

Property Specifications

Location: State Highway 45/County Highway C/County Highway D
Village of Bristol, Wisconsin

Lot Size: 339 Acres m/l

Zoning: A-1, I-1, PR-1, C-1, C-2, R-3, & R-4

Price: \$ 3,200,000.00

Utilities: Available

Remarks: 339 acres, generally bounded by State Highway 45 to the west, County Highway C to the South, and County

Highway D to the East. The subject parcel is located in the Village of Bristol, immediately adjacent to the Bristol Industrial Park. The property offers good access to Interstate 94 via State Highway 50 to the North and County Highway C to the South. Currently, the property is being used for agricultural purposes.

Contact Information

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www.pittsbrothers.com
Pitts Brothers & Associates, LLC
6309 – 60th Street, Suite 100
Kenosha, Wisconsin 53144
Phone 262.654.4900, Fax 262.654.4910

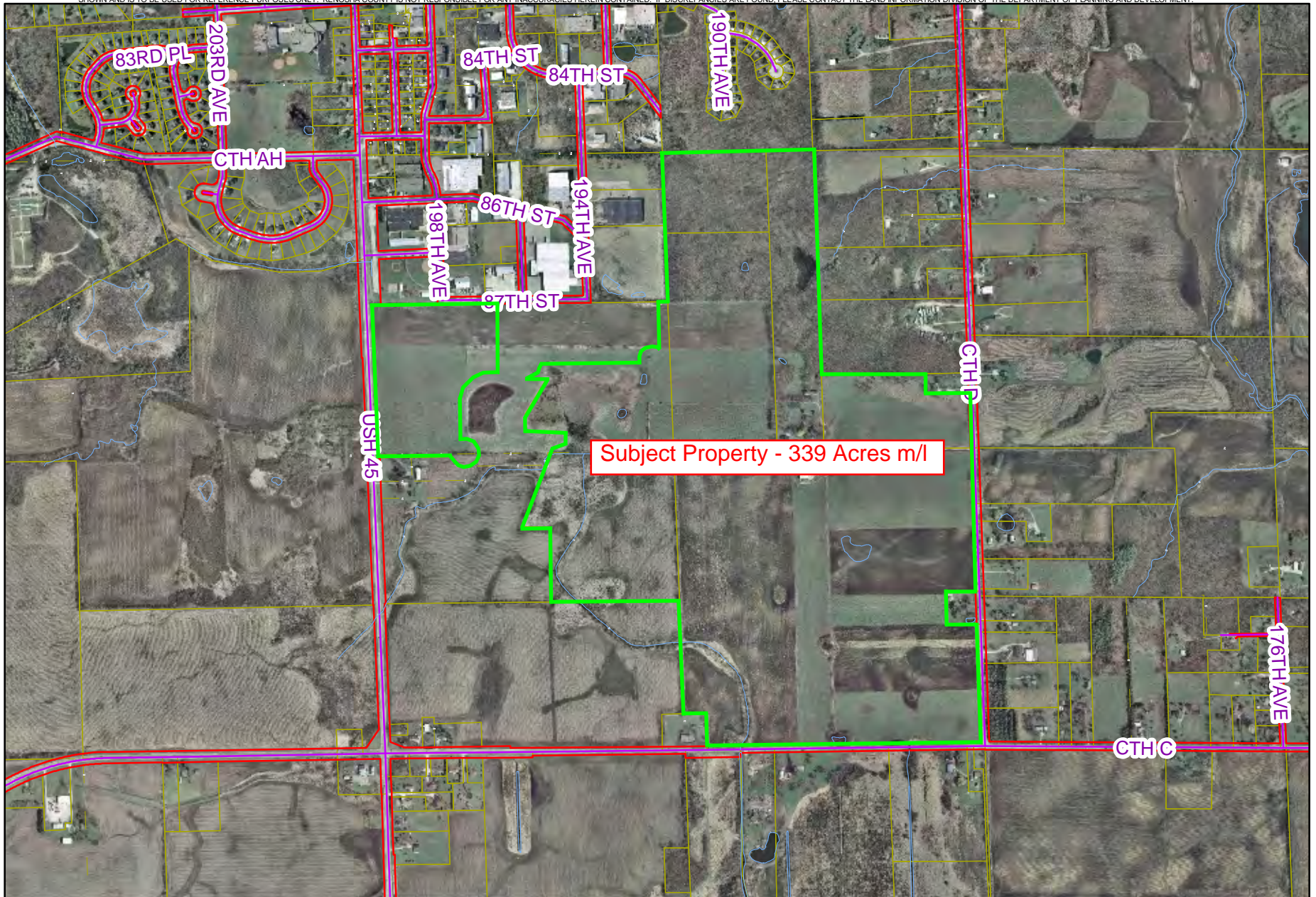
STH 45/CTH C/CTH D - 339 Acres

1 inch = 1,203.84 feet

Map Printed: 7/12/2011

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT THE LAND INFORMATION DIVISION OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

