

DROPPERS & SCHARL

- SALES
- APPRAISALS

**DROPPERS & SCHARL
REALTY & APPRAISALS**
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Comments on the 32 Acres

Size: Per the 5/9/24 Dennis Van Sluys Survey the property is 32.49 acres.

Zoning: Per Town Lyndon web site this property is zoned A-2 Agricultural Land District which allows one single family residence to be built on it. In addition to the residence a shed/barn can be built, cattle can be raised, see Town Zoning ordinance.

Driveway restriction: The recorded and approved Certified Survey Map states "Access Restriction No access from Blueberry Road to Lot 3 over south 370 feet." This restriction was made for safety due to the location of the Blueberry Ln and Pleasant Valley Road intersection. Note, there is already a driveway entrance at the 'firewood sale' stand operated by the seller.

Taxes: This land is assessed and taxed under Wisconsin's "special use valuation" program. The net 2025 real estate taxes were \$690.86. Taxes will change upon building and any land use change.

Crops/Plantings: Seller presently rents some of the farm land to a farmer who has soybeans planted in the east and west fields. The agreement for 2026 is the farmer harvests the soybeans in the east field but does not harvest the beans in the west fields, those are left for wildlife. The farmer pays no rent due to this arrangement. The west field has plantings of a wildlife mixture from Pheasants Forever; it consists of a variety of grasses and flowers.

Electric: Electric is from WE Energies, the electric line runs along the west side of Blueberry Ln and was recently installed. Buyer will have a cost to connect to same and bring power to the house site of the buyer.

Permanent Blind: The hunting blind located near the south property line of the west field stays with the land. Seller will be removing trail cameras and tree hunting stands.

Hunting: Land is presently used for hunting, please Buyer does not walk over the property without an approved showing reservation and Buyer must be in the accompaniment of a licensed real estate agent. Please do not climb the tree hunting stands and do not operate an ATV/UTV on this land.

Timber and Tree Species: This property features an impressive mix of diverse tree species including: Red Oak, Burr Oak, Sugar Maple, Silver Maple, Poplar, Paper Birch, River Birch, Basswood, Ash, Elm, Cherry, White Walnut, Pignut Hickory, Beech, Norway Spruce and Colorado Blue Spruce. (List of trees was provided by the Seller.)

Recreational & Outdoor Features: This land includes upland, hill side, forest, and wet lands. You will see deer, turkey, song birds, bees (bee hives have been kept on this land in the past). There are hiking/ATV/UTV trails through the forest. Seller has been selling firewood via a road side stand over the last two years.

Hunt, hike, camp, bird watch, cut and split wood, build a home and keep animals. You have all this here located on a town road and yet are only a mile from Highway 57.

Comparable Sales: 35.78 acres located on the southeast side of Blueberry Lane, a quarter mile south of this land, sold November, 2025 for \$550,000.

The two five acre lots, north of this land, were both purchased by one buyer for a total of \$240,000, May, 2024.

Summation: An exceptional 32 acres that offers buildability, access, wildlife habitat and recreational diversity. Surveyed, soil tested and zoned, ready for you and priced to the market!

Thanks for your interest.

Ted Scharl
Broker/920-912-6354