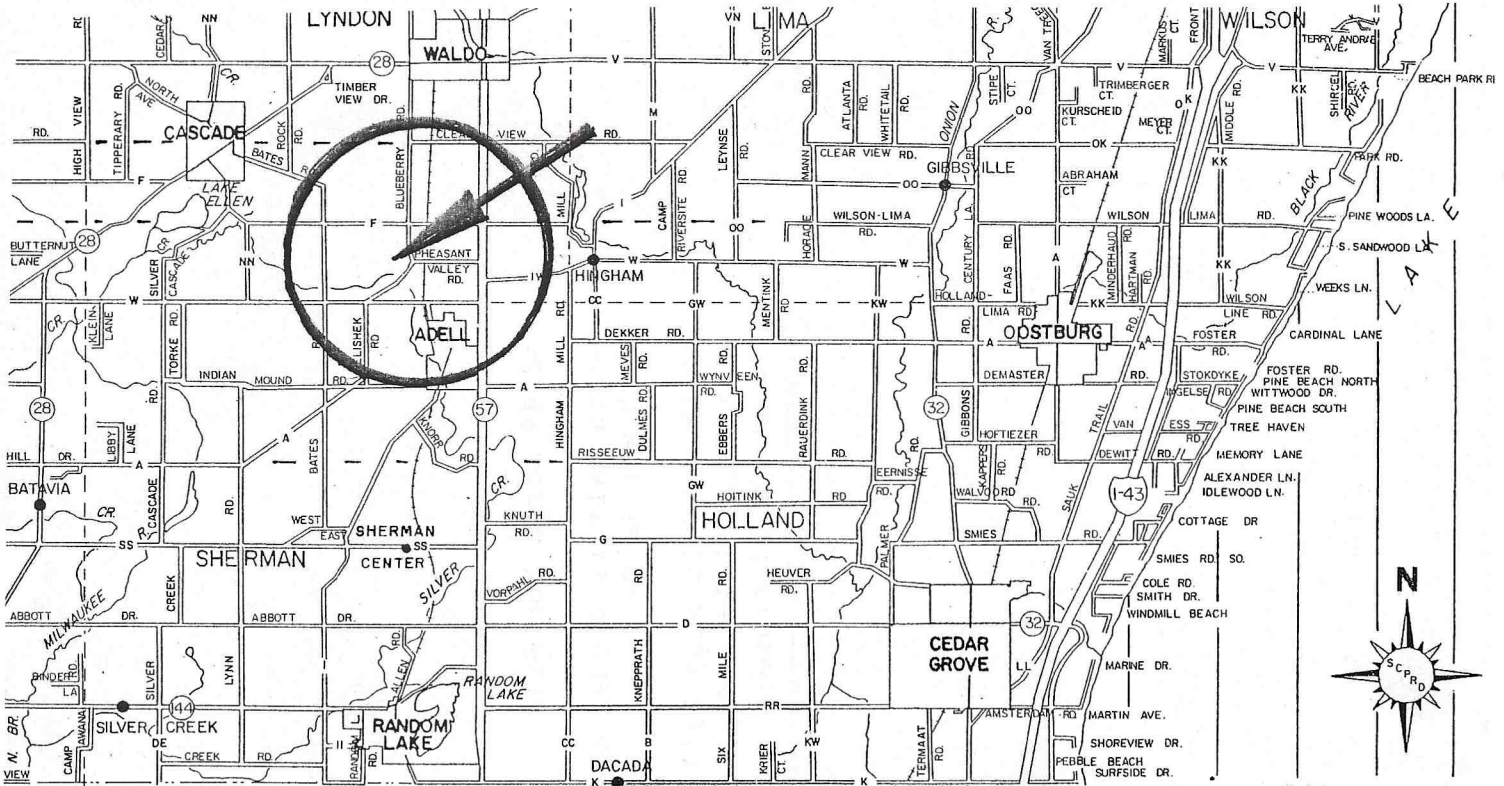


# DROPPERS & SCHARL

- SALES
- APPRAISALS

**DROPPERS & SCHARL  
REALTY & APPRAISALS**  
W 2591 River Edge Dr.  
Oostburg, WI 53070-2121  
920-564-3226  
Fax 920-564-3226 (undicated)  
tedscharl@gmail.com

