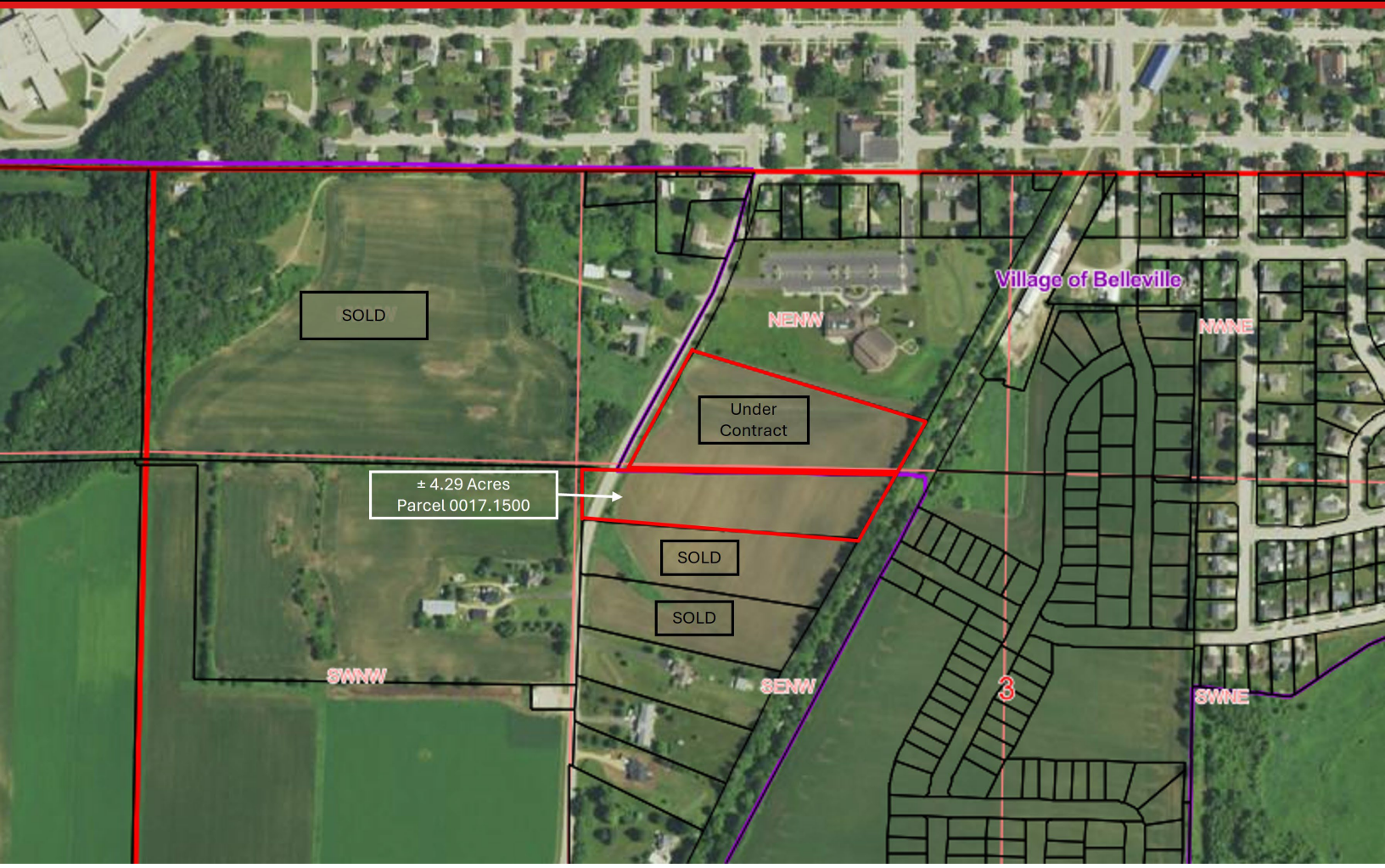
Development Land for Sale

Lot 1 CSM 1309 (±4.29 acres)
Belleville (Town Exeter), WI 53508

MADISON COMMERCIAL REAL ESTATE LLC



Property Highlights

- 4.29 acres per the Green County Land Records. CSM 1309 recorded 6/30/1992 indicates 3.828 acres to R/W.
- Parcel directly north was recently annexed into the Village of Belleville (Under contract)
- Badger Trails Subdivision is located just east of subject property, projected 219± housing units, five phases
- Property backs up to the Badger State Trail that connects Madison to the north and the Illinois boarder to the south

