



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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**Est. Monthly Payment**

(Based on 10% down payment)  
15 yr. mortgage: \$137.01  
20 yr. mortgage: \$113.31  
30 yr. mortgage: \$90.75



**HERON CT MALONE WI 53049-1715**

**\$19,900      MLS# 50176485**

**Listed by: Adashun Jones, Inc.**

Best lot value in Fond du Lac Co! Scenic 1/2 plus acre lots w/city sewer & private wells and Restrictive Covenants in place. Short drive to Fond du Lac/easy access to Hwy 41 & 151. Some lots suitable for lower level walkout or side exposure. The Subdivision is currently open to all builders. Incentives offered to Signature Homes build customers. All lots zoned residential. Lots 1, 2, 3, and 5 can be used as 2-family! The remaining sewer assessment and well costs are the buyers responsibility.

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>Town of Taycheedah</b>
Lot #	<b>1</b>
Acreage	<b>0.51</b>
Source of Acreage Info	<b>Plat Map/Survey</b>
Lot Desc.	<b>Other-See Remarks, Sloping</b>
Zoning	<b>2 Family/Duplex, Other-See</b>
Taxes (2018)	<b>Remarks, Residential</b>
School Dist.	<b>286</b>
Elementary School	<b>Fond du Lac</b>
Middle School	<b>Lakeshore</b>
High School	<b>Sabish</b>
	<b>Fond du Lac</b>

**AMENITIES**

Type.	<b>Vacant Land</b>
Util. Available to Site	<b>Cable, Electric, Natural Gas, Telephone</b>
Water Available to Site	<b>Well on Site, Private</b>
Roads	<b>Paved</b>

**INCLUSIONS / EXCLUSIONS**

Inclusions: Cable, Phone, Natural Gas & Electric to Lot Line  
Exclusions: On Site Well and Hook Up Fees, Renaming Sewer Assessment

**DIRECTIONS**

Hwy 151 North from Fond du Lac to Hwy WH, right into Village of St Peter. Left at Cty QQ, left into Sand Hill Ridge Subdivision.



This information, provided by seller, listing broker, and other parties, may not have been verified  
In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