## 32 Acres of Views, Forest, Fields, and Wildlife



Your opportunity to own 32 rural acres in Southern Sheboygan County. Just a mile from Hwy 57. Two hill top fields with buildable sites. Land is about half farm land, some rented, some in prairie grasses and wildflowers. Other half is woods/forest and wet lands with trails for hiking and UTV's.

Oak, maple, poplar, birch, basswood, ash, cherry, hickory, Norway and Colorado blue spruce and morel mushrooms. Deer, turkey and song birds; a great diversity of wildlife. A permanent hunting blind is included (tree stands and trail cameras do not stay).

Electric located along Blueberry Lane, a two-lane paved town road. 2025 taxes of only \$691.

**Hunt, hike, build and explore.**

**Offered at \$525,000.**

Note: With hunting season underway please do not walk this land without an appointment. Call or text Ted Scharl today at 920-912-6354.

TED A. SCHARL  
DROPPERS & SCHARL REALTY  
W2591 Riveredge Dr.  
Oostburg, WI 53070-2121

59010129392

59010129393

32.49 Acres For Sale  
North half is woods/forest  
with wet lands.  
South half is high hillside  
with farm field and planted  
grasses/wild flowers

59010129521

59010129681

Blueberry Ln



59010129380

32.5 Acres  
For Sale  
\$525,000

59010129640

59010129661

59010129530

59010129521

Blueberry Ln

59010129683

59010129670

Pheasant Valley Rd

Pheasant Valley Ct

59010129543

35.78 Acres  
Sold 11/2025  
\$550,000

County Road W

W

BB

**DROPPERS  
& SCHARL**

**REALTY & APPRAISALS**

W 2591 Riveredge Dr.  
Oostburg, WI 53070-2121  
920-564-3226  
Fax 920-564-3226

**TED A. SCHARL**  
BROKER  
APPRAISER

Farm & Rural Specialists

TED A. SCHARL  
DROPPERS & SCHARL REALTY  
W2591 Riveredge Dr.  
Oostburg, WI 53070-2121

59010129392

DNR Wetland Mapping  
from Sheboygan County  
web site.

Wetlands are green cross-  
hatch area

59010129394

59010129521

59010129681

Blueberry Ln

**TED A. SCHARL**  
**DROPPERS & SCHARL REALTY**  
W2591 Riveredge Dr.  
Oostburg, WI 53070-2121

Certified Survey Map  
approved by County and  
Town Lyndon.  
  
Lot #3 is for sale

VOL 31 PAGE 308

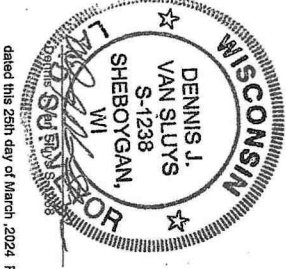
CERTIFIED SURVEY MAP  
STATE OF WISCONSIN  
SHEBOYGAN COUNTY) SHEET 2 OF 2

PART OF THE SE 1/4 OF THE NE 1/4 OF SEC. 34  
AND THE SW 1/4 OF THE NW 1/4 OF SEC. 35,  
OF T. 14 N., R. 21 E., TOWN OF LYNDON,  
SHEBOYGAN COUNTY, WISCONSIN.

