

**FOR
SALE**

+/- 3 ACRE BUILDABLE LOT

County Rd S & Cigelske Rd.
Beaver Dam, WI 53916

ASKING \$175,000

Learn More: www.JonesAuctionService.com



+/- 3 ACRE BUILDABLE LOT - PERKED AND SURVEYED
COUNTY ROAD S & CIGELSKE ROAD
TOWN OF LOWELL - DODGE COUNTY

★ **Build your dream home!**

★ **Conveniently located an easy 30 minute commute to Madison**

Visit: www.JonesAuctionService.com or Call (920) 261-6820



Jones Auction & Realty, LLC

818 N. Church Str., Watertown, WI 53098 Phone # (920) 261-6820
Auctioneer/Listing Broker: Stan Jones, CAI, WRA #993





1987975	Active	Lots & Acreage	Price:	\$175,000
Lot 1; CSM 5157 County Road		Town	Lowell	F25
Beaver Dam WI 53916		County:	Dodge	
Subdivision:				

Total Acreage:	2.94	<i>Assessor</i>	Price/Acre:	\$59,523.81
Wooded Acres:	0.00		Price/SqFt:	
Pasture Acres :	0.00		Number of Lots:	1
Tillable Acres:	2.94		Lot Number(s):	
Wetland Acres:	0.00			
	Open			

STH151 east/north on County Road S to property or south from Beaver Dam on Cty Rd S to Cigelske Road.

Lot Dimensions:	School District: Beaver Dam	Click M for Map:
Lake/River:	Elementary: Jefferson	Documents (if any):
Feet WaterFront:	Middle: Beaver Dam	Calculate Payment:
Specific Builder Required: No	High: Beaver Dam	USPS Zip Report:
	Annual HOA	

Legal Description: Lot 1 CSM5157 in V33P199 Being Pt NW1/4	Net Taxes: \$ 16 / 2022
Parcel #: 032-1114-3032-000	Zoning: Ag

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Agricultural	Available Info	Certified survey, Approved perc test, Fences Allowed
Utilities Avail. (To Lot)	Electricity, Telephone	Lot Description	Rural - not in subdivisn, Horses Allowed
Water System	None presently	Topography	Level
Waste Disposal	None presently		
Road	Paved		
Improvements	None		
Included: CSM 5157 and Perk Test			
Excluded: None			

3 (mol) acres of vacant land that is surveyed and perked in rural setting surrounding by farm acreage and ready for your building project. Enjoy the convenience to Hwy 151 for commuting to Madison, Sun Prairie, Columbus or Beaver Dam and Waupun.

Sold Price:	Seller Concessions:	Closing Date:
<i>This information provided courtesy of: Unified Jones Auction & Realty</i>		10/17/2024 04:46 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



Stan Jones
Unified Jones Auction & Realty
 Pref: 920-261-6820
 jonesauc@gmail.com
 www.jonesauctionservice.com



DODGE COUNTY Wisconsin Dodge County, WI



- Parcels
- ▭ Parcel Numbers
- ▭ CSM Boundaries
- ▭ CSM Lots
- ▭ Sub and Condo Lots
- ▭ Subdivision and Condo
- ▭ Boundaries
- ▲ Address Points
- ▭ Encumbrances
- ▭ ROW
- ▭ Driveways
- Misc Lines
 - ▭ 11beaverdamoriginal,
 - ▭ 11foxlake1836,
 - ▭ 11lakeemily1836,
 - ▭ 11rockcenter,
 - ▭ 11rockoriginal,
 - ▭ 11thread,
 - ▭ 12h2o-noteboundary,
 - ▭ 31vac,
 - ▭ 32rw-unopen,
 - ▭ 41chord,
 - ▭ 41deed,
 - ▭ 41deed, <Null>
 - ▭ 41easement,
 - ▭ 41meander,
 - ▭ 41meander, <Null>
 - ▭ 45hook,
 - ▭ 45hook, Hook
 - ▭ 45hook, Hook_2
 - ▭ 45lic,
 - ▭ 45lic, <Null>
 - ▭ 45lic, Arrow1
 - ▭ 45lic, Arrow2
 - ▭ 45lic, Ltc
 - ▭ 45lic, Rtic
 - ▭ 61trailer,
 - ▭ <all other values>
- ▭ Municipalities
- ▭ Sections
- ▭ Roads
- ▭ Lakes and Rivers
- ▭ Horicon Marsh

