

Property Fact Sheet

Address: E9244 Blueberry Rd, New London, WI 54961

Acreage: Approx. 2.5 acres (final lot lines pending buyer input)

Home Features

- **Type:** Move-in ready farmhouse
- **Bedrooms/Bathrooms:** 3 bedrooms, 2 full bathrooms
- **Key Features:**
 - Heated and insulated breezeway with wood-burning fireplace
 - Hardwood floors on the second level
 - Updated windows throughout most of the home
 - Mature apple and pear trees
 - Panoramic views of the surrounding farmland

Large Pole Building

- **Total Size:** 7,810 sq ft
- **Dimensions:** 137x50 and 40x24
- **Former Use:** Originally a livestock shed, now converted into machine storage
- **Construction:** Stick-built with reinforced trusses, new posts, metal siding, and metal roof
- **Key Features:**
 - Six (6) 12-foot overhead doors
 - Reinforced trusses, new posts, and gutters for drainage
- **Interior Layout:**
 - **Northern Section (40x24):** $\frac{2}{3}$ concrete floor, $\frac{1}{3}$ dirt floor, some insulation
 - **Middle Section (105x50):** Open space with 4 overhead doors, full concrete floor
 - **Southern Section:** Two storage units (25x32 each) with overhead doors

Detached Garage / Concrete Block Building

- **Total Size:** 1,917 sq ft
- **Dimensions:** 47x27 and 27x24
- **Construction:** Concrete block with metal roof
- **Key Features:**
 - **South End (27x24):** Heated and insulated workshop with overhead door and running water
 - **North End (47x27):** Sliding doors, mezzanine, and extra garage space

Lot Lines and Survey

- The seller will obtain a certified survey, at their expense, to confirm the lot size and property lines. The survey will be approved by both buyer and seller and recorded before or at closing. Final lot lines are flexible and will be finalized with input from the future owner, along with any necessary county and municipal approvals.

Electrical Service Overview (2023 Upgrades)

- **Service:** Provided by We Energies with a 320-volt, single-phase service (previously 400 amps, reduced)
- **Panels:** 200-amp panels for the two storage buildings, 100-amp panel in the basement of the house
- **Upgrades:**
 - All overhead wiring replaced with an underground system
 - New 200-amp service installed, featuring a generator connection for backup power
 - Electrical service to both the house and outbuildings was upgraded in 2023