



Newmark
Knight Frank

VACANT LAND FOR SALE

HIGHWAY 42 | SHEBOYGAN, WI



PARCEL SIZE:

±28.35 Acres

ZONING:

B-3 Commercial District & R-1 Residential District

WATER & SEWER:

Available; Varies Per Parcel

TAX KEY #:

59024341991, 59024342020, 59024342021,
59024342040 & 59024342042

2018 TAXES:

\$113.67 (Combined)

SALE PRICE:

\$525,000 - **Reduced**

For information, please contact:

CURT PITZEN

414.395.4688

curt.pitzen@ngkf.com

VACANT LAND FOR SALE

PROPERTY HIGHLIGHTS:

- ±28 acres of prime development located along Hwy 42 with close proximity to I-43, Menards & Walmart
- Commercial and Residential Zoning
- Potentially divisible

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,858	15,452	49,402
Households	745	6,373	20,598
Median HH Inc.	\$84,868	\$68,621	\$53,510
Employees	1,219	7,305	32,054

Source: STDB.COM/ESRI



ngkf.com

757 N Broadway, Suite 700, Milwaukee, WI 53202

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PREPARED FOR:
RHODE/DALES LLP
C/O ATTORNEY PETER MAYER
607 NORTH 8TH STREET-7TH FLOOR
SHEBOYGAN, WI 53081-5874

**PLAT OF SURVEY
FOR
ODYSSEY ENTERPRISES LLC
OF
PARTS OF THE NW $\frac{1}{4}$ -NW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ -NW $\frac{1}{4}$
OF SECTION 5, T.15N., R.23E., TOWN OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN**

DESCRIPTION
FOR
ODYSSEY ENTERPRISES LLC

A part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Five (5), Township Fifteen (15) North, Range Twenty-Three (23) East, Town of Sheboygan, Sheboygan County, Wisconsin containing 1,291.136 square feet (29.640 acres) of land and described as:

Commencing at the West Quarter Corner of said Section 5; thence N01°-02'-28"W 663.03 feet along the West line of the NW $\frac{1}{4}$ of said Section 5 to the Northwest Corner of Lot 1 of Certified Survey Map recorded in Volume 6 of Certified Survey Maps, on Page 196; thence S89°-12'-38"E 50.00 feet (recorded as S89°-06'-23"W) along the North line of said Lot 1 to the East right-of-way line of C.T.H. "Y" and the point of beginning; thence N01°-02'-28"W 399.81 feet along said East right-of-way line; thence N04°-40'-11"E 100.50 feet along said East right-of-way line; thence N01°-02'-27"W 162.78 feet along said East right-of-way line to the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 5 per Warranty Deed as recorded in Volume 1506, on Pages 782-784 in the Sheboygan County Registry and surveyed by David C. Hinz (R.L.S. #5-924), survey dated the 20th day of April, 1995; thence S89°-46'-42"E 876.41 feet (recorded as N89°-48"E) along said North line; thence N49°-02'-14"E 466.97 feet (recorded as N51°-13"E and as surveyed by David C. Hinz) to the Southwest right-of-way line of S.T.H. "42"; thence the following courses along said Southwest right-of-way line: thence S41°-04'-12"E 117.98 feet (recorded as N42°-44'-52"W 117.87 feet); thence S40°-12'-23"E 901.16 feet (recorded as N41°-53'-03"W); thence S37°-21'-34"E 100.50 feet (recorded as N39°-32'-14"W); thence S43°-04'-12"E 187.45 feet (recorded as N44°-44'-52"W) to the terminus of said Southwest right-of-way line and to the North line of Lot 1 of Certified Survey Map as recorded in Volume 9 of Certified Survey Maps, on Page 247 also being the North line of previously recorded Lot 1 of Certified Survey Map as recorded in Volume 6 of Certified Survey Maps, on Page 196; thence N89°-12'-38"E 2875.44 feet (recorded as S89°-06'-23"W) along said North line to the point of beginning; being subject to any and all easements and restrictions of record.

NW CORNER
SECTION 5
T.15N. R.23E.

C.T.H. "Y"

- LEGEND -
○ = 1"x24" IRON PIPE SET
● = 1" IRON PIPE FOUND
⊙ = COUNTY MONUMENT FOUND
() = RECORDED INFORMATION
D.G.S. = ORIGINAL GOVERNMENT SURVEY

NORTH LINE OF THE SW $\frac{1}{4}$, NW $\frac{1}{4}$, SECTION 5
PER DEED VOL. 1506, PG. 782 AND AS
SURVEYED BY DAVID C. HINZ (R.L.S. #5-924)
SURVEY DATED APRIL 20, 1995

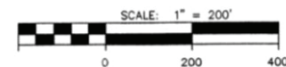
1,291,136 SQ. FT.
29.640 ACRES

**LOT 1
C.S.M.
VOL. 6
PG. 196**

**LOT 1
C.S.M.
VOL. 9
PG. 247**

DEARINGS REFERENCED TO THE WEST
LINE OF THE NW $\frac{1}{4}$ OF SECTION 5
ASSIGNED: N01°-02'-28"W
PER SHEBOYGAN COUNTY
COORDINATE SYSTEM

NW CORNER
SECTION 5
T.15N. R.23E.



SURVEYOR'S CERTIFICATE

I, Anthony P. Lulloff, Wisconsin Registered Land Surveyor of Aero-Metric, Inc., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 14th day of December, 2005.
Anthony P. Lulloff
ANTHONY P. LULLOFF
S-1035
KIEL,
WI
WISCONSIN REGISTERED LAND SURVEYOR
Anthony P. Lulloff, S-1035

AERO-METRIC
Aero-Metric, Incorporated
Land Planning & Design Division
920-949-7700 800-472-5312 FAX 949-7709
529 NORTH HADISON STREET CHILTON, WISCONSIN 53014

DRAWN BY: B.J.B. DATE: 12-05-06
PROJECT NO.: 2061202 REVISED: _____
DRAWING NAME: ODYSSEY
NOTEBOOK: P-313 PAGE: 25 D - 23483

STATE OF WISCONSIN BROKER DISCLOSURE TO NON- RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 within 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 "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes 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

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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 "definition of material adverse facts" below).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

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://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE 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 on any specific transaction.