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

Date created: 1/24/2024
 Last Data Uploaded: 1/24/2024 5:06:52 AM



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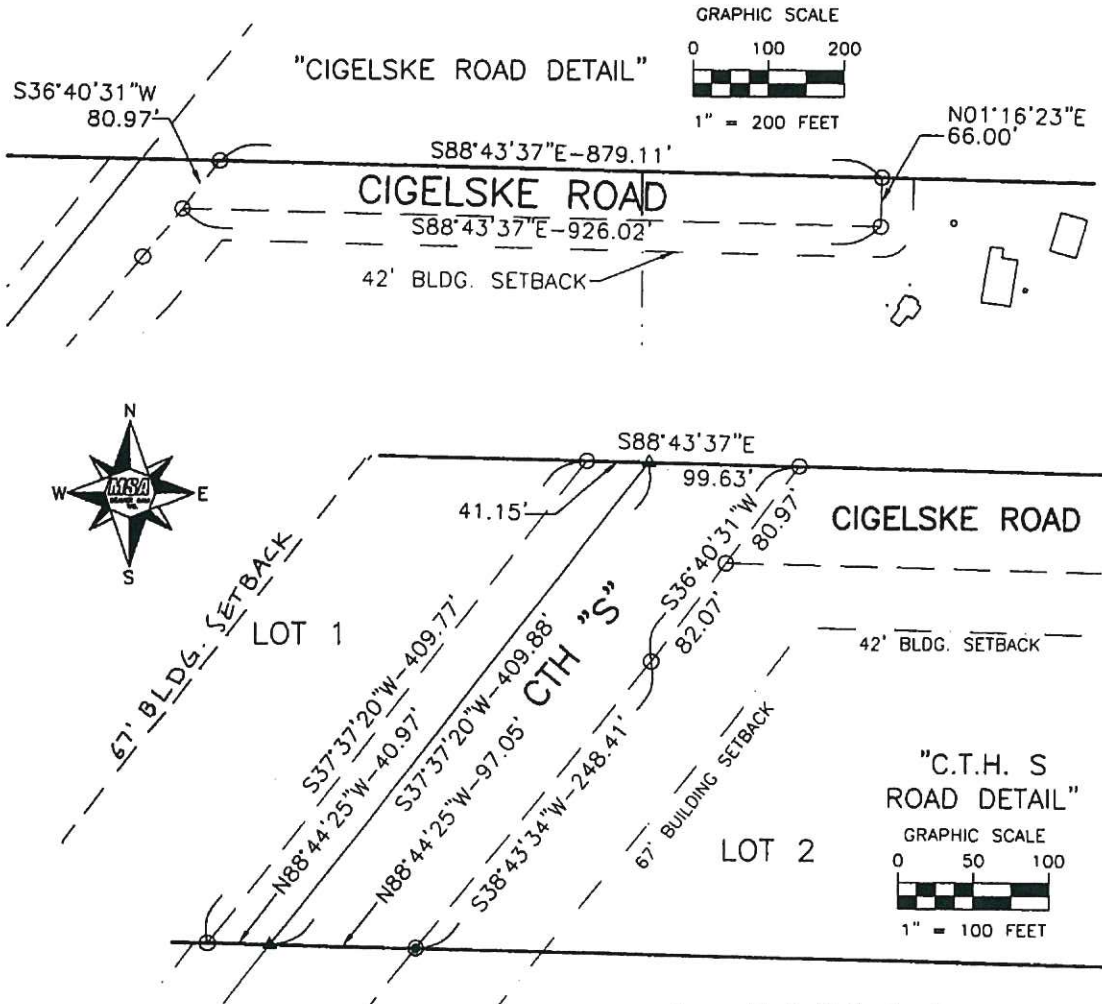
111 Warren Street Beaver Dam, WI 53916
920-887-4242 1-800-552-6330 Fax: 920-887-4250

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PROJECT #	192684
DRAWN BY	AB
CHECKED BY	ARC
FILE #	CSM.DWG
SHEET #	2 OF 3
FIELD BOOK #	n/a
PAGES #	n/a

DODGE COUNTY CERTIFIED SURVEY MAP # 5157

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE
FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, TOWN 11 NORTH, RANGE
14 EAST, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN



Approved by the Dodge County
Planning and Development Committee
Certified this 15th day of Aug, 2002
Fred A. Fusch Jr. Dodge County Clerk