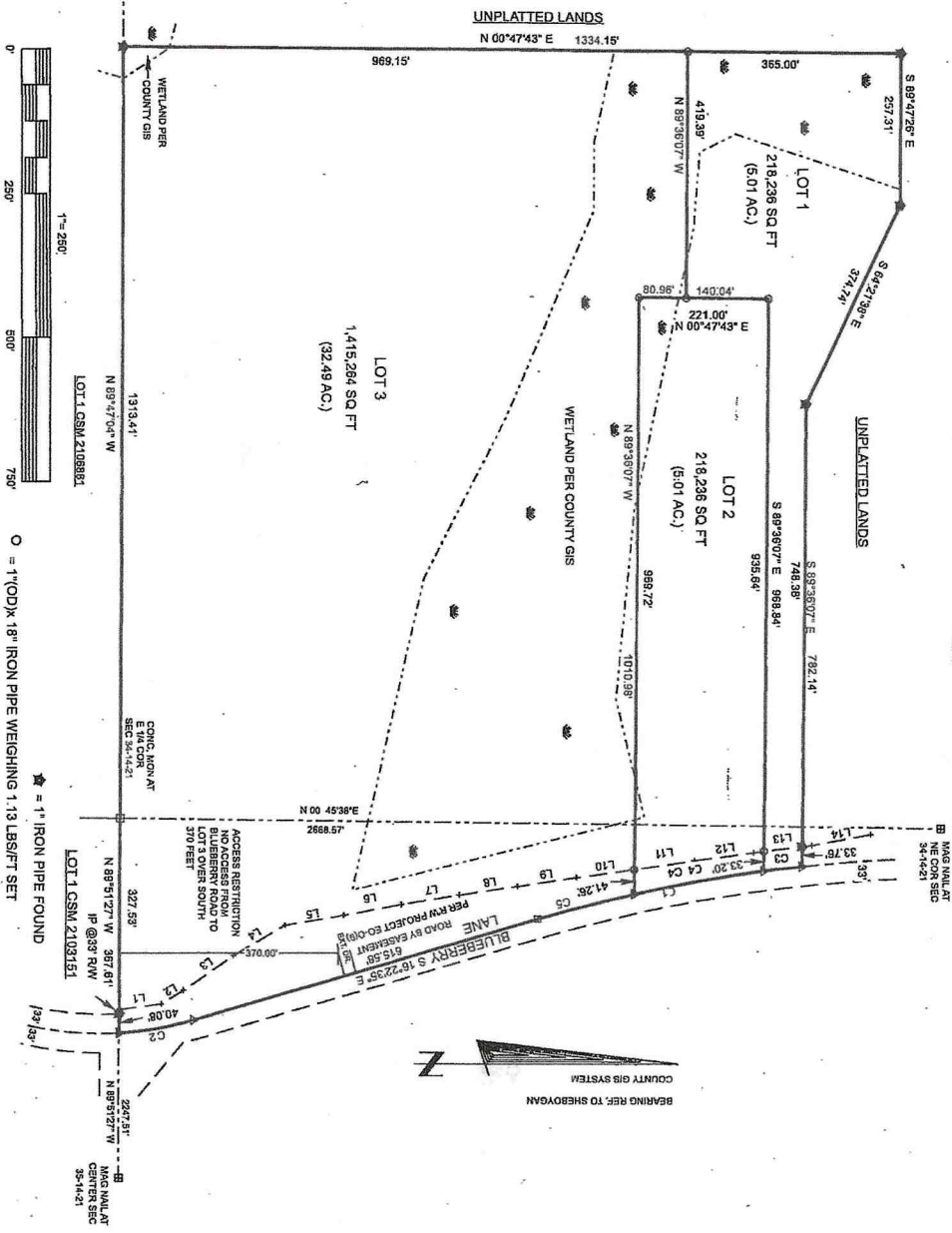
| CURVE ARC | RADIUS  | CHORD LENGTH | CHORD BEARING |
|-----------|---------|--------------|---------------|
| C1 481.08 | 2546.64 | 481.08       | S 11°08'00" E |
| C2 130.66 | 571.34  | 130.66       | S 09°49'37" E |
| C3 65.52  | 2546.64 | 65.52        | S 08°44'15" E |
| C4 224.77 | 2546.64 | 224.77       | S 10°00'00" E |
| C5 170.40 | 2546.64 | 170.37       | S 14°27'34" E |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 07°28'02" W | 73.41    |
| L2   | N 31°47'20" W | 45.31    |
| L3   | N 34°40'23" W | 105.11   |
| L4   | N 30°24'51" W | 101.08   |
| L5   | N 09°32'07" W | 101.72   |
| L6   | N 10°40'02" W | 100.50   |
| L7   | N 0°58'16" W  | 100.84   |
| L8   | N 08°24'30" W | 100.98   |
| L9   | N 08°19'22" W | 102.62   |
| L10  | N 07°42'17" W | 102.23   |
| L11  | N 08°54'41" W | 101.55   |
| L12  | N 07°46'07" W | 101.35   |
| L13  | N 07°12'32" W | 101.22   |
| L14  | N 10°01'23" W | 102.02   |

