



OK REALTY

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**N000 Raasch Hill Road
City of Horicon ~ Dodge County
RANW Wirex MLS #50302498**

PRICE: \$195,000

Workshop and Vacant Land totaling 10.536 acres

2 Separate Tax Parcels totaling 10.536 acres as follows:

N000 Raasch Hill Road #236-1116-0521-005 Workshop on 1.050 acres

Raasch Hill Road #236-1116-0521-004 Vacant Land 9.486 acres

Dimensions:

Main Workshop: 26'x48' Detached Garage: 17'x19' Metal Lean-to: 17'x36'

2024 Taxes: \$704.13 & \$1,503.88 (\$2,208.01 total)

Zoned: Residential (R1)

Assessed: Commercial

Workshop & Vacant Land totaling 10.536 Acres! This unique property includes 2 insulated and heated Workshops and a detached garage with an attached open metal lean-to on 1.05 acres plus a Vacant Lot of 9.486 acres in the City of Horicon. Both properties are Zoned Residential (R1) but Assessed Commercial.

There is electric to the main building plus the natural gas line runs along the south side of the lot but there are NO water and sewer lines to the property.

The building was used as a woodworking shop and a metal shop plus the wall between the 2 rooms can be removed to make 1 large room. Previously the land was a gravel pit but all the gravel was removed and most of the land is now considered fill.

Directions: Hwy. 33 to Clason St./Hwy. 28 to Raasch Hill Road

(Look for OK Realty signs)

All information deemed reliable but not guaranteed and is subject to change or correction.