

20 ACRE CREEKSIDE MINI-FARM-TOWN OF MERTON

Escape the hustle and bustle of the city and build your dream home and outbuilding overlooking beautiful, pristine Mason Creek in the Town of Merton. Add a barn for your favorite animals or toys, raise your favorite crops, or angle for some trophies in one of Waukesha County's rare trout streams.



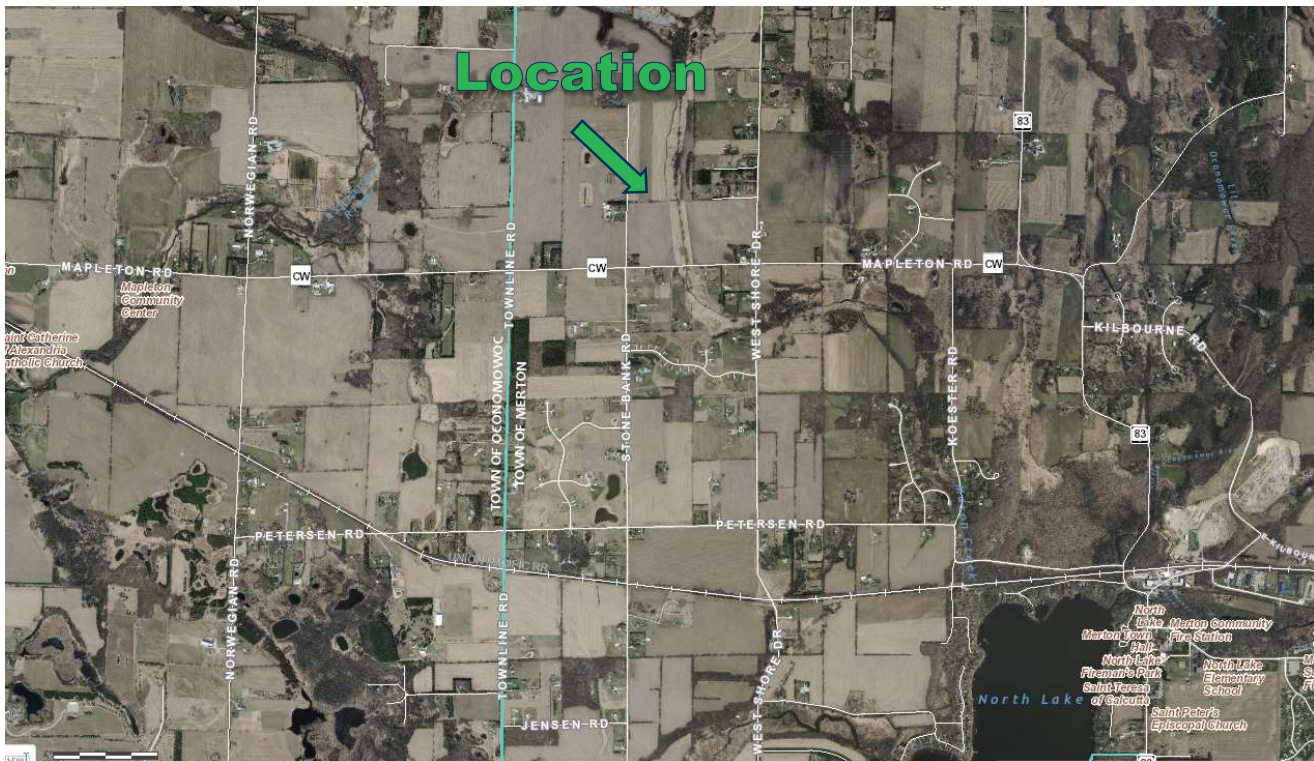
Property dimensions from legal description. Survey to verify.

CREEK SIDE MINI-FARM-TOWN OF MERTON

This property requires a septic system and a private well.
 The zoning allows for a single-family home and outbuildings.
 Contact our office for further details.

PRICE	LOT SIZE	STATUS
\$269,900	20.2 Acres	Accepted Offer

Price subject to change without notice.



Location: CTH CW to Pleasant View Road, north to site on east side of road.

FOR MORE INFORMATION ABOUT THIS PROPERTY,
 VISIT SIEPMANNREALTY.COM

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PROPERTY INFORMATION

LOCATION	Town of Merton
PRICE	\$269,900
TOTAL ACREAGE	20.2 Acres
A-1 AGRICULTURAL	12.6 Acres
C-1 CONSERVANCY	7.6 Acres
MINIMUM HOME SIZE	1,100 Sq. Ft.
SETBACKS (FRONT/SIDES/REAR)	50'/20'/50'
SCHOOL DISTRICT	Stone Bank/Arrowhead
TAX RATE	\$11.29/\$1,000 of Value @ 86% of Assessed Value
2019 TAX (USE VALUE)	\$145.63 (The Property had an agricultural use assessment in prior year and will be subject to a conversion charge at time of building permit)
UTILITIES	Electric Service Available
WELL & SEPTIC	Private Well & Septic Required