Kenosha County Interactive Mapping Site



Source: Kenosha County Department of Planning and Development

— Subject Property Boundary

7 8
18 17

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17 16
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BRISTOL INDUSTRIAL PARK
RECORDED 15/28/78 IN VOL. 10 PAGE 187 3

OAK RIDGE CONDOMINIUM
RECORDED 5/25/700 AS DOC. NO. 1220312

UNSUBDIVIDED LAND

DESCRIBED IN TRUSTEE'S DEED
RECORDED AS DOC. NO. 1485418

UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

UNSUBDIVIDED LAND
DESCRIBED IN OBT. CLAIM DEED
RECORDED AS DOC. NO. 803174
VOL. 1528 PAGES 580-581

PARCEL I - SUBPARCEL F

UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

PROPERTY DESCRIBED ON C.S.M. NO. 1920 RECORDED AS DOC. NO. 1038906

UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

87TH STREET

PARCEL I - SUBPARCEL C

PARCEL I - SUBPARCEL C

PARCEL II - SUBPARCEL A

PARCEL I - SUBPARCEL C

PARCEL I - SUBPARCEL E

UNSUBDIVIDED LAND
DESCRIBED IN WARRANTY DEED
RECORDED AS DOC. NO. 1059715

EXCEPTION TO PARCEL I - SUBPARCEL A
UNSUBDIVIDED LAND
DESCRIBED IN WARRANTY DEED RECORDED IN VOL. 548 PAGE 423

UNSUBDIVIDED LAND
DESCRIBED IN -----

PARCEL I - SUBPARCEL A

UNSUBDIVIDED LAND
DESCRIBED IN OBT. CLAIM DEED
RECORDED AS DOC. NO. 112139

PARCEL II - SUBPARCEL D

PARCEL III

PARCEL II - SUBPARCEL C

PARCEL II - SUBPARCEL B

PARCEL IV

PARCEL IV

PARCEL I - SUBPARCEL B

EXCEPTION TO PARCEL I - SUBPARCEL B
UNSUBDIVIDED LAND
DESCRIBED IN WARRANTY DEED RECORDED IN VOL. 718 PAGE 35

UNSUBDIVIDED LAND
DESCRIBED IN WARRANTY DEED
RECORDED IN VOL. 758 PAGES 618-619

UNSUBDIVIDED LAND
DESCRIBED ON C.S.M. NO. 1118
RECORDED IN VOL. 1242 PAGES 933 & 934

UNSUBDIVIDED LAND
DESCRIBED IN DOCUMENT RECORDED IN VOL. 810 PAGE 320

UNSUBDIVIDED LAND
DESCRIBED ON C.S.M. NO. 850 RECORDED IN VOL. 1028 PAGE 234

UNSUBDIVIDED LAND
DESCRIBED IN TERMINATION OF DECEDENT'S PROPERTY INTEREST RECORDED AS DOC. NO. 1418492

UNSUBDIVIDED LAND
DESCRIBED IN OBT. CLAIM DEED RECORDED AS DOC. NO. 1286603

UNSUBDIVIDED LAND
DESCRIBED IN DOC. NO. 1528279

UNSUBDIVIDED LAND
DESCRIBED IN DOC. NO. 1118414

UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

UNSUBDIVIDED LAND
DESCRIBED IN OBT. CLAIM DEED RECORDED AS DOC. NO. 1416336

UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

UNSUBDIVIDED LAND
DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOC. NO. 1333318

EXCEPTION TO PARCEL I - SUBPARCEL B
UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

