



# OK REALTY

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**Price: \$504,000**

Elmwood Road

Town of Hustisford ~ Dodge County

## Almost 68 Acres with over 1700 feet of Rock River with breathtaking hilltop views

Lot Size: 67.794 acres

Zoning: Agricultural

Taxes: \$734.50 (2017)

Tax Parcel #024-1016-2742-000

Waterfront: about 1700 feet of Rock River frontage (Rock River Trail)

**Special Notes: Build your dream home, enjoy spectacular sunset view, hunt and fish in your very own private wildlife refuge while eagles soar overhead. There is a completed perk test with about 28 acres that are tillable land, the other 40 acres of woods, beautiful meadow and marsh are part of a USDA Nature Conservation Contract. The entire east side of the property borders over 1700 feet of the Rock River which you can even launch a kayak or canoe and paddle up or down stream, the variety of birds, wildlife and fish is truly amazing (deer, eagles, turkeys, ducks, geese, walleye, northern, etc.). Centrally located about 1 hour between Milwaukee, Madison & Oshkosh.**

**\*\*\*Agent must be present at all showings.\*\*\***

Directions: County Road R to Elmwood Road

*Look for OK Realty signs*

*All information deemed reliable but not guaranteed and is subject to change or correction.*