



OK REALTY

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**W2525 Woodland Road, Iron Ridge
Town of Rubicon ~ Dodge County
(RANW Wirex MLS #50235413)**

Price: \$36,000

Buildable Lot (.848 acre) in a Small Subdivision on southern edge of Woodland in the Town of Rubicon

Build your dream home on this .848 acre level lot which is located in a small subdivision at the end of a cul de sac on a dead end road.

No need to drill a well because there is a shared well agreement with neighbor.

No need to worry about installing a septic system because it is located in the Iron Ridge Sanitary District. Landowner will be responsible for all installation costs & hookup fees and there will be a monthly sewer fee once home is built.

Utilities in the area are electric, natural gas and telephone.

The driveway culvert has been installed on Woodland Road.

There is a recorded survey of the property.

The 2020 Property Taxes were \$483.18.

Nice level lot with open southern country view and no neighbors on the west side.

This lot borders both Woodland Road and Hwy. 67.

Centrally located about an hour between Milwaukee, Madison & Oshkosh.

Directions: Hwy. 67 to Hwy. WS to Woodland Road

(Look for OK Realty sign)

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