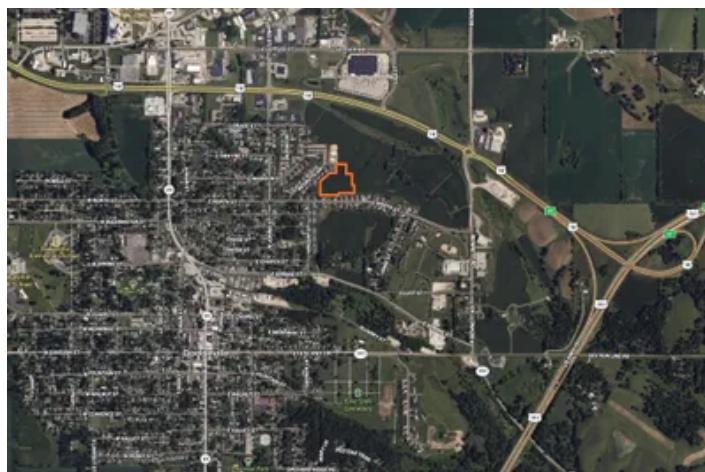


Iowa County, Wisconsin 5 Acres of Land for Sale
Lt3 E North St
Dodgeville, WI 53533

\$285,000
5.130± Acres
Iowa County



Iowa County, Wisconsin 5 Acres of Land for Sale
Dodgeville, WI / Iowa County

SUMMARY

Address

Lt3 E North St

City, State Zip

Dodgeville, WI 53533

County

Iowa County

Type

Lot, Undeveloped Land

Latitude / Longitude

42.968285 / -90.121777

Acreage

5.130

Price

\$285,000

Property Website

<https://landguys.com/property/iowa-county-wisconsin-5-acres-of-land-for-sale-iowa-wisconsin/93491/>



Iowa County, Wisconsin 5 Acres of Land for Sale Dodgeville, WI / Iowa County

PROPERTY DESCRIPTION

Subdivision development land in Dodgeville, WI.

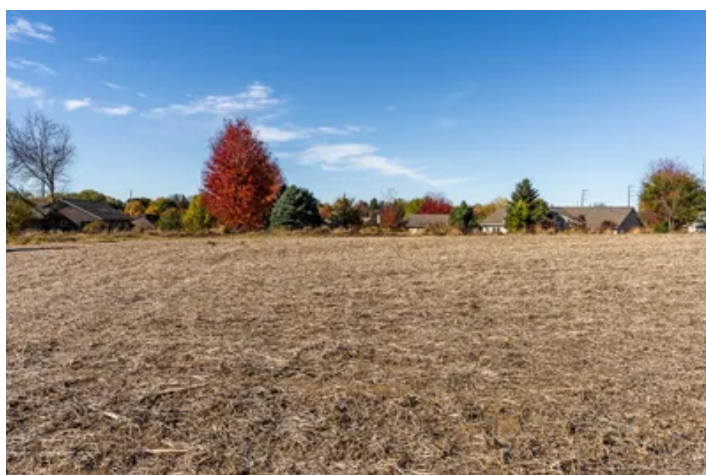
Positioned on a scenic hilltop overlooking Dodgeville, this approximately 5-acre parcel presents a residential development opportunity. A conceptual plat outlines potential for up to 13 lots, ideal for a developer or builder seeking to meet the area's strong housing demand. The property is accessible from E North St. to the south and Redruth Dr. to the north.

All essential utilities are already nearby; electric, water, natural gas and sewer are available at the roads. An existing stormwater retention pond located south of E North St. provides runoff management for the site. The location has easy walking access to Harris Park and quick connections to Highway 18 and 151 for commuting.

