NAI Pfefferle

For Sale

60.63 Acres
Residential Development Land (Former Quarry)

PRICE REDUCED!

Leonard Point Road

Oshkosh (Town of Algoma), WI.

Large residential development site - former quarry.

Easy access to Highway 21. Within minutes of Interstate 41, shopping, dining and lodging.

Sewer and water services provided by Algoma Sanitary District #1.

Oshkosh Area School District.

Property located across from fully constructed Jones Park.

Immediately south of Lake Butte des Morts near Lake Winnebago and in close proximity to Oshkosh Corporation's new world headquarters.

PRICE	**WAS $3,000,000** **NOW $1,940,000 (+/- $31,997/Acre)**
ACRES	60.63
ZONING	General Agriculture District
PARCEL NUMBERS	0020027, 0020020, 002002701

For more information:

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200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700
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WINNEBAGO COUNTY PLAT MAP

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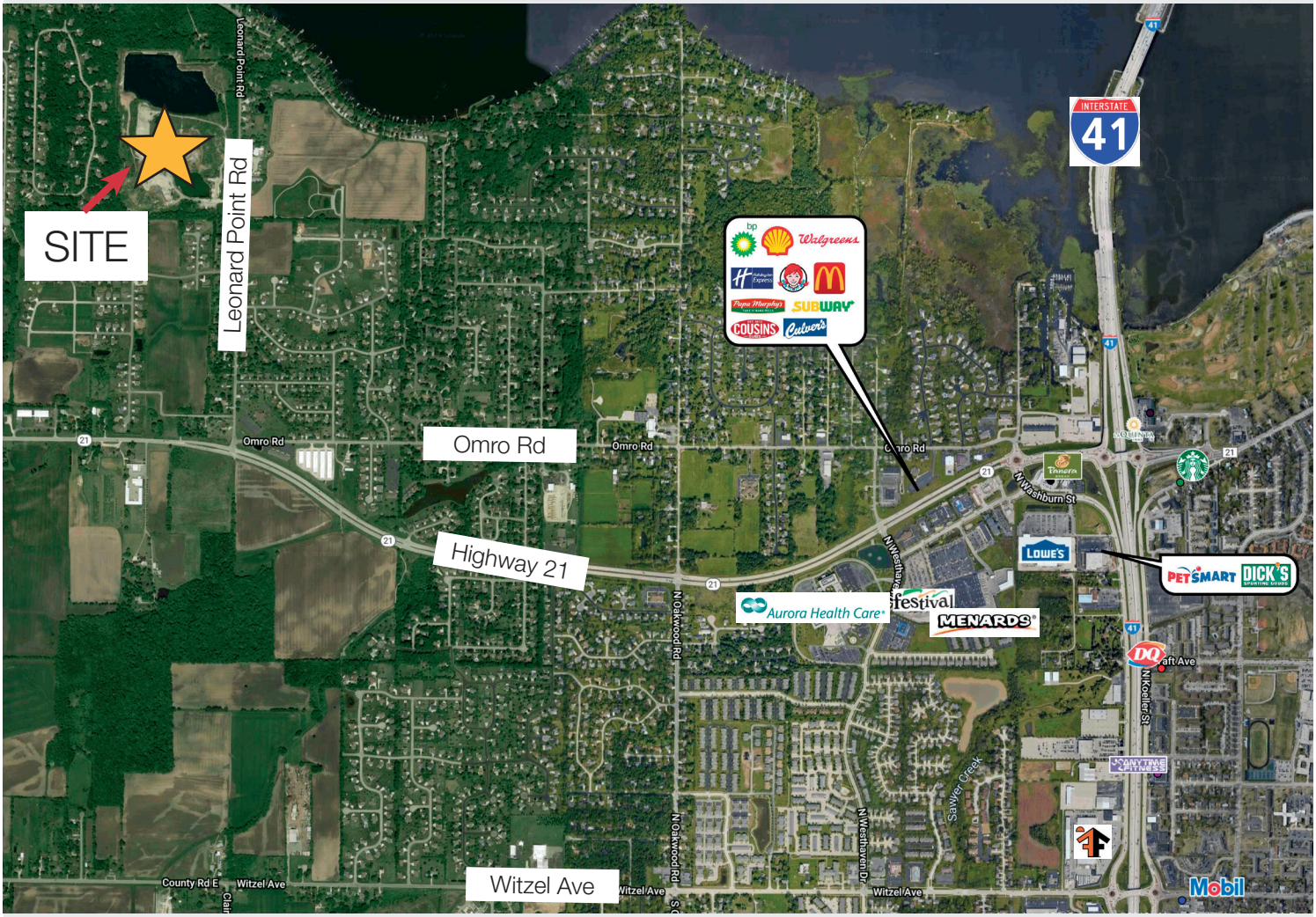

2019 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	2,678	17,064	66,797
HOUSEHOLDS	973	7,558	27,573
AVG HOUSEHOLD INCOME	$108,434	$68,400	$57,857

Travel Times

APPLETON	20 MINUTES
GREEN BAY	50 MINUTES
FOND DU LAC	25 MINUTES
MILWAUKEE	1 HOUR, 35 MINUTES

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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

NAI Pfefferle
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

_____

_____

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

_____

_____

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.