UNSUBDIVIDED LAND
DESCRIBED IN TERMINATION OF DECEDENT'S PROPERTY INTEREST RECORDED AS DOC. NO. 1555183

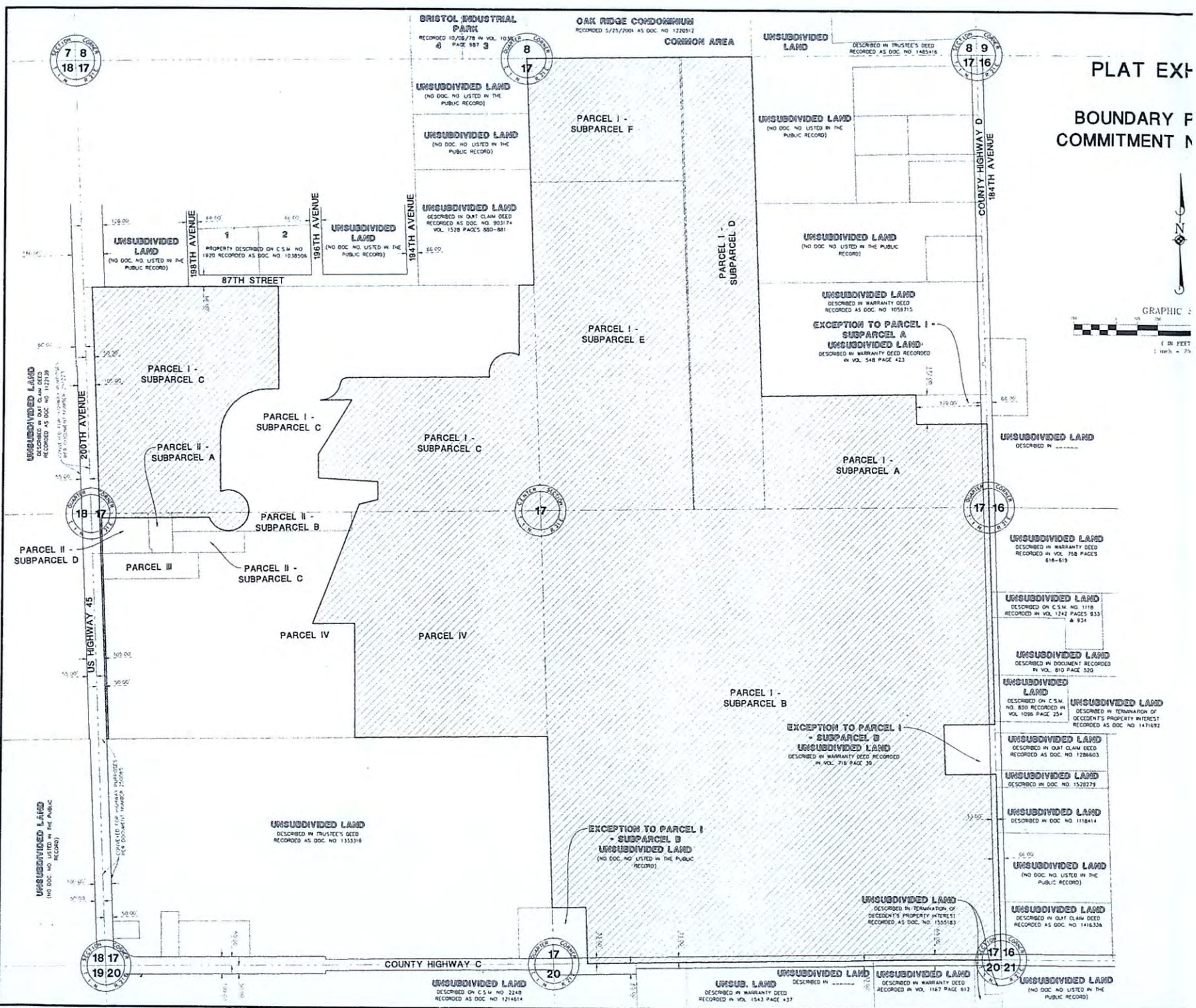
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DESCRIBED ON C.S.M. NO. 3248 RECORDED AS DOC. NO. 1214814