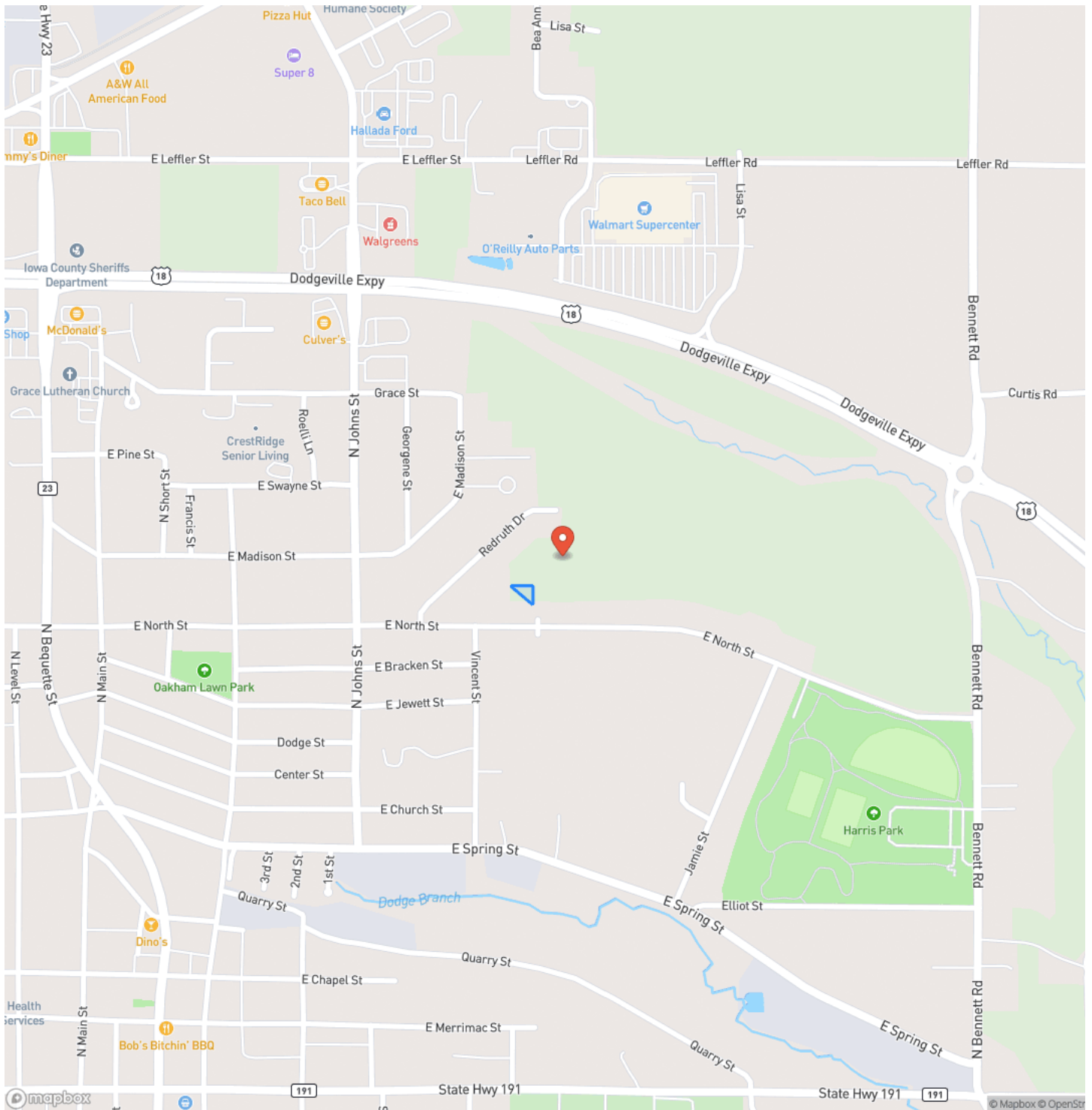
KEY FEATURES

- Currently zoned B-H General Highway Business
- Potential 13 lot residential development
- Stormwater retention pond in place
- Utilities nearby
- Soil conditions: no indications of shallow bedrock