CERTIFICATE OF COUNTY PLANNING AGENCY  
THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED  
AND IS ACCEPTED BY THE SHEBOYGAN COUNTY PLANNING AND  
CONSERVATION DEPARTMENT  
DATE 5/1/24 TITLE Twp 14 N. R. 21 E. Sec. 34  
Dennis J. Van Slyke



dated this 25th day of March, 2024 Revised 4/4/24 Revised 4/1/24



CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SHEET 1 OF 2

PART OF THE SE 1/4 OF THE NE 1/4 OF SEC. 34  
AND THE SW 1/4 OF THE NW 1/4 OF SEC. 35,  
OF T. 14 N., R. 21 E., TOWN OF LYNDON,  
SHEBOYGAN COUNTY, WISCONSIN.

2163534  
SHEBOYGAN COUNTY, WI  
RECORDED ON  
05/09/2024 10:30 AM  
ELLEN R. SCHLEICHER  
REGISTER OF DEEDS  
RECORDING FEE: 30.00  
TRANSFER FEE:  
EXEMPTION #  
Cashier ID: 3  
PAGES: 2

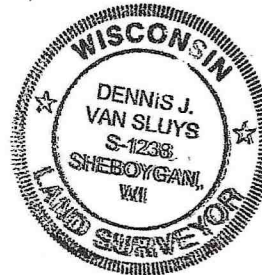
SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC,  
certify that under the direction of MICHAEL AND MICHELLE OPPENEER (owners), I have surveyed,  
divided and mapped a part of the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34  
AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, T.14 N., R.21 E.,  
TOWN OF LYNDON, SHEBOYGAN COUNTY, WISCONSIN and described as:  
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE N 89°47'04" W.,  
1313.41 FEET; THENCE N 00°47'43" E., 1334.15 FEET; THENCE S 89°47'26" E., 257.31 FEET;  
THENCE S 64°21'38" E., 374.74 FEET THENCE S 89°36'07" E., 782.14 FEET;  
THENCE SOUTHEASTERLY 461.68 FEET ALONG THE ARC OF A 2546.64 FOOT RADIUS CURVE  
TO THE LEFT HAVING A CHORD OF S 11°10'58" E., 461.05 FEET; THENCE S 16°22'35" E., 615.58 FEET;  
THENCE SOUTHEASTERLY 130.65 FEET ALONG THE ARC OF A 571.34 RADIUS CURVE TO THE RIGHT  
HAVING A CHORD OF S 09°49'37" E., 130.36 FEET; THENCE N 89°51'27" W., 367.61 FEET  
TO THE POINT OF BEGINNING.

I, do further certify that I have complied with section 236.34 of the Wisconsin Statutes  
and the Town of Lyndon Subdivision Ordinance in surveying and mapping the same.  
Such plat correctly represents all exterior boundaries and the subdivision of the land surveyed.

Dated this 25th day of March, 2024. Revised 4/4/24 Revised 4/17/24

  
Dennis J Van Sluys W.P.L.S. S-1238  
D & H Land Surveys  
1628 Georgia Ave.  
Sheboygan, WI.



