970	
	Property Type: Vacant Land Status: Sold Tax Key: 022-0613-0644-001 County: Jefferson 1 Story SqFt Min: 2 Story 1st Flr SqFt: 2 Story SqFt Min: School District: Cambridge High School: Cambridge Middle School: Nikolay Elem. School: Cambridge		List Price: \$250,000 Taxes: \$1,688 Tax Year: 2019 Est. Acreage: 7.05 Flood Plain: Occ. Permit Required: Zoning: R-1 Subdivision: Subd. Dues/Yr.: \$0 Body of Water: Days On Market: 495
	Directions: Hwy 18 from Cambridge toward Jefferson, on the right hand side before Hope Lake rd.		
	Topography: Rolling/Hilly; Wooded; 5+ Unit Lot; Can not be divided; Exposed Lower Level possible Acreage: >= 1/2; >= 1; >= 5 5 to 9.99 Location: Rural; Rural no subdivision Utilities Available: Electricity Available Road Frontage: Private Road; Gravel Road Zoning: Residential - Single; Multi Units Municipality: Town Utilities Available: Electricity Available	Documents: Preliminary plat map Terms/Misc: 1031 Exchange; Sell in Entirety Water/Waste Available: Municipal Sewer Water/Waste Required: Well	
	Remarks: If you are looking for a prime development area, look no further, this is a great spot to build your own dream home, or you can build several homes on this property. fully wooded, and has great access to Hwy 18. this property won't last long, so don't wait to long. Cambridge has a great school system, with that small Town charm, and Lake Ripley just a short walk away, bring your own builder. This property is in the Oakland sanitary district, but you would be able to have your own well. Private Remarks: There is preliminary map in the docs which shows what the Owner had in mind for this property.		
Sub Agent Comm.: 3% Buyer Agent Comm.: 3% Limited/Unserviced: No Sold Price: \$250,000	Excl. Agency Contrct: N Var. Comm.: N Named Prospects: N Closing Date: 02/15/2022	Broker Owned: N Owner: Dorshorst Days On Market: 495 Pending Date: 01/11/2022	Electronic Consent: Yes Listing Date: 09/04/2020 Terms of Sale: Cash
Listing Office: Badger Realty Team: Ph: 608-839-9777 Fax: URL:	Listing Agent: James Lowrey : SCW2253 Ph: 608-334-5376 Cell: Fax: Email: jimsrealfarm@yahoo.com		LA Address: 1609 Landmark Dr Ste 104 COTTAGE GROVE, WI 53527 LO License #: LA License #:
Selling Office: Badger Realty Team Ph: 608-839-9777 URL: License #:		Selling Agent: James Lowrey SCW2253 Ph: 608-334-5376 Email: jimsrealfarm@yahoo.com License #:	

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