- LEGEND
- ◆ FD. B.C.A.M.
 - FD. 1" IRON PIPE
 - ▲ FD. "PK" NAIL
 - SET 1-1/4" (O.D.) BY 18" IRON PIPE - 1.13 LBS./FT.
 - △ SET "PK" NAIL

OWNER:

ROBERT G. FIEDLER SR LE
MARCIA M. FIEDLER
W9575 CIGELSKE RD
BEAVER DAM WI 53916



**TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL**
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DODGE COUNTY CERTIFIED SURVEY MAP # 5157

I, Angus W. Stocking, Registered Land Surveyor of the State of Wisconsin, do hereby certify that by order of Ms. Marcia Fiedler, I have made a survey of unplatted lands being part of the Northwest 1/4 of the fractional Southwest 1/4 and part of the Northeast 1/4 of the fractional Southwest 1/4, Section 30, T.11N., R.14E., Town of Lowell, Dodge County, Wisconsin; being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 30; thence along the North line of said fractional Southwest 1/4 and the North line of lands described in Volume 343 on Page 289 in the Dodge County Register of Deeds Office, S.88°43'37"E., 297.00 feet to the Northeast corner of said Volume 343 Page 289 and the POINT OF REAL BEGINNING of lands to be described; thence continuing along said North line of the fractional Southwest 1/4, the South line of Certified Survey Map No. 3671 as recorded in Volume 22 of Certified Surveys on Page 122, and the South line of Certified Survey Map No. 961 as recorded in Volume 8 of Certified Surveys on Page 24 all in said Dodge County Register of Deeds Office, S.88°43'37"E., 2540.78 feet to the Center of said Section 30; thence along the East line of said fractional Southwest 1/4, S.00°34'06"E., 790.28 feet to a point herein designated as Point "A"; thence continuing along said East line, S.00°34'06"E., 50 feet, more or less, to the centerline of Colomus Creek; thence Southwesterly along said centerline, 715.65 feet, more or less, to the South line of said Northeast 1/4 of the fractional Southwest 1/4; thence along said South line, N.88°46'50"W., 50 feet, more or less, to a point herein designated as Point "B"; said Point "B" being S.67°00'11"W., 401.23 feet; S.22°05'18"W., 389.53 feet from aforementioned Point "A"; thence continuing from said Point "B" along said South line of the Northeast 1/4 of the fractional Southwest 1/4, N.88°46'50"W., 827.42 feet to the West line of said Northeast 1/4 of the fractional Southwest 1/4 and the East line of Certified Survey Map No. 1988 as recorded in Volume 12 of Certified Surveys on Page 366 in the Dodge County Register of Deeds Office; thence along said West line of the Northeast 1/4 of the fractional Southwest 1/4 and said East line of Certified Survey Map No. 1988, N.00°10'33"W., 990.05 feet to the Northeast corner of said Certified Survey Map No. 1988 and the South line of the North 1/4 of the Northwest 1/4 of the fractional Southwest 1/4; thence along said South line, the North line of said Certified Survey Map No. 1988 and the North line of Lot 2 of Certified Survey Map No. 5006 as recorded in Volume 32 of Certified Surveys on Page 177 in said Register of Deeds, N.88°44'25"W., 1274.10 feet to the Southeast corner of said lands described in Volume 343, Page 289; thence along the East line of said Volume 343, Page 289, N.12°20'23"E., 336.47 feet to said Northeast corner of Volume 343, Page 289 and said North line of the fractional Southwest 1/4 and the POINT OF REAL BEGINNING.

Said parcel contains 2,023,401 square feet / 46.451 acres, more or less. Bearings referenced to the Dodge County Coordinate System.

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Dodge County Land Use Code in surveying and mapping the same.

Approved by the Dodge County
Planning and Development Committee
Certified this 15th day of Aug, 2002
Fred A. Zuech
Deputy County Clerk

SURVEYOR'S SEAL



Document # **963567**
Received this 15th day of August, 2002 at 3:58 P.M.
and recorded in Vol. 33
of CSMS, Page 199-201
DODGE COUNTY REGISTER OF DEEDS
Chris Planch, Registrar

OWNER:
ROBERT G. FIEDLER SR LE MARCIA M. FIEDLER W9575 CIGELSKA RD BEAVER DAM WI 53916



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Dodge
Parcel I.D. 032-1114-3032-000
Reviewed by [Signature] Date _____

