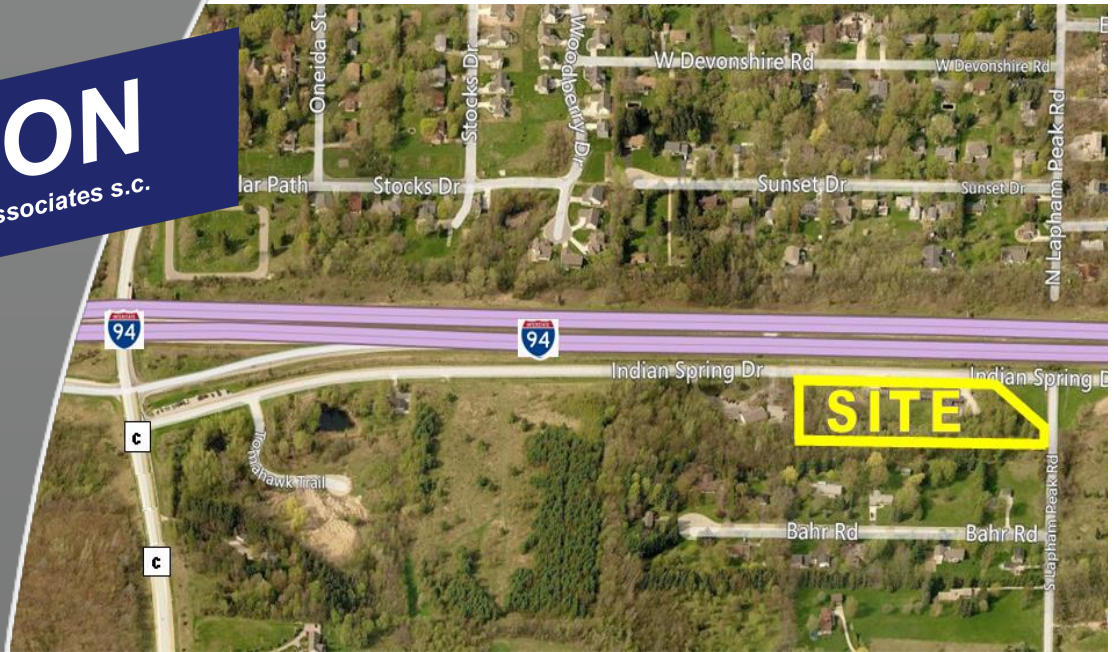


JUDSON

and associates s.c.

SALE PRICE
\$625,000.00



FOR SALE

**940 & 1050 INDIAN SPRING DRIVE
DELAFIELD, WI 53018**



Acres	4.808
Zoning	B-5 Office
Water	Well
Traffic Count	66,700 VPD
Topography	Generally Flat
Municipality	Delafield
Permitted Uses:	The B-5 district is intended to establish an exclusive high quality commercial area for offices: Medical offices, laboratories, financial institutions, and professional office establishments.
Tax Key Number	DELC0799999 & DELC0799998
Property Taxes	\$2,299.61 (Both properties combined)
Tax Year	2014
Price	\$625,000.00
Description	Dynamic property with high visibility from I-94. Ideal for Many office uses or corporate headquarters. Please contact Broker to discuss sewer availability.

MARK GORSKI
mgorski@judsonrealestate.com

262.695.8800

LISTING | 4279

REAL ESTATE Industrial-Office-Retail-Land-Investment

1285 Sunnyridge Road
Pewaukee, WI 53072
Phone: 262.695.8800
Fax: 262.695.8801
www.judsonrealestate.com

PROPERTY MANAGEMENT

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
WISCONSIN CHAPTER

DEVELOPMENT Industrial-Commercial

Information contained herein was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made to the accuracy thereof and is subject to correction.

01 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

02 **BROKER DISCLOSURE TO CUSTOMERS**

03 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
04 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide
05 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
06 following duties:

07 ■ The duty to provide brokerage services to you fairly and honestly.