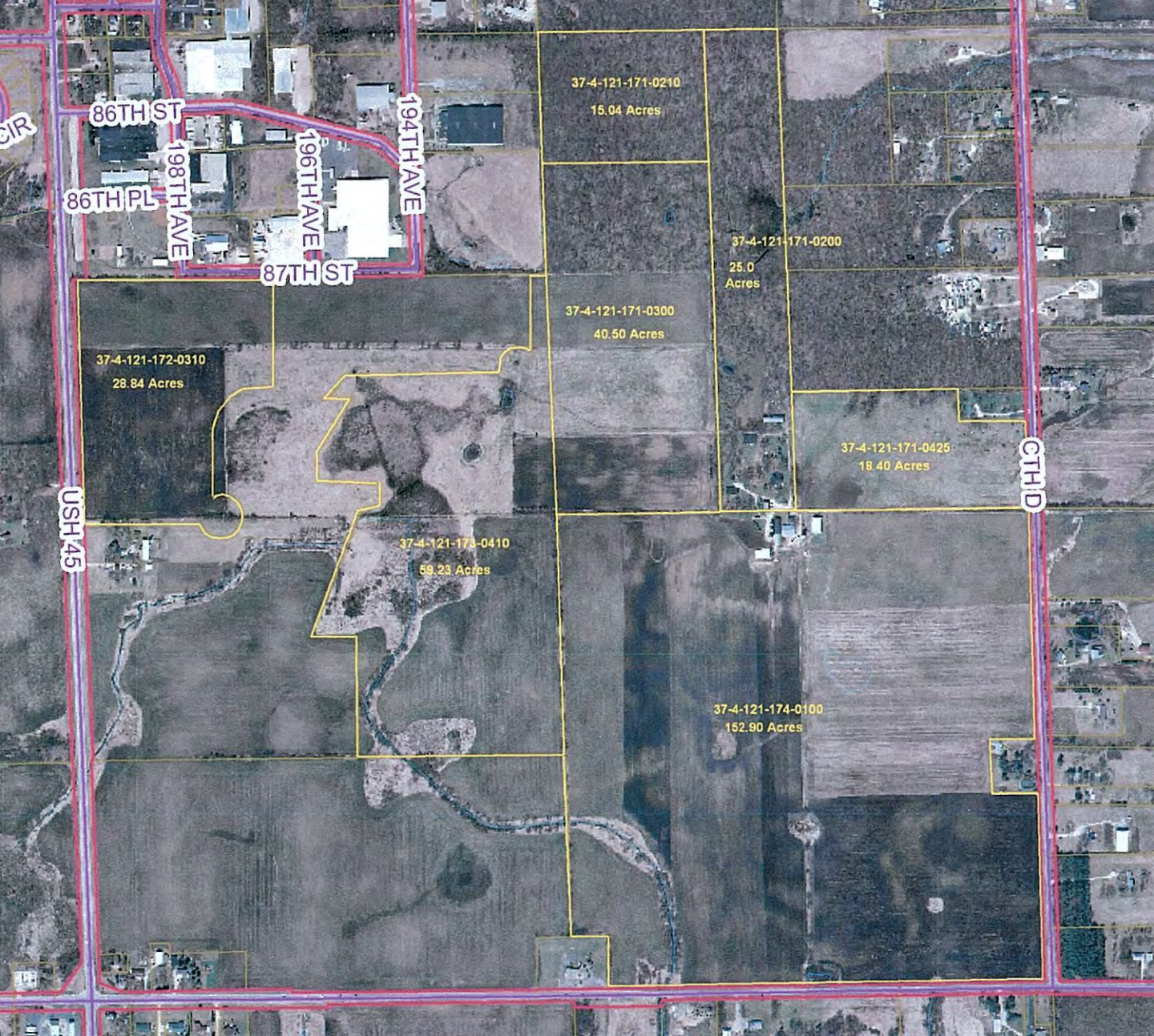
UNSUBDIVIDED LAND
DESCRIBED IN WARRANTY DEED RECORDED IN VOL. 1543 PAGE 437

UNSUBDIVIDED LAND
DESCRIBED IN WARRANTY DEED RECORDED IN VOL. 1167 PAGE 812

UNSUBDIVIDED LAND
(NO DOC. NO. LISTED IN THE PUBLIC RECORD)

PLAT EXH BOUNDARY F COMMITMENT N





CR

86TH ST

194TH AVE

86TH PL

198TH AVE

196TH AVE

87TH ST

37-4-121-171-0210
15.04 Acres

37-4-121-171-0200
25.0 Acres

37-4-121-171-0300
40.50 Acres

37-4-121-171-0425
18.40 Acres

37-4-121-172-0310
28.84 Acres

37-4-121-173-0410
59.23 Acres

37-4-121-174-0100
152.90 Acres

USH 45

CTHD

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 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
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ 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 advice, tax advice, 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 608-240-5830.*

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 meet his or her obligations under a contract or
55 agreement made concerning the transaction.