Property Owner Marcia Fiedler Property Location Govt. Lot NW 1/4 SW 1/4 S 30 T 11 N R 14 E (or) W
Property Owner's Mailing Address W11818 Harmsen Road Site Address or CSM and Lot #: Lot 1 CSM 5157
City, State, Zip Waupun, WI 53963 Phone Number () () Lowell Nearest Road City Rd 5

New Construction Use: Residential/Number of bedrooms 4 Code derived designflow rate 600 GPD
 Replacement Public or commercial - Describe: _____ Flood Plan elevation if applicable _____ ft.
Parent material glacial till
General comments and recommendations: mound type septic system

1 Boring # Boring Pit Ground surface elev. 96.80' Depth to limiting factor 15" in. / elev. 95.55'

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-10	10YR 4/2	-	sil	1Fgr	F	cs	1F	0.4	0.6
2	10-15	10YR 3/4	-	stcl	1Fsbk	vf	cd	-	0.2	0.3
3	15-24	10YR 3/4	3F 7.5YR 6/8m	stcl	1Fsbk	vf	cd	-	0.2	0.3
*groundwater @ 24"										

2 Boring # Boring Pit Ground surface elev. 93.30 Depth to limiting factor 12" in. / elev. 92.30'

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-8	10YR 4/2	-	sil	1Fgr	F	cs	1F	0.4	0.6
2	8-12	10YR 3/4	-	stcl	2Fsbk	vf	cd	1F	0.4	0.6
3	12-24	10YR 3/4	3F 7.5YR 6/8m	stcl	2Fsbk	vf	cd	-	0.4	0.6
*groundwater @ 18"										


CST Name (Please Print) Kristopher Pasewald Signature [Signature] CST Number 091800003
Address 156 Vermont Street Date Evaluation Conducted 4/24/2024 Telephone Number 970 382 6565
Beaver Dam, WI 53916

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

Boring # _____ Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

 COPY

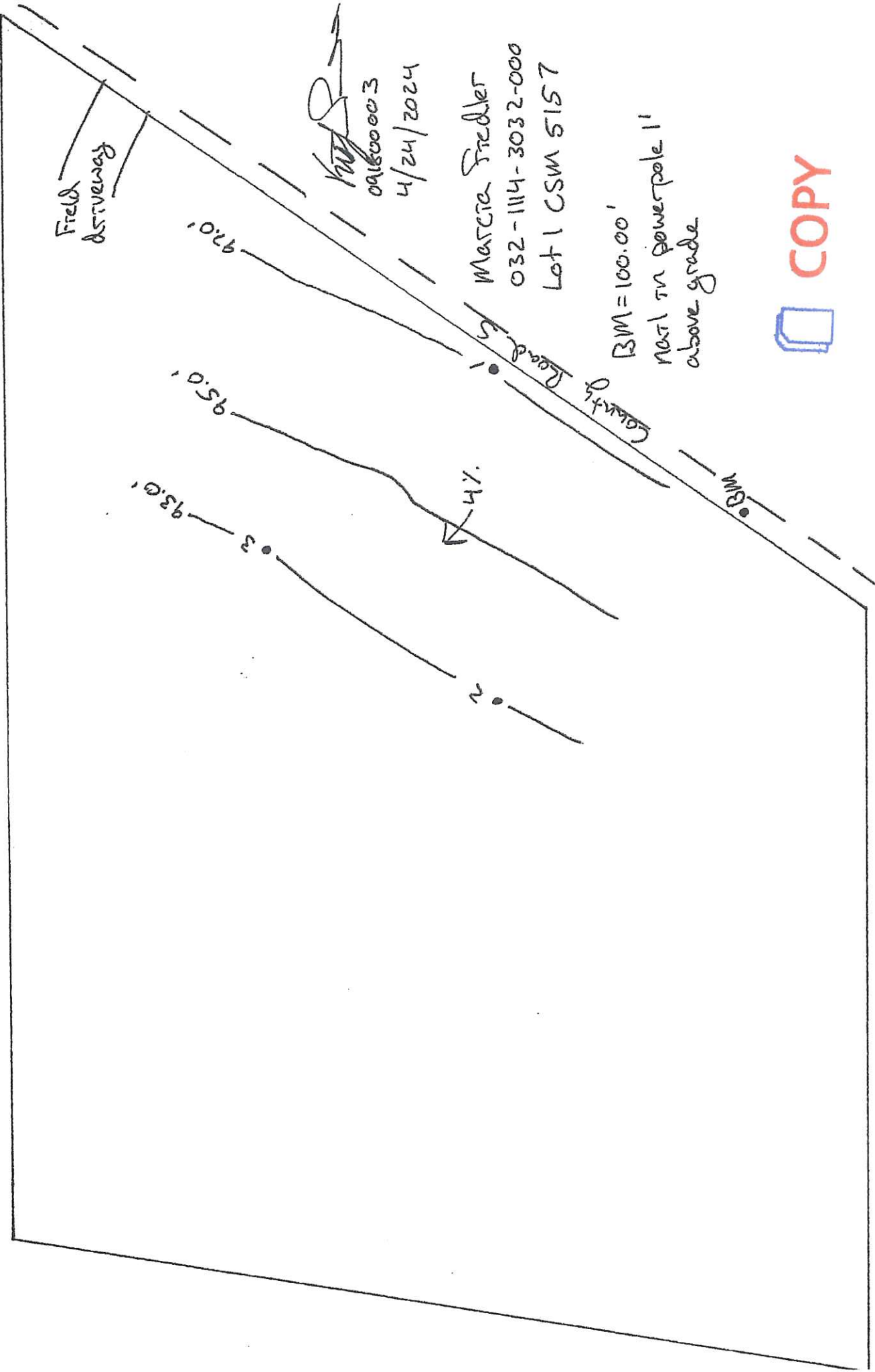
3 Boring # _____ Boring Pit Ground surface elev. 93.30 ft. Depth to limiting factor 12 in. / elev. 92.80'