08 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

09 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advise, tax advise, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 CONFIDENTIAL INFORMATION: _____

36 _____

37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to met his or her obligations under a contract or
55 agreement made concerning the transaction.

ATLAS SURVEY

2626 SAINT ANDREWS CT.
WAUKESHA, WI 53186
WWW.ATLASSURVEY.COM
(262) 601-5270

SURVEYOR:
BRYCE KACZOR, RLS S-2803
SURVEY FOR:
KELLY'S GREENSCAPES, LLC
12225 W. WAUKESHA AVE.
SUITE 200, WAUKESHA,
WI 53186

PROPERTY:
940 & 1050 INDIAN SPRING DRIVE
DELAFIELD, WI 53018

PLAT OF SURVEY

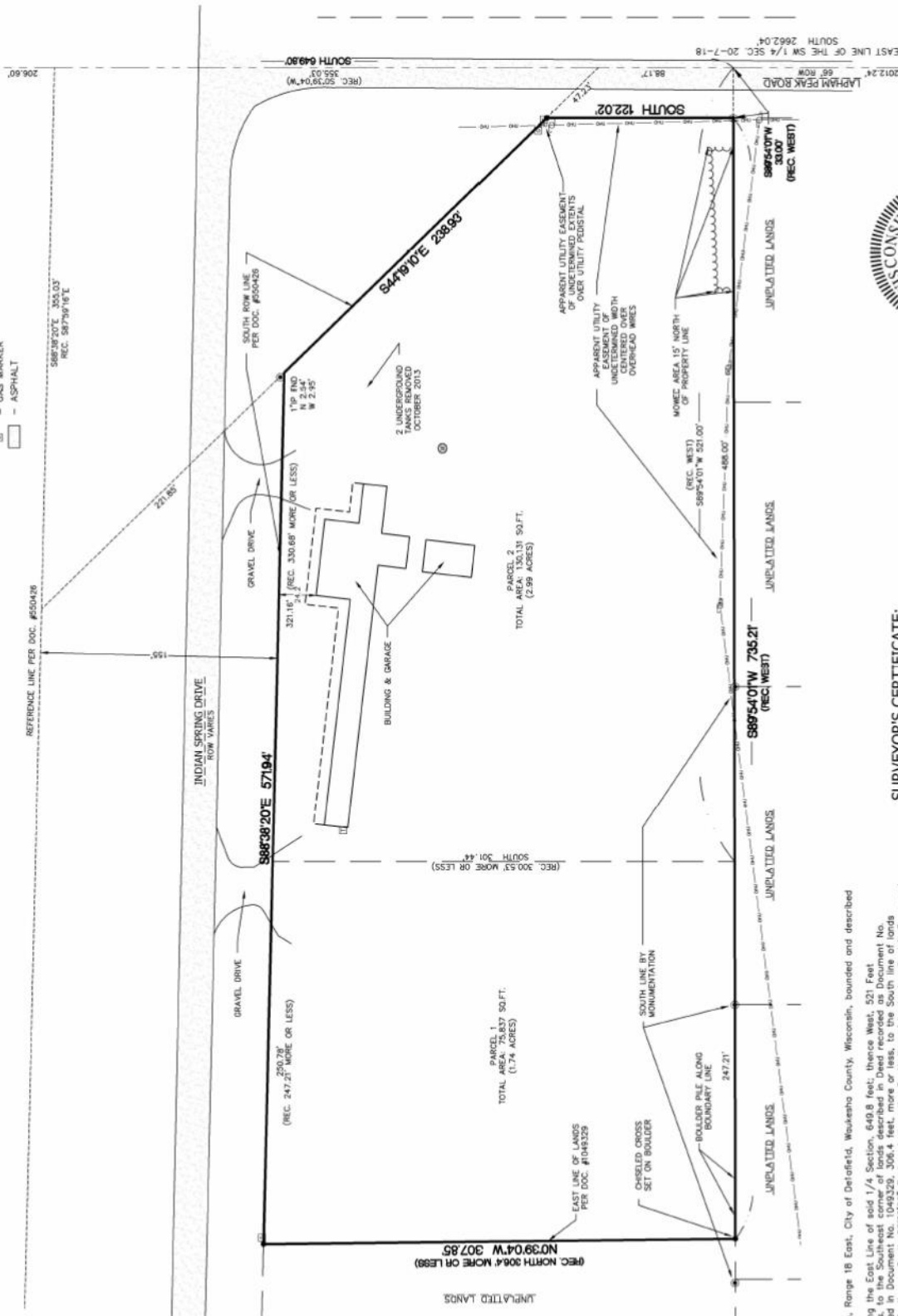
BEING A PART THE NE. 1/4 OF THE SW. 1/4 OF SECTION 20, T.7N., R.18E.,
CITY OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

