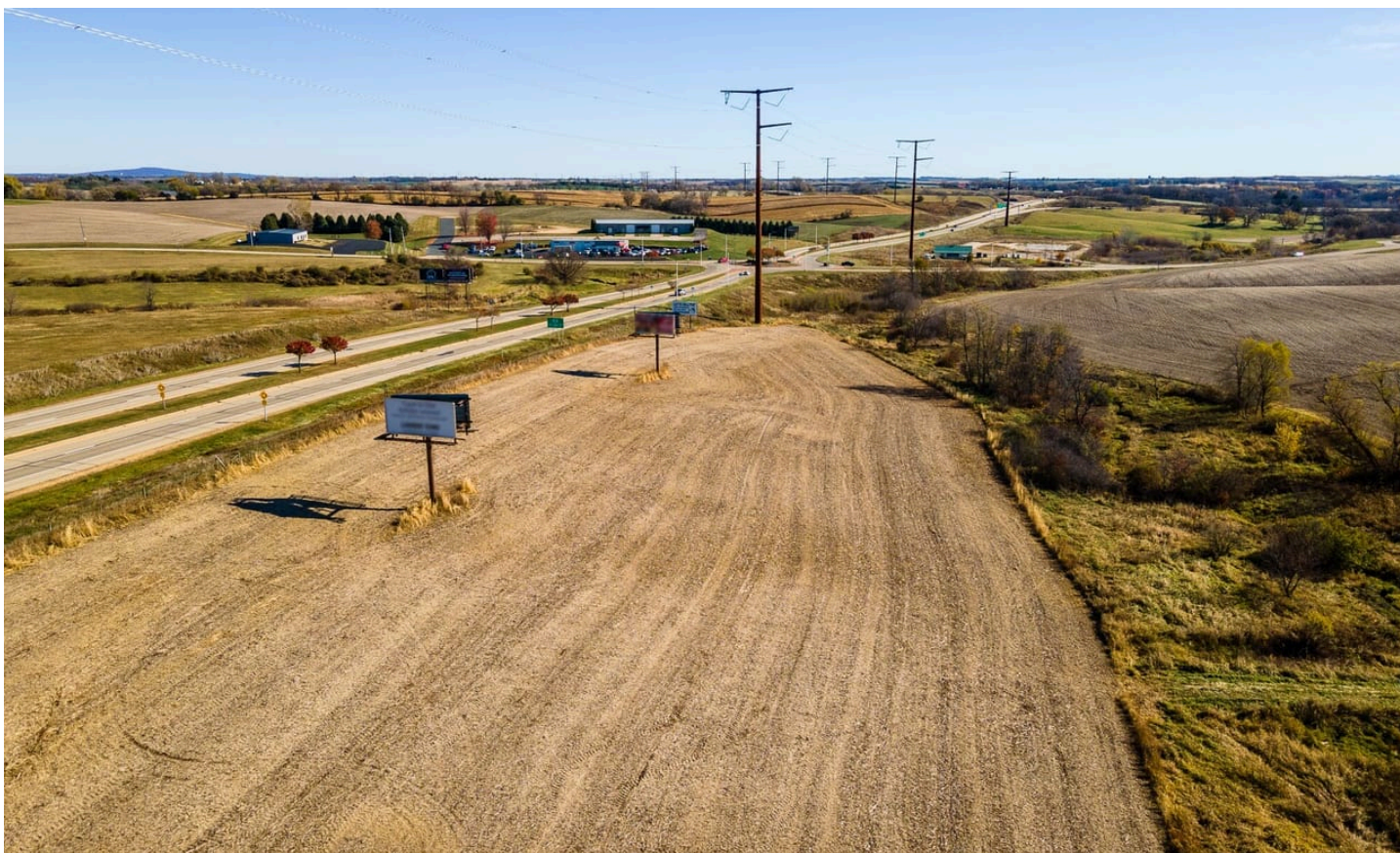


Iowa County, Wisconsin 4 Acres of Land for Sale
Lt1 Hwy 18
Dodgeville, WI 53533

\$285,000
4.400± Acres
Iowa County



Iowa County, Wisconsin 4 Acres of Land for Sale Dodgeville, WI / Iowa County

SUMMARY

Address

Lt1 Hwy 18

City, State Zip

Dodgeville, WI 53533

County

Iowa County

Type

Lot, Business Opportunity

Latitude / Longitude

42.970555 / -90.116528

Acreage

4.400

Price

\$285,000

Property Website

<https://landguys.com/property/iowa-county-wisconsin-4-acres-of-land-for-sale-iowa-wisconsin/93504/>



