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**Sheryl A Reedy, The Sheryl
 Reedy Team CRS,GRI**
 RE/MAX Results

Directions: FROM LACROSSE, TAKE HWY 53N, BEFORE YOU TURN INTO GALESVILLE BY LIGHTS, TURN RIGHT ONTO HILLTOP LN, LOOK FOR FIRE # N16450

Property Type: Vacant Land	List Price: \$750,000	Taxes: \$436.56	Tax Key: 016014560005
Status: Active	Est. Acreage: 15.72	Tax Year: 2024	
County: Trempealeau			Zoning: Transitional Ag
Seller Offers Concessions	1 Story SqFt Min: 0	2 Story 1st Flr SqFt: 0	2 Story SqFt Min: 0
Lot Description:	Flood Plain: No		
School District: Galesville-Ettrick-Trempealeau	High School: Gale-Ettrick-Trempealeau	Middle School: Gale-Ettrick-Trempealeau	Elem. School: Galesville
Subdivision:	Subd. Dues/Yr.: \$	Body of Water:	Days On Market: 1

Topography:	Level; Sloped	Buildings Included:	Shed(s); Garage(s)
Location:	Suburban	Miscellaneous:	Other
Present Use:	Agriculture	Development Status:	Raw Land
Utilities Available:	Electricity Available; Underground Electric; Phone Available; High Speed Internet Available	Water/Waste Available:	Private Well
Conveyance Options:	Sell in Entirety	Water/Waste Required:	Private Well
Road Frontage:	Town/City Road; High Visibility; Paved Road	Occupancy:	Immediate
Zoning:	Agricultural		
Municipality:	Town		
Documents:	Seller Condition; Tax Bill; Survey; Zoning; Topographic Maps; Subd. Plot or CSM; Legal Description; Other		

Remarks: Prime 15.72-acre parcel with unbeatable visibility along Hwy 53 near Galesville! Perfect for commercial development or a new residential subdivision, this versatile property features level and gently sloping terrain, a newer well, and a 24x32 heated and insulated garage/shop with 200-amp service. New metal roof in 2021. Enjoy high traffic exposure with easy access to town while maintaining a peaceful country setting. Seller is open to cooperating with rezoning—bring your ideas and make this property your next great investment! Seller receives \$2,300 a year for renting out cropland to local farmer. In the Town of Gale, but the other 1/2 of Hilltop Ln is in the City. Seller Ready to Negotiate !

Inclusions: 15.72 Acres

Listing Office: RE/MAX Results: 505804 **LO License #:** 834617-91