



OK REALTY

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**Lot #9 Sinissippi Point Road
Town of Hubbard ~ Dodge County
(RANW Wirex MLS #50240922)**

PRICE: \$39,500

Lake Access & View! Buildable .501 acre Lot with an awesome eastern sunrise view of Lake Sinissippi

Lot Size: .501 acre (102x 211) Taxes: \$673.09 (2020)

Property Tax Parcel: #022-1116-3144-023

Hustisford School District - Hustisford Fire District

Build your dream home on this beautiful hilltop slightly sloping lot with eastern sunrise view of our 2800 acre Lake Sinissippi, perfect for a walkout lower level, no need for a septic system because it is in the Sanitary District but there is a hookup/installation fee when building begins, a private well is needed, there are a multitude of birds and wildlife in the area (eagles, pelicans, deer, etc.), borders both Sinissippi Point Road & Butternut Trail and includes membership in the Arrowhead Park Limited which is a private waterfront park for area homeowners that do not have actual waterfrontage providing lake access, picnic area for gatherings, piers for private boat docking. Once your home is built there is a required \$50 annual fee for the park and an optional \$50 annual fee to dock your boat, if no home is built then it is a \$100 annual park/boat docking fee. There is also a free public boat launch on Spearhead Trail and a public canoe/kayak launching park on Butternut Trail. Centrally located about 1 hour between Milwaukee, Madison & Oshkosh.

Directions: Hwy. 60 to St. Helena Road to Arrowhead Trail to Sinissippi Point Road (Look for OK Realty sign)

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