Iowa County, Wisconsin 4 Acres of Land for Sale

Dodgeville, WI / Iowa County

PROPERTY DESCRIPTION

Dodgeville commercial development lot on Hwy 18

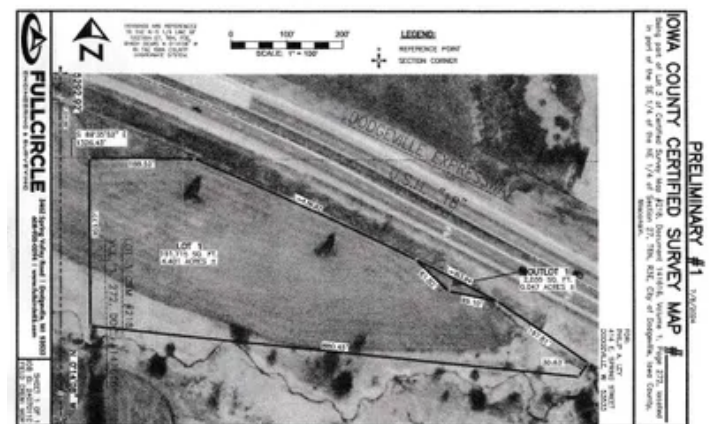
Along Highway 18 in Dodgeville, near the Bennett Rd roundabout is this 4-acre commercial lot. With traffic counts exceeding 8,000 vehicles per day, its location places your business in front of consistent daily exposure. The property also has easy access to Highway 18 and 151.

Two signs currently generate annual lease income. These signs are owned by Lamar and the lease could be discontinued at the annual renewal. Utilities are nearby, with sewer already available in one corner of the parcel. A new driveway access from Bennett Rd, across from the truck stop entrance is in the works. According to County record, City to be responsible for installation and maintenance of stormwater retention pond.

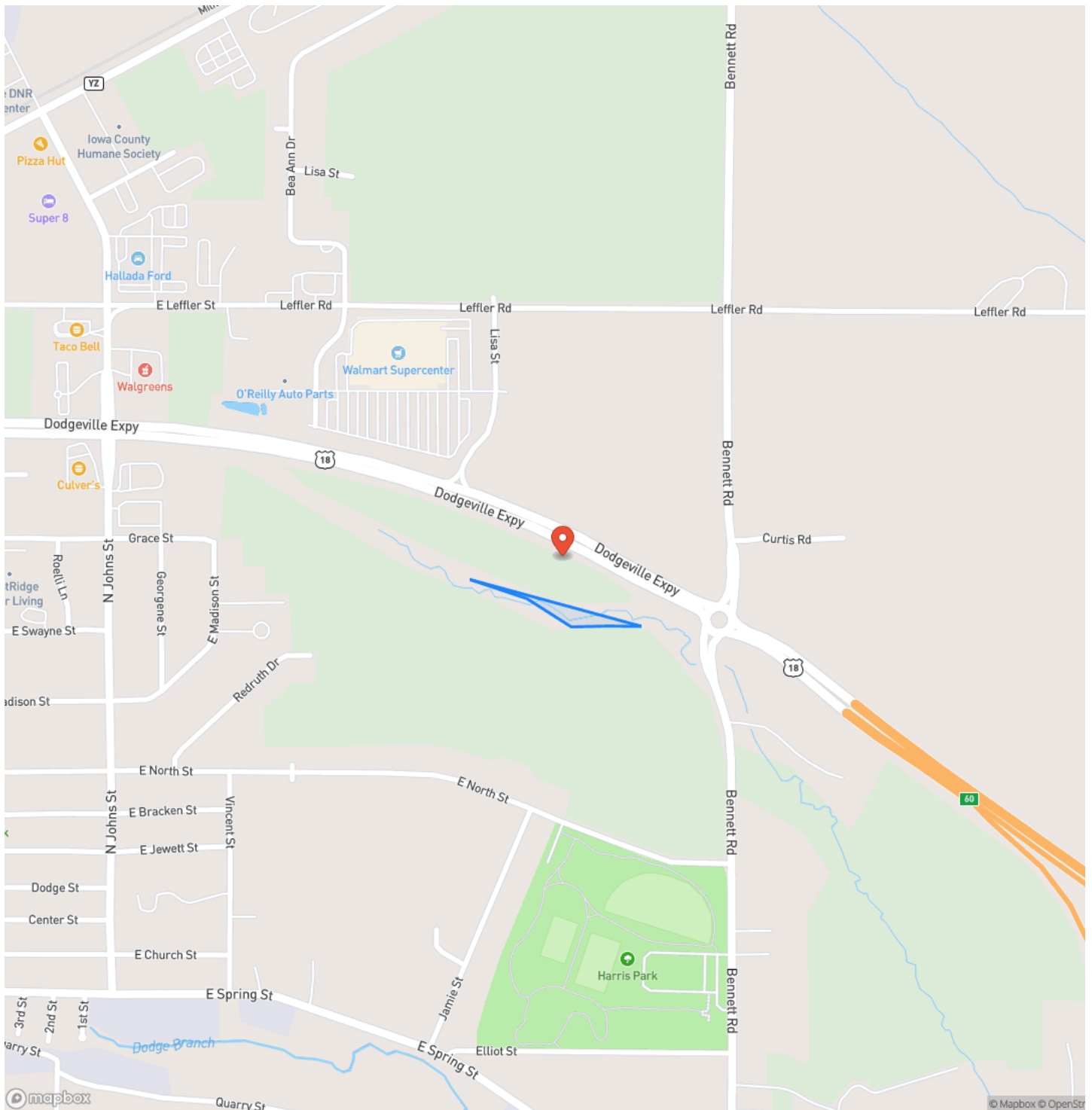
KEY FEATURES

- Zoned B-H General Highway Business
- Stormwater retention pond to be responsibility of City Of Dodgeville
- Utilities nearby

