



**1810833**                      **Active**                      **Lots & Acreage**    **Price: \$400,000**  
**5324 Sunny Ridge Rd**                      **Town**                      **Mineral Point**                      J18  
**County:** Iowa                      **Mailing City:** Mineral Point  
**Subdivision:**                      WI 53565

---

<b>Total Acreage:</b>	78.00 Assessor	<b>Price/Acre:</b>	\$5,128.21
<b>Wooded Acres:</b>	0.00	<b>Price/SqFt:</b>	
<b>Pasture Acres :</b>	0.00	<b>Number of Lots:</b>	1
<b>Tillable Acres:</b>	78.00	<b>Lot Number(s):</b>	1
<b>Wetland Acres:</b>	0.00		

Hwy 151 South to Left on YD to Left on D to Left on Sunny Ridge To Lenz Ln.

**Lot Size:**

**School District:** Dodgeville  
**Elementary:** Call School District  
**Middle:** Call School District  
**High:** Dodgeville

[Click M for Map:](#)  
[Documents \(if any\):](#)  
[Calculate Payment:](#)



**Lake/River:**  
**Feet WaterFront:**

**Specific Builder Required:** No

**Annual HOA Dues:**

**Legal Description:** Lengthy

**Net Taxes:** \$ 294 / 2016

**Parcel #:** 0

**Zoning:** AG

<b>Type</b>	Rural
<b>Present Zoning</b>	Single family, Agricultural
<b>Utilities Avail. (To Lot)</b>	Electricity
<b>Water System</b>	Well required
<b>Waste Disposal</b>	Non municipal/Private req
<b>Road</b>	Paved
<b>Improvements</b>	None

<b>Purchase Options</b>	Sell entirely, Will divide, Additional land available
<b>Available Info</b>	Can be divided, Aerial photos, Topography map, Fences Allowed, Storage Building Allowed, Easements
<b>Miscellaneous</b>	Exp lower level possible
<b>Farm Features</b>	Tillable, Pasture
<b>Waterfront</b>	Stream/Creek

**Lot Description** Rural - not in subdivisn  
**Features** Wooded, Stream/Spring, Wetland  
**Topography** Level, Rolling, Sloping

Great Tract of Good Tillable Ground just 10 minutes to Mineral Point or Dodgeville. Great Long-Term Investment. Very Private Setting with Quiet Building Site with Long Distant Views. Must See! Additional land available.

**Sold Price:**

**Concessions:**

**Closing Date:**

*This information provided courtesy of:* First Weber Inc

03/26/2018 09:28 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2017 SCWMLS

**Eric Grover**  
**First Weber Inc**  
**Pref: 608-444-2900**  
**grovere@firstweber.com**