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-8	10YR 4/2	-	sil	1 Fgr	F	cs	IF	0.4	0.6
2	8-12	10YR 3/4	-	sicL	2 msbk	VF	cd	-	0.4	0.6
3	12-24	10YR 3/4	3F 7.5 YR 4/6m	sicL	1 Fsbk	VF	cd	-	0.2	0.3
			*ground water @ 24"							
* Dodge County was on-site for soil test to confirm A+4"										

Boring # _____ Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L



[Signature]
 091600003
 4/24/2024

MARCIA FIEDLER
 032-1114-3032-000
 Lot 1 CSM 5157

BIM = 100.00'
 next to powerpole 1'
 above grade

 COPY





Full Report

Property Location : Not Available

Owner:

Fiedler Marcia M
W11818 Harmsen Rd
Waupun, WI 53963

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Lowell
Taxkey # 03211143032000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Agricultural Land	\$ 1,000		\$ 1,000	11.111 ↑	2.943	0.693161889
2022	Agricultural Land	\$ 900		\$ 900	12.500 ↑	2.943	0.785778524
2021	Agricultural Land	\$ 800		\$ 800	0.000 -	2.943	0.904987026
2020	Agricultural Land	\$ 800		\$ 800	0.000 -	2.943	0.955531334
2019	Agricultural Land	\$ 800		\$ 800	0.000 -	2.943	0.961882327
2018	Agricultural Land	\$ 800		\$ 800	0.000 -	2.943	0.996471234
2017	Agricultural Land	\$ 800		\$ 800	0.000 -	2.943	1.026631863
2016	Agricultural Land	\$ 800		\$ 800	0.000 -	2.943	0.922760999
2015	Agricultural Land	\$ 800		\$ 800	0.000 -	2.943	0.919453665

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2023	\$17.74			\$17.74				\$17.74	0.693161889
2022	\$15.68			\$15.68				\$15.68	0.785778524
2021	\$13.32			\$13.32				\$13.32	0.904987026
2020	\$13.35			\$13.35				\$13.35	0.955531334
2019	\$13.26			\$13.26				\$13.26	0.961882327
2018	\$13.25			\$13.25				\$13.25	0.996471234
2017	\$13.02			\$13.02				\$13.02	1.026631863
2016	\$13.58			\$13.58				\$13.58	0.922760999
2015	\$13.70			\$13.70				\$13.70	0.919453665

Assessor

Building Square Feet :	Year Built :	Township : 11N
Bedrooms :	Year Remodeled :	Range : 14E
Full Baths :	Effective Year Built :	Section : 30
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 0336 Beaver Dam	
Zoning :	Historic Designation :	

Legal Description

Lot 1 Csm 5157 In V33 P199 Being Pt NW1/4 SW1/4 Sec 30 Ex Hwy Desc In Doc# 1020653

Information provided is deemed reliable but not guaranteed (2021)