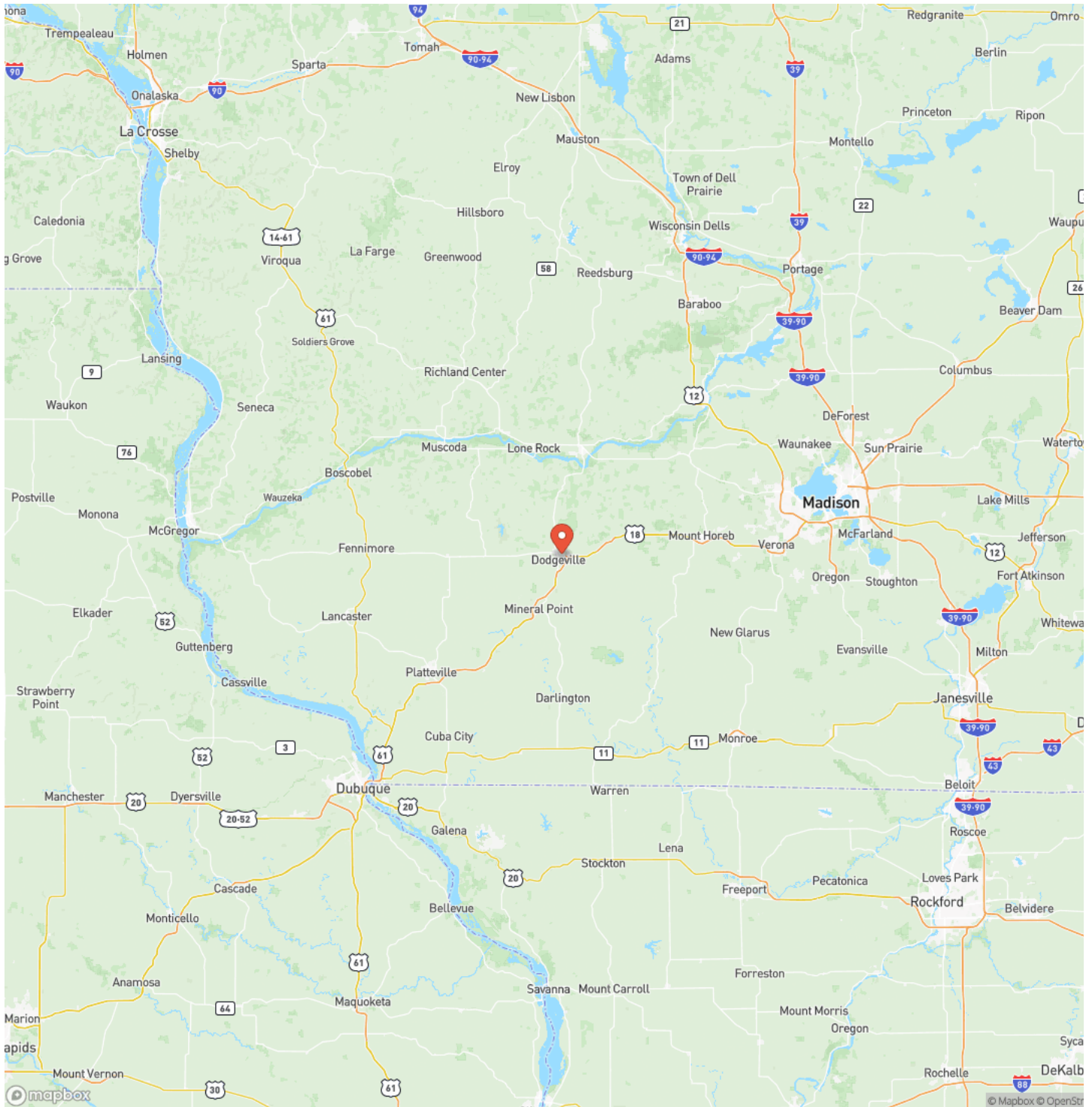
Iowa County, Wisconsin 5 Acres of Land for Sale Dodgeville, WI / Iowa County