LEGEND

- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 1" DIA. IRON PIPE SET, 18" LONG
- ⊙ - WELL
- ⊕ - UTILITY POLE
- OVERHEAD UTILITY WIRE
- UTILITY PEDESTAL
- ⊖ - GAS MARKER
- ▭ - ASPHALT

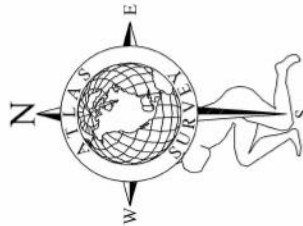
REFERENCE LINE PER DOC. #550426

588751'01W 735.21'
REC. 58797919E



NOTES:

1. ADDITIONAL EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, GAS PIPING MATERIALS, OR ANY OTHER ITEMS WHICH MAY BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. UNDERGROUND AND ABOVE GROUND UTILITIES ON PROPERTY NOT LOCATED.
4. THE PURPOSE OF THIS SURVEY IS TO DETERMINE BOUNDARY LOCATION.



SCALE: 1" = 50'

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE EAST LINE OF THE SW 1/4 OF SECTION 20-7-18 AS DUE NORTH.

LEGAL DESCRIPTION

Parcel 1 per Document No: 1152754

That part of the Southwest 1/4 of Section 20, Township 7 North, Range 18 East, City of Delafield, Waukesha County, Wisconsin, bounded and described Commencing at the center of said Section 20; thence South along the East line of said 1/4 Section, 649.8 feet; thence West, 521 Feet to the point of beginning; thence West, 247.21 feet more or less, to the Southeast corner of lands described in Deed recorded as Document No. 1049329; thence North along the East line of said lands described in Document No. 1049329, 306.4 feet, more or less, to the South line of lands described in Award of Damages recorded as Document No. 550426; thence South 88°38'20" East and along the South line of lands described in Document No. 550426, 247.07 feet, more or less to a point due North of point of beginning, thence South, 300.53 feet, more or less, to the point of beginning.

Parcel 2 per Document No: 1152755

That part of the Southwest 1/4 of Section 20, Township 7 North, Range 18 East, City of Delafield, Waukesha County, Wisconsin, bounded and described Commencing at the center of said Section 20; thence South along the East line of said 1/4 Section, 649.8 feet to the point of beginning of the lands to be described; thence West, 521 feet; thence North, 300.53 feet more or less to the South line of lands described in Award of Damages recorded as Document No. 550426; thence South 88°38'20" East and along the South line of lands described in said Document No. 550426, 330.68 feet more or less to an angle point in said South line; thence South 42°57'20" East and along said South line, 279.43 feet, more or less, to the East line of said 1/4 Section; thence North, 33 feet to the point of beginning.



Bryce D. Kaczor
DATED THIS 16TH DAY OF OCTOBER, 2013.

SURVEYOR'S CERTIFICATE:

I, THE SURVEYOR, HAVE MADE A TRUE AND CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND I DO NOT MAKE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.