



## LAND OVERVIEW

<b>Total Acreage:</b>	9.93Acres
<b>Current Zoning:</b>	AP- All Purpose
<b>Grade Status:</b>	Fairly Level
<b>Utilities:</b>	Available

## ECONOMICS

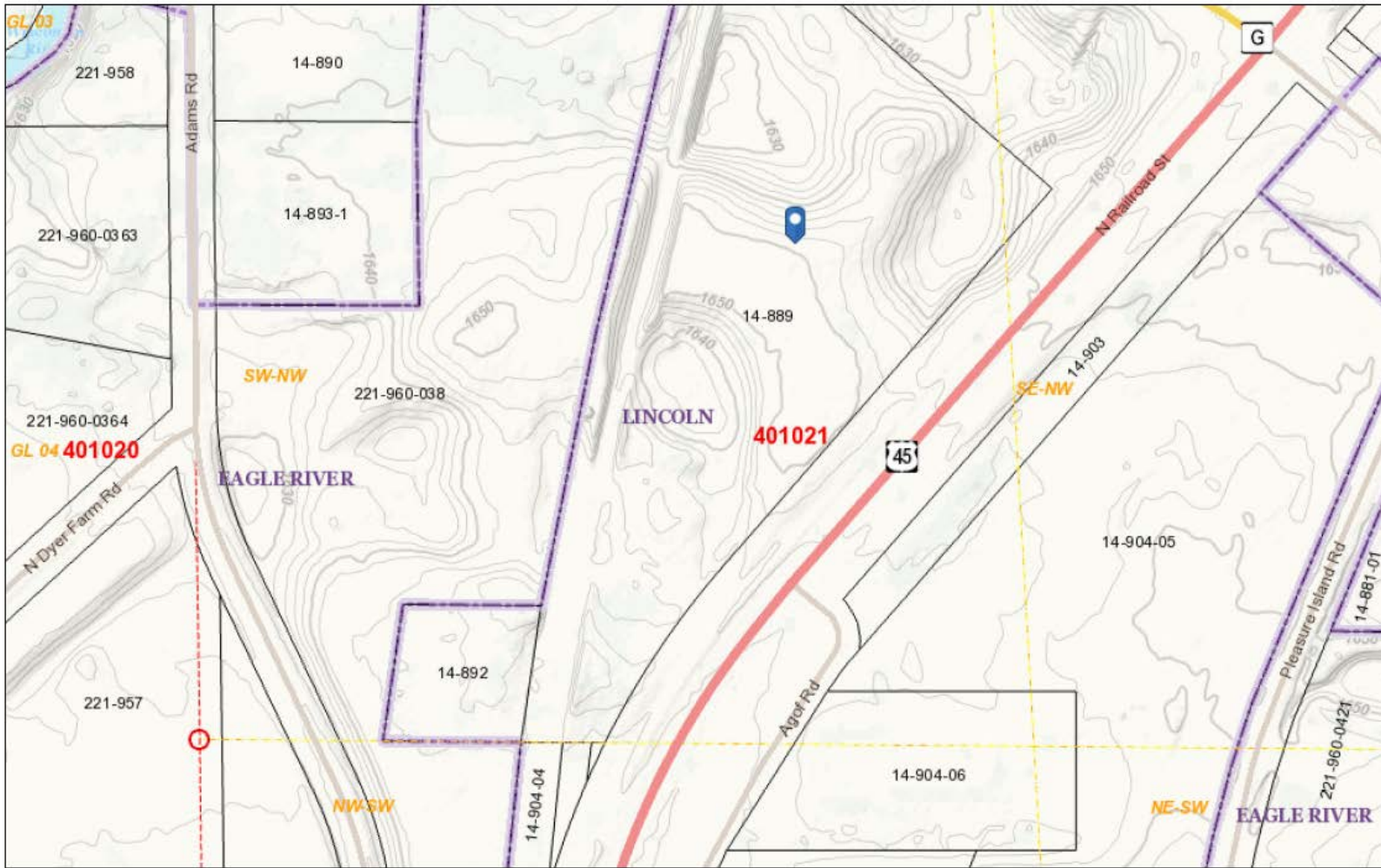
<b>Tax Key:</b>	014-889
<b>Taxes:</b>	\$1,276.88 (2017)
<b>Sale Price:</b>	\$359,000