Locator Map



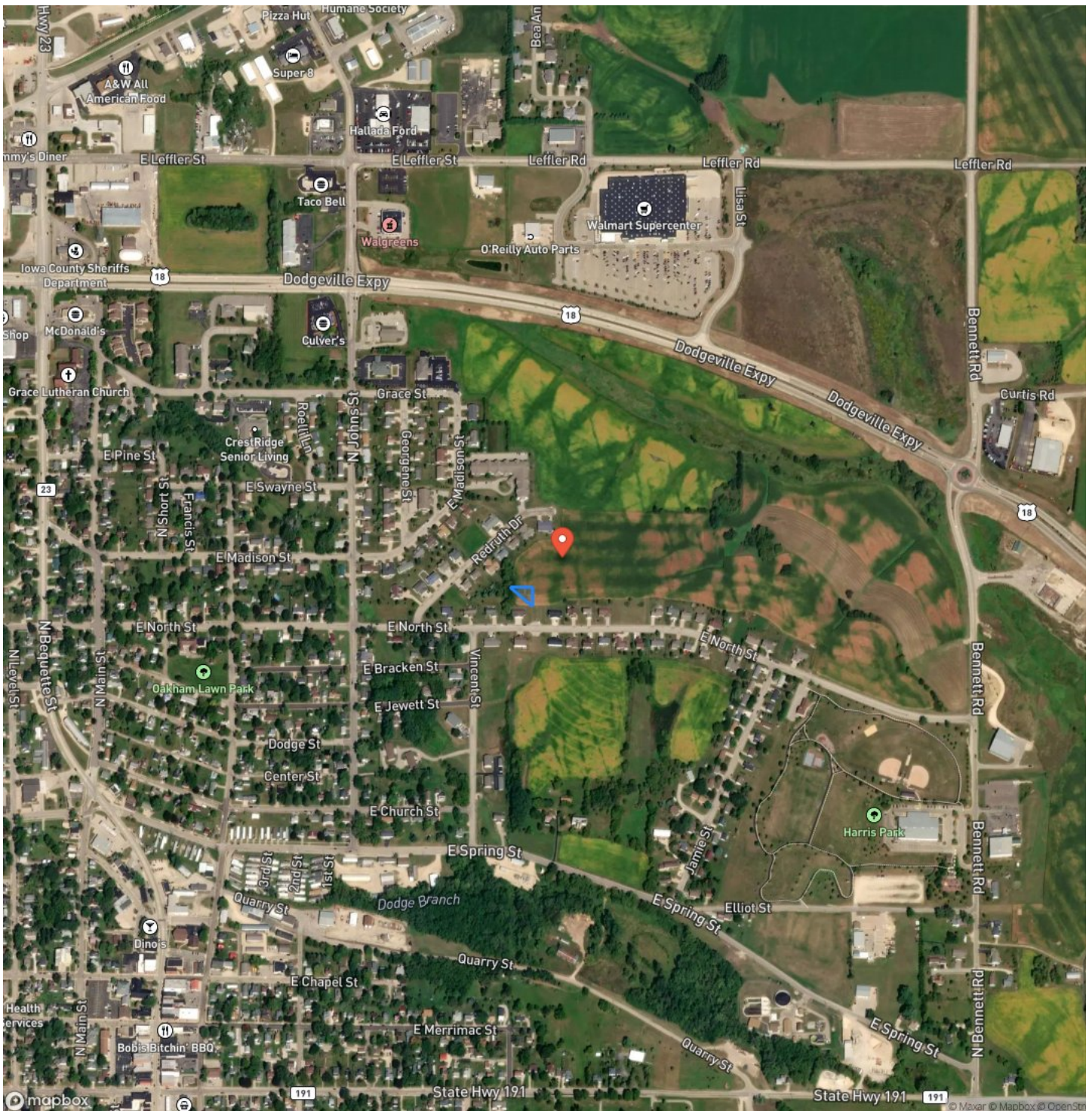
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



MORE INFO ONLINE:

www.landguys.com

Iowa County, Wisconsin 5 Acres of Land for Sale Dodgeville, WI / Iowa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Wessel

Mobile

(262) 263-6846

Email

luke@landguys.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