Property Summary

Sale Price	$390,000
Parcel No.	0017.1500
Total Parcel Size (per Green County)	4.29 acres (186,872 sf)
Current Zoning	Agricultural

Ben Filkouski, CCIM
608-333-7734
Ben.Filkouski@madisoncommercialre.com

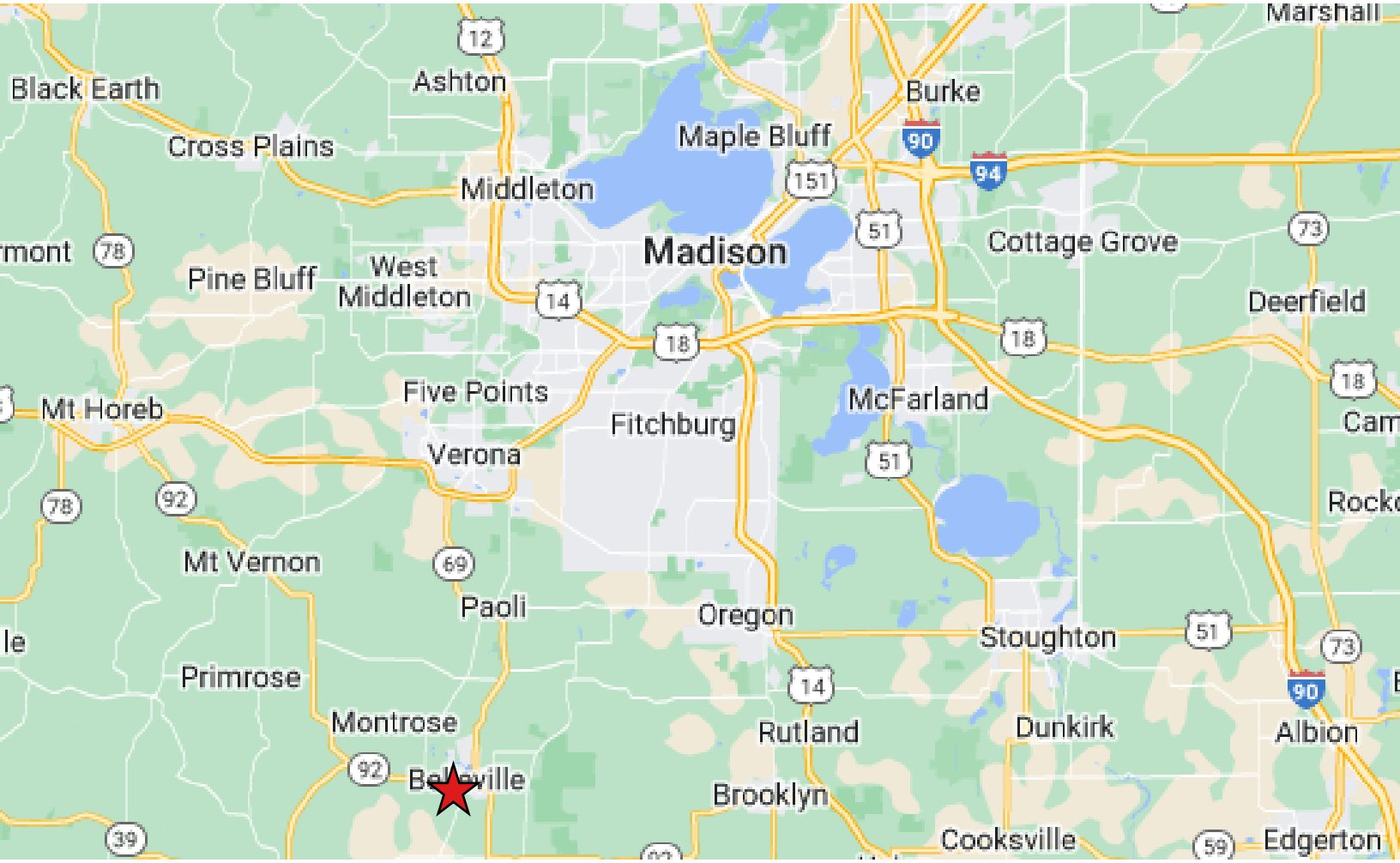
Chris Tiedeman
608-400-6470
Chris.Tiedeman@madisoncommercialre.com

