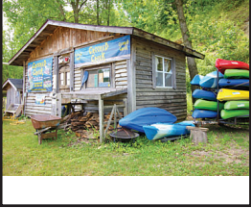


## INCOME OPPORTUNITY!



### S857 State Rd 61, Readstown

Great business opportunity! Business includes 2 rental cabins, a shed, storefront, all canoes & kayaks, 6 trailers for hauling canoes/kayaks, & (2)15 passenger vans. Located right on Reads Creek and only a few hundred feet from the Kickapoo River. Cabins come fully furnished with a great rental history! Several hundred feet of creek frontage, which is great for many recreational activities (canoeing, kayaking, trout fishing, swimming, etc.). There is the possibility of the future owner living in 1 of the cabins or continuing to rent out the cabins. Business has shown profit for past several years. **\$185,000**

## SEASONAL BUSINESS!



### S857 State Rd 61, Readstown

Complete business opportunity! Business includes 3 rental cabins, 1 cabin that is not owned but rented out, and an office/store on 7 acres, plus several canoes & kayaks, trailers for hauling canoes/kayaks, & (2)15 passenger vans. Located right on Reads Creek and only a few hundred feet from the Kickapoo River. Several hundred feet of creek frontage, great for many recreational activities (canoeing, kayaking, trout fishing, swimming, etc.). Owner could occupy 1 of the cabins or continuing to rent out all of the cabins. Profitable business history! **\$285,000**

## RESIDENTIAL OR COMMERCIAL!



### Lot 6 US Hwy 14/61, Westby

7.85 M/L acres! Great building spot, close to town, close to highway with side road access on Saugstad Rd. This lot is level/gently sloped for an easy-to-prepare build site. Would be well suited for commercial building or residential lot(s). **\$120,000**

## COMMERCIAL LAND!



### Lot 5 US Hwy 14/61, Westby

Great opportunity for commercial or mixed-use development. 46 acres inside of Westby city limits; 6 acres in Town of Christiana. Suited for commercial development on Hwy 14, with great visibility and Hwy 14 driveway access, plus 5500 vehicle per day traffic. Potential for single family or multi-family housing off of Saugstad Rd. Great potential for business on Hwy 14. Owner will consider splitting property -- Make an offer! **\$900,000**

## 2 ACRES!



### Lot 18 Majestic Dr, Westby

Nearly 2 acres in Westby city limits. The front of this lot has Hwy 14/61 visibility, with over 11,000 vehicles per day passing by. The back half of this lot would be a great place to build a home in a quiet subdivision with city utilities. Lot is currently zoned commercial, but could be re-zoned residential. **\$49,500**

## 12 ACRES TILLABLE/BUILDABLE!



### Lot 1 Barstad Rd, Westby

Nearly 12 Acres of land that is currently rented and being used for tillable land. This is a tobacco shed on the property as well for your own use. This could be used for your own AG use or for a nice residential spot. Conveniently located between Westby and Viroqua. Come check it out today! **\$89,900**

## The Olerud Team

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