OWNER'S CERTIFICATE

As Owner (s), I (We) hereby certify that I (We) caused the land described  
on this map to be surveyed, divided, and mapped as represented on this map.

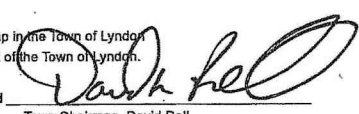
Dated 5/16/24

  
Owner: MICHAEL J. OPPENEER

  
Owner: MICHELLE L. OPPENEER

TOWN BOARD RESOLUTION

Resolved, that the Certified Survey Map in the Town of Lyndon  
is hereby approved by the Town Board of the Town of Lyndon.

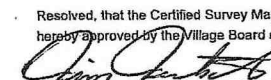
Dated 5/18/2024 Approved   
Town Chairman, David Roll

I hereby certify that the foregoing is a copy  
of a resolution adopted by the Town Board of the Town of Lyndon.

  
Town Clerk, Rhonda Klatt

VILLAGE EXTRATERRITORIAL APPROVAL

Resolved, that the Certified Survey Map in the Town of Lyndon  
hereby approved by the Village Board of the Village of Eden.

  
Village Chairman, President  
Jim Jentsch

  
Village Clerk,  
Kelly Rathke

Dated 4/23/2024

THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/TLYND/SC341421/SC34SHT1.MAP L-24817





2. The rezoning is consistent with any comprehensive plan adopted by the Town that is in effect at the time of the rezoning.
3. The rezoning is substantially consistent with the Sheboygan County Farmland Preservation Plan, certified under Chapter 91 of the Wisconsin Statutes, which is in effect at the time of the rezoning.
4. The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.
5. The rezoning meets the requirements of subsection

#### 10.07 A-2 AGRICULTURAL LAND DISTRICT

Land uses in this district shall be consistent with agricultural use. Residents of the Agricultural Districts recognize that the area is primarily agriculturally oriented and accept those environmental conditions customarily associate with farming. The A-2 District is not intended to be certified as an exclusive agricultural zoning district for tax credit purposes under Chapter 91 of the Wisconsin Statutes.

A. Purpose:

The primary purpose of the A-2 District is to maintain, preserve, and enhance agricultural land historically utilized for crop production but which are not included within the A-1 Agricultural Land District.

B. Lands Included:

Lands included are those generally best suited for small farm uses, including truck farming, hobby farming, orchards, and similar agricultural related farming activities.

C. Permitted Uses:

1. Single-family residences
2. Apiculture (beekeeping)
3. Aquaculture
4. Dairying
5. Equestrian trails
6. Raising of fur-bearing animals, with a maximum of one animal unit per acre
7. Floriculture (cultivation of ornamental flowering plants)
8. Forest and game management
9. Gas and electric utility uses not requiring authorization under Wis. Stat. § 196.491
10. Grazing
11. Greenhouses
12. Livestock raising, with a maximum of one animal unit per acre on tracts less than 20 acres
13. Natural trails and walks
14. Orchards
15. Owning land, at least 20 acres of which is enrolled in the conservation reserve program under 16 USC 3831 to 3836.
16. Paddocks
17. Participating in the milk production termination program under 7 USC 1446 (d)
18. Placing land in federal programs in return for payment in kind

19. Plant nurseries
20. Raising of equine animals, bison, farm-raised deer, captive game birds, ratites (e.g., ostrich), or camelids, with a maximum of one animal unit per acre
21. Raising of grain, grass, mint, and seed crops
22. Raising of tree fruits, nuts and berries
23. Roadside stands
24. Sod farming or tree production
25. Stables
26. Vegetable raising
27. Viticulture (grape growing)
28. Solar energy systems (SES) small-scale
29. A business, activity, or enterprise, whether or not associated with an agricultural use, that meets the standards of a home occupation in Chapter 9, Section 26 – Home Occupations (added 8/2024)

D. Conditional Uses:

See Chapter 9, Section 24 – Conditional Uses for listings of conditional uses in A-2, as well as application, review, and approval procedures.