## FEATURES

- 9.93 acres with two access points from Hwy 45 and County G
- Over 700 feet of exposed Hwy 45 frontage
- One of the largest vacant parcels that exists with close proximity to the city of Eagle River
- Located at a controlled intersection
- Adjacent to Eagle River Union Airport

**Dave Ferron**  
 Commercial Real Estate Advisor  
 414.203.3015  
 dferron@boerke.com

731 N. Jackson Street  
 Suite 700  
 Milwaukee, WI 53202  
 Main: 414.347.1000  
**boerke.com**



1/18/2018, 1:55:07 PM

**Section Corners**

- Section Corner
- Quarter Corner

**Highways**

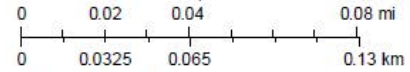
- US/State Highway

- Water Access/Boat Ramp

**Major Roads**

- County Highway
- Local Road
- Resource Road
- Collector Road

1:2,400



Created by Vilas County Mapping Department

**Dave Ferron**  
Commercial Real Estate Advisor  
414.203.3015  
dferron@boerke.com

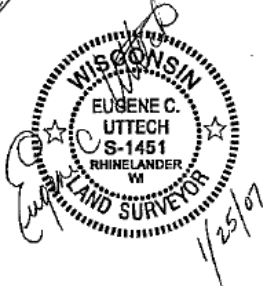
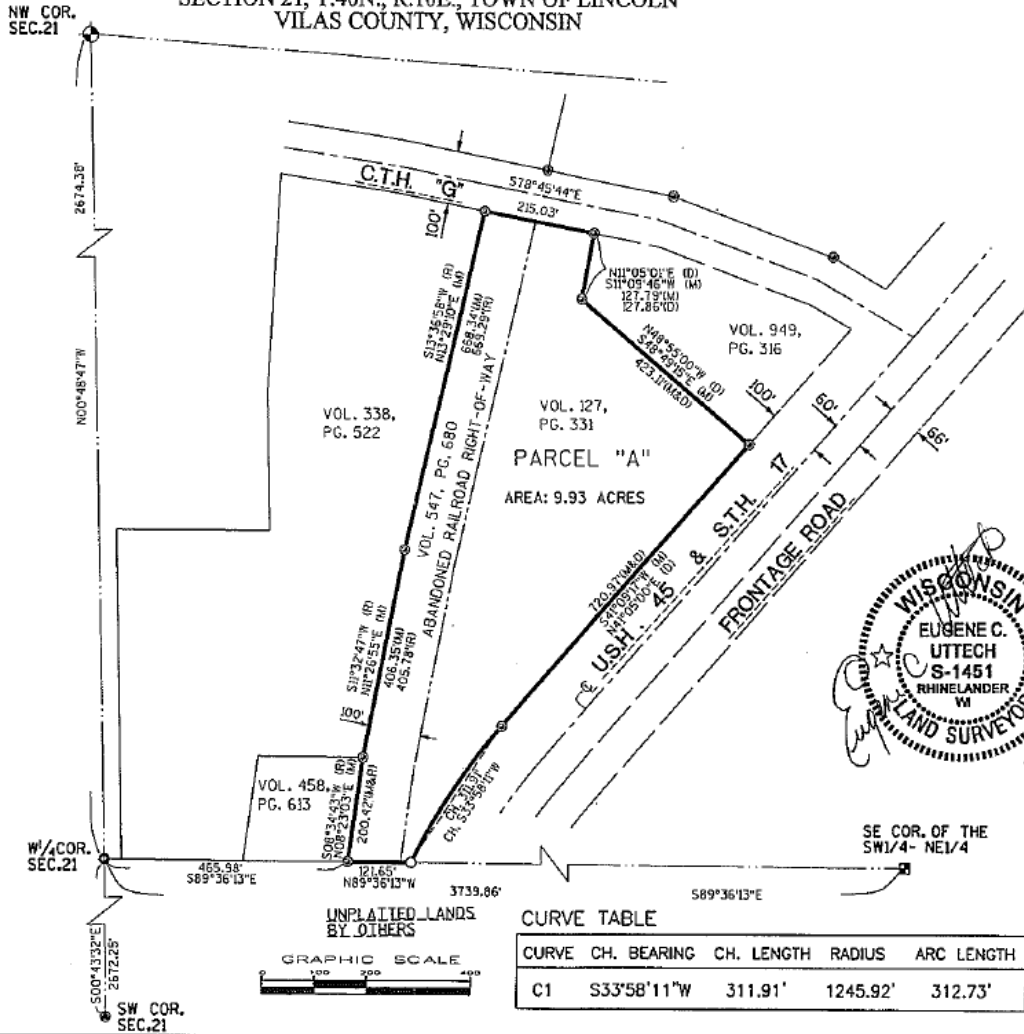
731 N. Jackson Street  
Suite 700  
Milwaukee, WI 53202  
Main: 414.347.1000  
**boerke.com**

