

This Sale Includes 2 Parcels on Holy Hill Road

Tax Key # T3031300G and Tax Key # T3031300D

Total of 13.16 Acres (each lot being 6.58 acres per public records)

Location of Lots: On north side of state highway 167, also known as Holy Hill Road BETWEEN Hwy K (1st road west of entrance to Holy Hill Cathedral) & Hwy 83 in picturesque Erin.

Eastern Lot Access Point - Look for address placard number 6192 for access to private overgrown gravel road on eastern lot. Once you turn onto the road stay to the left and follow road to lot. This private road would be shared by the lots to the North. This will be the access point if a buyer chose to build on the eastern lot.

Western Lot Access Point: look for farm access road to the West of address placard number 6192. The For Sale sign will be located closer to this access point. This would be the future private driveway if buyer decided to build on the western lot.

YELLOW FLAGS MARK APPROXIMATE LOT LINES

Additional Information:

1. Seller has completed a survey (though it has not been recorded nor formally approved by the Town of Erin) that combines both lots into a single lot and will provide this survey to the buyer in case at a future date buyer would like to combine the lots. Seller believes that combining both lots into one lot might result in the properties be rezoned as R-10. Buyer to make any and all investigation regarding the ramifications of combining the lots if this is material to the buyer purchasing the properties.
2. Perc Tests on file for Mound-type septic system.
3. Buyer to determine the availability of and cost of running utilities to lot.

*****If any questions why while touring the lots please text 262-328-6444 and we will try to respond ASAP.** Sara Dreyer, The Sold By Sara Team, Keller Williams Realty.