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

Development Land for Sale

Lot 1 CSM 1309 (±4.29 acres)

Belleville (Town Exeter), WI 53508



Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	1,907	4,665	6,221
Number of Households	777	1,876	2,477
Average HH Income	$109,515	$111,457	$114,598

Drive Times

Verona	15 Minutes	10.7 Miles
New Glarus	10 Minutes	7.8 Miles
Madison	31 Minutes	19.4 Miles

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CERTIFIED SURVEY MAP NO. 1309

That part of the SE 1/4 of the NW 1/4 of Sec. 3, T4N, R8E, Town of Exeter, Green Co., Wisc., bounded and described as follows:

Commencing at the NW cor. of said Sec. 3; thence SOUTH, 868.06' to the NW cor. of the SW 1/4 of the NW 1/4 of Sec. 3; thence N89°35'59"E, 1306.20' to the NW cor. of the SE 1/4 of the NW 1/4 of Sec. 3 and the point of beginning; thence N89° 35' 59"E, 980.26' to the Westerly right-of-way line of the W. & C. Railroad; thence S26°51'18"W along said right-of-way line, 913.09'; thence N72°50'34"W, 590.24' to the W. line of the SE 1/4 of the NW 1/4 of Sec. 3; thence N0°20'31"W, 633.64' to the point of beginning; subject to a public road right-of-way as shown and to any and all other easements of record.

I hereby certify that this Survey is in compliance with Chapter 236.34 of the Wis. Statutes, and that I have surveyed, divided, monumented and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