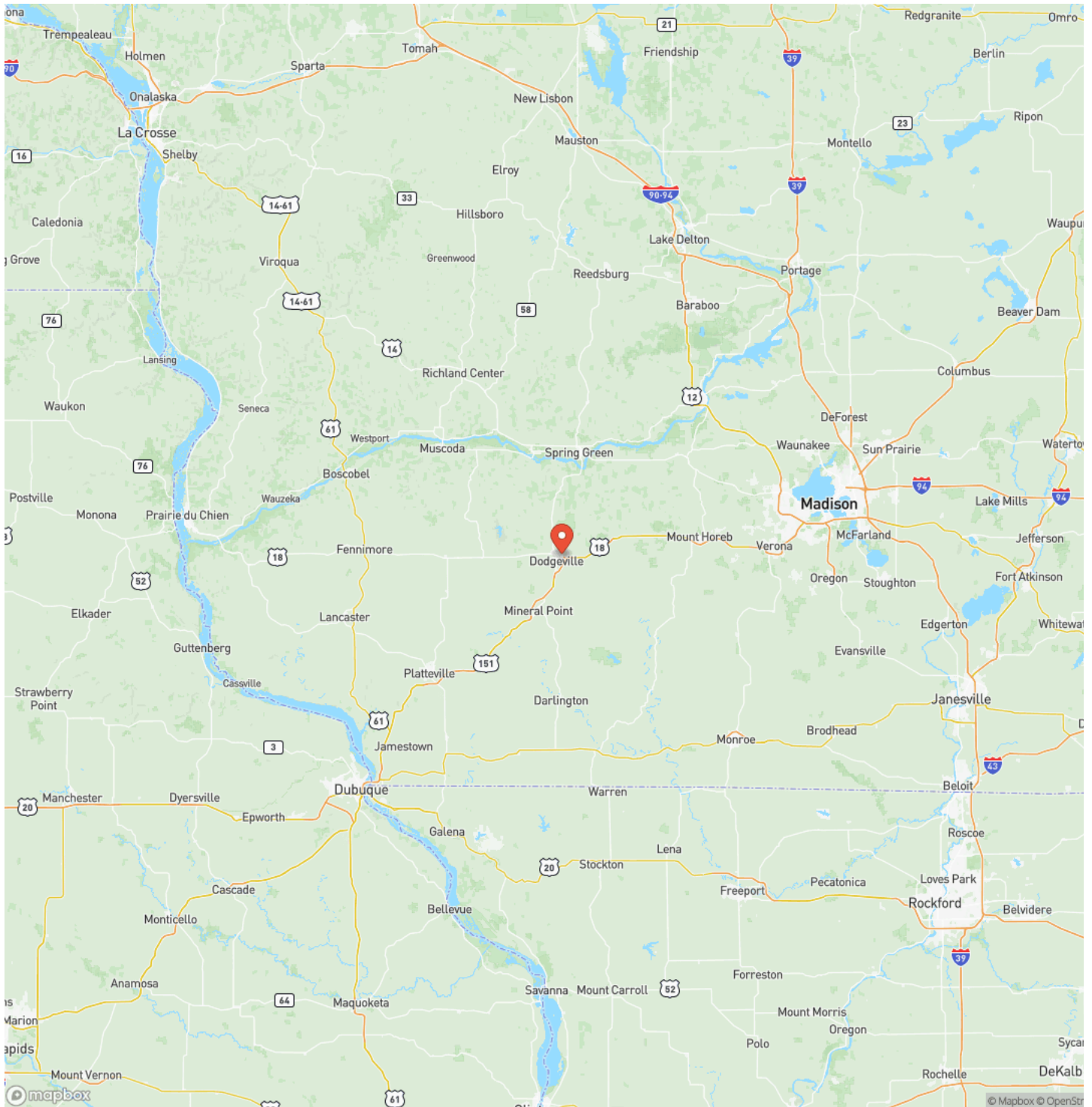
A wide-angle photograph of a dry, grassy field under a clear blue sky. In the distance, there are utility poles and a large billboard structure. The field is covered in dry, yellowish-brown grass and some scattered debris. The sky is a vibrant blue with a few wispy white clouds on the left side. In the background, several utility poles are visible, and a large, rectangular billboard structure stands on the right. The overall scene suggests a rural or undeveloped area.



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



MORE INFO ONLINE:

www.landguys.com

Iowa County, Wisconsin 4 Acres of Land for Sale Dodgeville, WI / Iowa County

LISTING REPRESENTATIVE

For more information contact:



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Luke Wessel

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(262) 263-6846

Email

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Address

City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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