E. Area, Height, and Setback Requirements:

|                   |        |                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot:              | Area   | Minimum 5 acres, having a minimum of 66' road frontage                                                                                                                                                                                                                                                                                     |
|                   | Width  | Minimum 200 feet * In the case of irregularly-shaped lots having four (4) or more sides, the lot width shall be the sum of the length of two (2) lines, drawn perpendicular to one (1) side line at the widest and narrowest portions of the lot, divided by two (2). See Section 9.20 Definitions, Lot Width, for diagram of calculation. |
|                   |        |                                                                                                                                                                                                                                                                                                                                            |
| Residence:        | Height | Maximum 35 feet                                                                                                                                                                                                                                                                                                                            |
| Setbacks          | Rear   | Minimum 100 feet                                                                                                                                                                                                                                                                                                                           |
|                   | Side   | Minimum 20 feet                                                                                                                                                                                                                                                                                                                            |
|                   | Street | Minimum 75 feet from center line of Town and County Roads, and 75 feet from right-of-way of State Roads                                                                                                                                                                                                                                    |
|                   |        |                                                                                                                                                                                                                                                                                                                                            |
| Other Structures: | Height | Maximum 2 times their distance from nearest lot line                                                                                                                                                                                                                                                                                       |
| Setbacks          | Rear   | Minimum 25 feet if not used for housing animals; minimum 100 feet if used for housing animals                                                                                                                                                                                                                                              |
|                   | Side   | Minimum 20 feet if not used for housing animals; 100 feet if used for housing animals                                                                                                                                                                                                                                                      |
|                   | Street | Minimum 75 feet from center line of Town and County Roads, and 75 feet from right-of-way of State Roads                                                                                                                                                                                                                                    |

## DISCLOSURE TO CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of  
4 another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,  
11 unless disclosure of the information is prohibited by law.
- 12 ■ The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 57-66).
- 14 ■ The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-  
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report  
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list  
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information  
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

37

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39

40 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY**  
42 **AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE**  
43 **SERVICES TO A BUYER OR TENANT.**

44 **FAIR HOUSING/ NON-DISCRIMINATION**

45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in  
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,  
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

48 **NOTICE ABOUT SEX OFFENDER REGISTRY**

49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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

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Drafted by Attorney Debra Peterson Conrad

Droppers & Scharl Realty W2591 River Edge Dr Oostburg, WI 53070  
Ted Scharl

Phone: (920)564-3226

Fax: (920)564-3226

Untitled

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

**DEFINITIONS**

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.

**COMPENSATION**

The Firm does not charge compensation to show homes to a customer under this disclosure.

Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent that the firm's services are free or available at no cost to their clients, unless they receive no financial compensation from any source for those services.

The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the purchase of a property.

**ACKNOWLEDGMENT**

Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to 4 dwelling units.

**SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS FOR EITHER THE CUSTOMER OR THE FIRM.**

By signing and dating below I/we acknowledge receipt of a copy of this disclosure.

|    |                                                    |                                     |        |
|----|----------------------------------------------------|-------------------------------------|--------|
| 75 | (x) _____                                          | _____                               | _____  |
| 76 | Customer Signature ▲                               | Print Name ▲                        | Date ▲ |
| 77 | (x) _____                                          | _____                               | _____  |
| 78 | Customer Signature ▲                               | Print Name ▲                        | Date ▲ |
| 79 | (x) _____                                          | <b>Droppers &amp; Scharl Realty</b> | _____  |
| 80 | Agent for Firm ▲ Print Name ► Ted A. Scharl/Broker | Firm Name ▲                         | Date ▲ |

**TED A. SCHARL**  
**DROPPERS & SCHARL REALTY**  
 W2591 Riveredge Dr.  
 Oostburg, WI 53070-2121