June 24, 1992

Richard D. Talarczyk

Richard D. Talarczyk

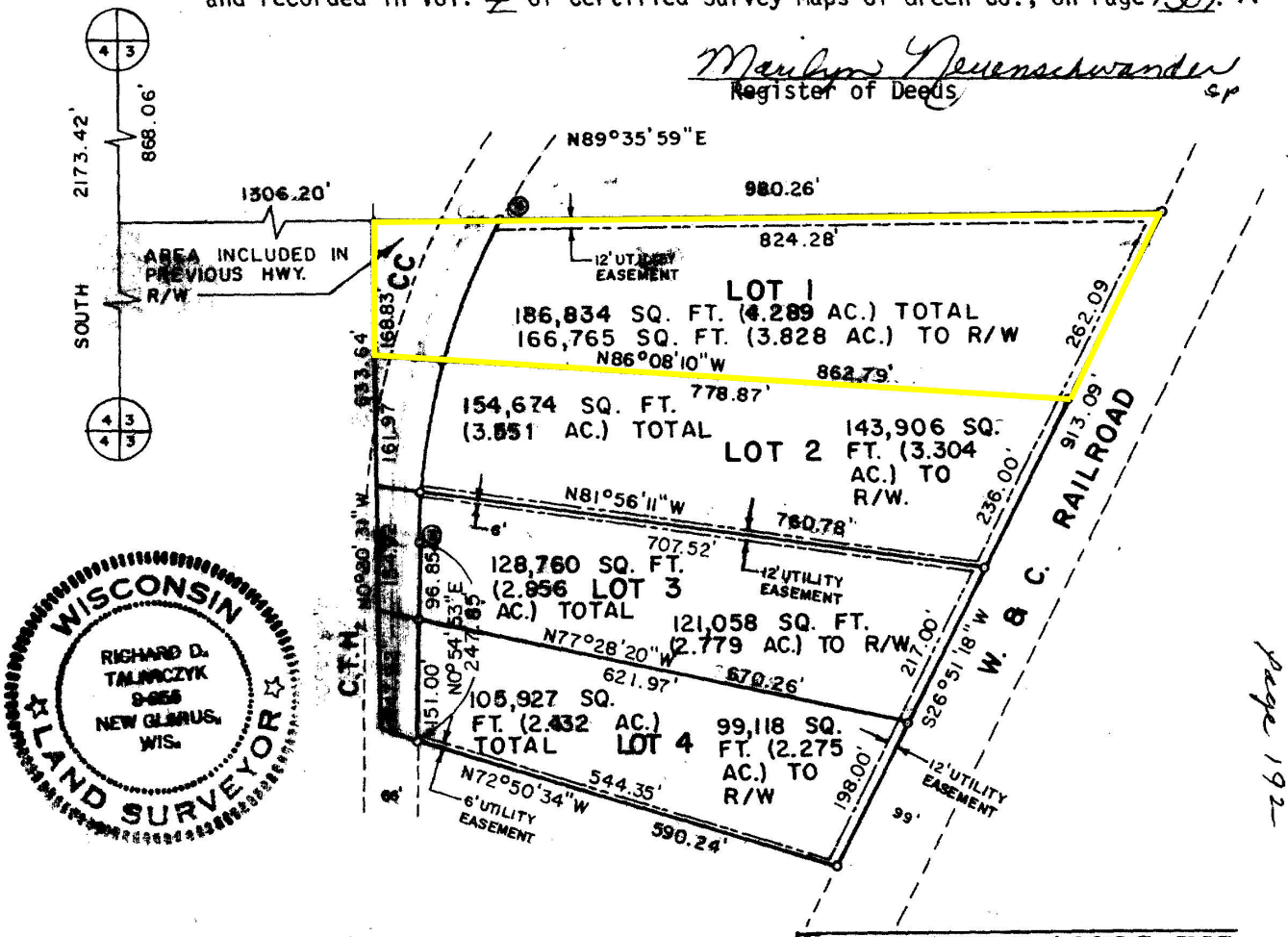
CURVE DATA

CURVE	LOT	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEAR.
3 4		873.93'	27°23'30"	417.80'	413.84'	N14°36'38"E
	3	873.93'	4°00'40"	61.18'	61.17'	N 2°55'13"E
	2	873.93'	10°56'02"	166.77'	166.52'	N10°23'34"E
	1	873.93'	12°26'48"	189.85'	189.48'	N22°04'59"E

REGISTER OF DEEDS CERTIFICATE:

Received for record this 2nd day of July, 1992 at 4:05 o'clock P.M., and recorded in Vol. 4 of Certified Survey Maps of Green Co., on Page 1309. *

Marilyn Meuenschwander
Register of Deeds



WISCONSIN
RICHARD D. TALARCZYK
S-656
NEW GLARUS, WIS.
LAND SURVEYOR

TALARCZYK & ASSOC., INC.

W5105 Kubly Road
P. O. Box 235
NEW GLARUS, WI 53574
Phone 608/527-5216

BOOK 38 PAGE 32
JOB NO. 92109
CHECKED RDT
DRAWN BY JK

SCALE: 1" = 200'

SHEET 1 OF 2

* See affidavit 559, pg. 399 - pg # should be 192 & 193 for Reg Deeds certification