A SURVEY OF PART OF THE SW1/4 OF THE NW1/4,  
 SECTION 21, T.40N., R.10E., TOWN OF LINCOLN  
 VILAS COUNTY, WISCONSIN



**LEGEND**

- ⊕ VILAS COUNTY ALUMINUM MON., FOUND
- ⊙ FOUND 1" IRON PIPE
- 3/4" x 18" REBAR WEIGHING 1.5 lbs./LINEAL FT., SET
- ⊙ RAILROAD SPIKE, FOUND
- ⊙ 1/2" IRON PIPE, FOUND
- ▲ PK NAIL, SET
- ⊠ 6x6 CONCRETE MON., FOUND
- (M) MEASURED
- (R) RECORDED
- (D) DESCRIBED



I, EUGENE C. UTTECH, REGISTERED LAND SURVEYOR OF THE STATE OF WISCONSIN DO HEREBY CERTIFY THIS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**CURVE TABLE**

CURVE	CH. BEARING	CH. LENGTH	RADIUS	ARC LENGTH
C1	S33°58'11"W	311.91'	1245.92'	312.73'

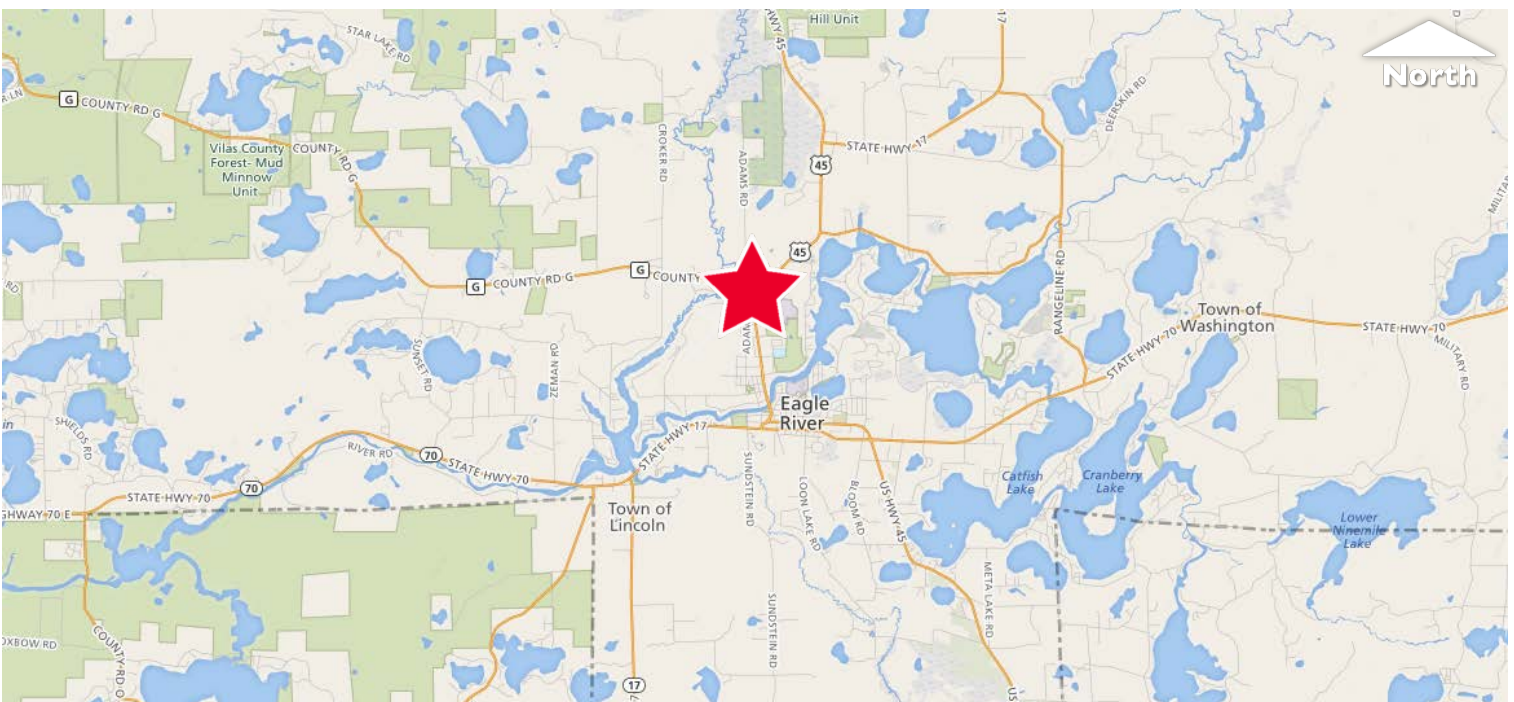
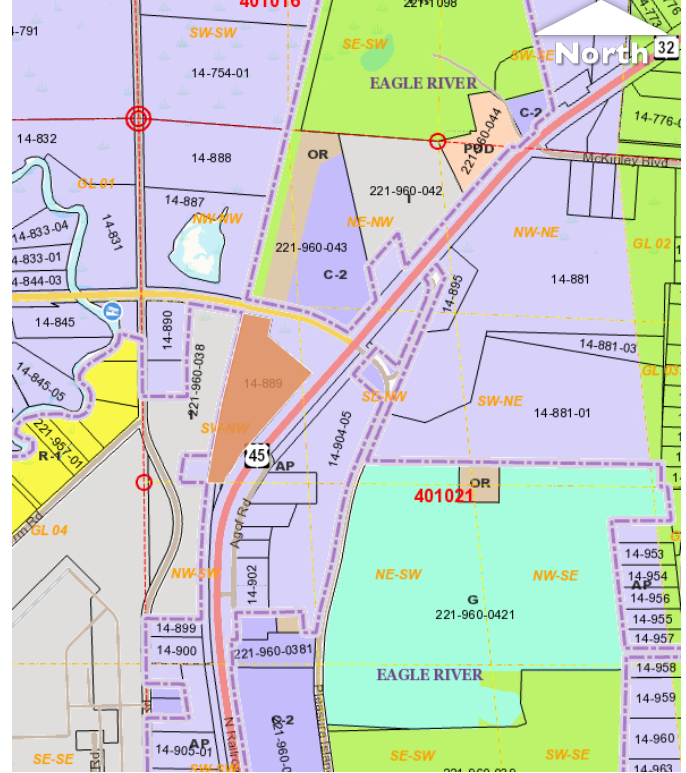
Full Survey Available Upon Request

**Dave Ferron**  
 Commercial Real Estate Advisor  
 414.203.3015  
 dferron@boerke.com

731 N. Jackson Street  
 Suite 700  
 Milwaukee, WI 53202  
 Main: 414.347.1000  
 boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
 Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

MAPS



**Dave Ferron**  
 Commercial Real Estate Advisor  
 414.203.3015  
 dferron@boerke.com

731 N. Jackson Street  
 Suite 700  
 Milwaukee, WI 53202  
 Main: 414.347.1000  
 boerke.com

# STATE OF WISCONSIN BROKER DISCLOSURE To Non-Residential Customers

## Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customer

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- *The duty to prove 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 broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 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

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

*No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.*

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 broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

### CONFIDENTIAL INFORMATION:

---

---

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

---

---

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION)

### CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers

---

### 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://offender.doc.state.wi.us/public/> 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 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.