

|                       |   |              |              |                 |   |                  |              |              |
|-----------------------|---|--------------|--------------|-----------------|---|------------------|--------------|--------------|
| <b>Address</b>        | Lot 3B Prairie Run Subd   |              |              |                 |   |                  | <b>Lot #</b> | 3B           |
| <b>Municipality</b>   | Marshfield  |              |              |                 |   |                  | <b>Zoned</b> | Commercial   |
| <b>Type</b>           | Lots  |              |              |                 |   |                  |              |              |
| <b>Contour</b>        | Flat  | <b>Level</b> | Slight Slope | <b>Sloping</b>  |   | <b>Rolling</b>   |              | <b>Woods</b> |
| <b>Down</b>           |   |              |              | <b>Interest</b> | % | <b>Taxes \$</b>  | TBD          |              |
| <b>Terms</b>          |   |              |              |                 |   | <b>Assess \$</b> |              |              |
| <b>Schools</b>        | Marshfield  |              |              |                 |   | <b>Water</b>     | Public       |              |
| <b>Lot Size/Acres</b> | 180 x 225' MOL / 40,500 sf/. 929 A  |              |              |                 |   | <b>Sewer</b>     | Public       |              |
| <b>Legal Desc.</b>    |   |              |              |                 |   |                  |              |              |
| <b>Directions</b>     | Central Ave to McMillan - West to Prairie Run Subd - Rt to property   |              |              |                 |   |                  |              |              |
| <b>Remarks</b>        | : Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker: Information contained herein must be verified by buyer |              |              |                 |   |                  |              |              |

**GREAT OPPORTUNITIES...**to start move or expand your business in Mfld's new Prairie Run Subd. on the city's Northside on Pheasant Run Dr. With nearly an acre (or combine w/lot 3A for nearly two acres) of prime commercial real estate this may be the perfect place not only to work but to take residence too!

\*Licensee Interest

|               |                              |              |              |                 |     |
|---------------|------------------------------|--------------|--------------|-----------------|-----|
| <b>Owner</b>  | Prairie Run Group, Inc       | <b>File</b>  | 2.4          | <b>AREA</b>     | MAR |
| <b>Office</b> | <b>RE/MAX American Dream</b> |              | <b>Phone</b> | <b>384-4423</b> |     |
| <b>Agent</b>  | <b>Sharon Helwig</b>         |              | <b>Phone</b> | <b>307-9971</b> |     |
| <b>Price</b>  | \$162,000                    | <b>MLS #</b> | 905978       | <b>ATR #</b>    |     |



**RE/MAX American Dream**  
 901 N. Central Ave. Suite 3  
 Marshfield, WI 54449  
 Phone: 384-4423 Fax: 384-4788  
[www.americandream-wi.com](http://www.americandream-wi.com)

**Sharon Helwig, CRS/GRI**  
 Certified Residential Specialist  
 Graduate, Realtor Institute  
 Licensed Broker / Owner  
**Phone: 305-9971**