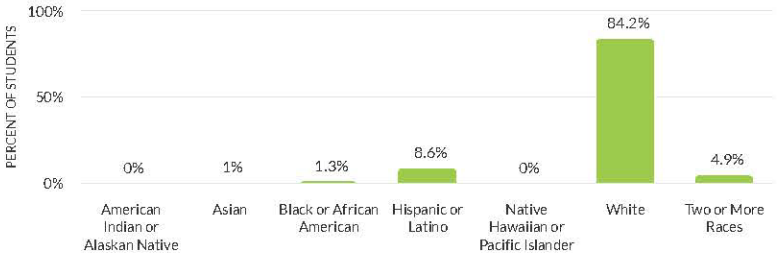
Page 192

OVERVIEW

District Details

Grades : K4-12
Enrollment : 911
Percent open enrollment : 5.9%

Student Groups





Score Summary

Please use caution when interpreting scores and ratings. Multiple years of data impacted by the COVID-19 pandemic are used throughout the report card. Also, see https://dpi.wi.gov/accountability/resources.

Overall Score

74.7

Exceeds Expectations

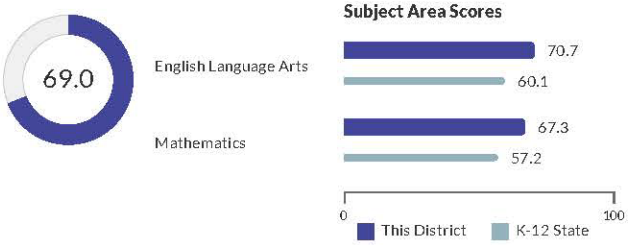
★★★★

PRIORITY AREA WEIGHTS

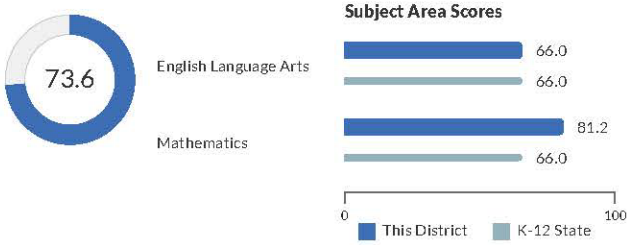


Priority Area Scores

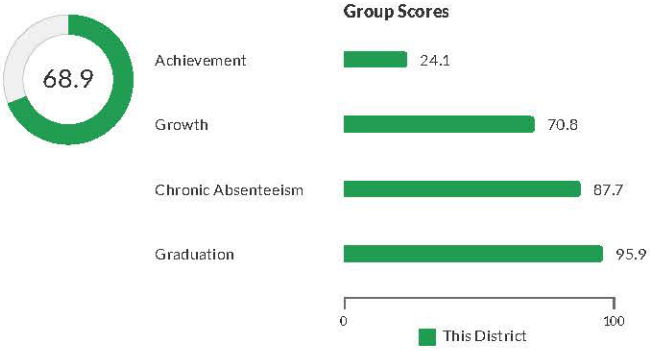
ACHIEVEMENT



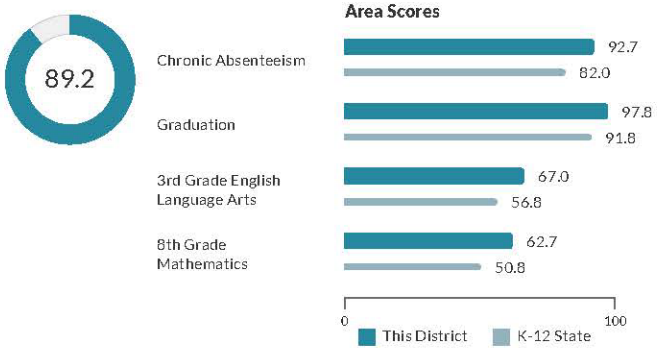
GROWTH



TARGET GROUP OUTCOMES



ON-TRACK TO GRADUATION



WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, WI 53704

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law **(See Lines 47-55).**
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties **(See Lines 22-39).**
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55).**
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION: _____

_____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

_____

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

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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Drafted by Attorney Debra Peterson Conrad