

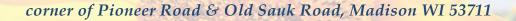
**Find your perfect suburban retreat** when you make Fox Knoll subdivision your home... quick and easy access to the city, yet all the joys of country living in one of Madison's most sought-after locations.

Positioned for the very best of both town and country living, Fox Knoll is a 74 lot, single-family development on the quiet western edge of the City of Madison and within the Middleton Cross Plains Area School District.

Located off Old Sauk Road at Pioneer Road, this beautiful new community is walking distance to Pope Farm Conservancy and Pioneer Park.

The 50 lots of Phase One range in size from .21 to .37 acres with a gently sloping terrain to the west. Bring your own builder, or we can help guide you through the entire home building process.

Country living in the city of Madison





Lot	Sq. Ft.	Acreage	Price	Lot	Sq. Ft.	Acreage	Price		
6	11,502	0.26	\$203,000	52	13,414	0.31	\$205,000		
7	11,096	0.26	\$204,000	53	11,802	0.27	Sale Pending		
8	11,096	0.26	\$210,000	54	14,038	0.32	\$210,000		
9	11,096	0.26	\$210,000	55	9,771	0.22	\$205,000		
10	11,096	0.26	\$205,000	56	10,333	0.24	\$210,000		
11	9,956	0.23	\$205,000	57	11,000	0.25	\$210,000		
12	9,956	0.23	Sale Pending	58	9,913	0.23	\$205,000		
13	9,956	0.23	Sale Pending	59	9,913	0.23	\$205,000		
14	9,956	0.23	\$200,000	60	9,913	0.23	\$200,000		
15	10,169	0.23	\$200,000	61	9,913	0.23	\$200,000		
16	10,034	0.23	\$200,000	62	11,113	0.26	\$200,000		
25	9,297	0.21	\$205,000	63	11,159	0.26	\$205,000		
26	9,091	0.21	\$200,000	64	9,956	0.23	Sale Pending		
35	12,589	0.29	\$215,000	65	9,956	0.23	\$205,000		
36	14,019	0.32	Sale Pending	66	9,956	0.23	Sale Pending		
37	15,598	0.36	\$220,000	67	9,956	0.23	Sale Pending		
38	9,974	0.23	\$210,000	68	11,051	0.25	\$210,000		
39	8,970	0.21	\$208,000	69	11,857	0.27	\$210,000		
40	8,970	0.21	Sale Pending	70	11,912	0.27	\$210,000		
41	8,970	0.21	\$208,000	71	12,965	0.3	\$210,000		
42	10,440	0.24	\$210,000						
43	12,510	0.29	\$210,000	Highlighted Lots have already been reserved					
44	16,239	0.37	\$210,000						
45	13,154	0.3	\$205,000						
46	12,268	0.28	\$200,000				-		
47	12,304	0.28	\$200,000	Pa		EVE BRIT			
48	12,523	0.29	\$200,000	-	<u>Ste</u>	ve@Spence	rREG.com		
49	12,526	0.29	Sale Pending	10	608	8-573-1900			
50	10,198	0.23	\$208,000			SPENCER			
51	10,900	0.25	\$200,000			REAL ESTATE GROUP			

Country living in the city of Madison

♦ HAWTHORN & STONE

10,900

0.25

\$200,000





Phase I Available Now

Middleton/Cross Plains Area School District

Projected build date Summer 2024

## Country living in the city of Madison

LOT 12

9,956 sq. ft.

LOT 11

9,956 sq. ft.

LOT 9

11,096 sq. ft.

LOT 10 11,096 sq. ft.

AWTHORN & STONE



For informational purposes only. Not a certified survey map.

LOT 44 L329-94, ft. LOT 45 L329-94, ft. LOT 45 L329-94, ft. LOT 45 L329-94, ft. LOT 47 L329-94, ft. LOT 48 L329-94, ft. LOT 49 L329-94, ft. LOT 50 L007-74 L329-94, ft. LOT 70 L329-94, ft. LOT 72 L329-94, ft. LOT 74 L329-94, ft.   LOT 36 L409-94, ft. LOT 36 L309-94, ft. LOT 75 L329-94, ft. LOT 76 L329-94, ft. LOT 74 L329-94, ft. LOT 74 L329-94, ft. LOT 74 L329-94, ft. LOT 74 L329-94, ft.		OLD SAUK ROAI		Kapit	W.	a Black		N			
IOT 41 8970 sq. ft. IOT 52 13,414 sq. ft. IOT 52 13,414 sq. ft. IOT 54 9,913 sq. ft. IOT 64 9,956 sq. ft. IOT 64 9,956 sq. ft. IOT 64 9,956 sq. ft. IOT 64 9,956 sq. ft. IOT 70 12,965 sq. ft. IOT 71 12,965 sq. ft. IOT 71 12,965 sq. ft. IOT 72 12,838 sq. ft.   IOT 37 15,598 sq. ft. IOT 51 10,901 sq. ft. IOT 55 10,901 sq. ft. IOT 55 9,771 sq. ft. IOT 58 9,913 sq. ft. IOT 66 9,995 sq. ft. IOT 71 12,965 sq. ft. IOT 77 12,965 sq. ft.   IOT 36 1,001 sq. ft. IOT 55 10,901 sq. ft. IOT 55 10,903 sq. ft. IOT 57 10,903 sq. ft. IOT 67 9,913 sq. ft. IOT 67 9,913 sq. ft. IOT 67 9,913 sq. ft. IOT 67 11,905 sq. ft. IOT 77 11,912 sq. ft. IOT 77 11,925 sq. ft.	R ROAD			LOT 44 ,239 sq. ft. LOT 45		A DESCRIPTION OF TAXABLE		LOT 49 2,526 sq. ft.			
IOT 41 8970 sq. ft. IOT 52 13,414 sq. ft. IOT 52 13,414 sq. ft. IOT 54 9913 sq. ft. IOT 64 9956 sq. ft. IOT 64 9956 sq. ft. IOT 64 9956 sq. ft. IOT 64 9956 sq. ft. IOT 76 12,965 sq. ft. IOT 77 12,965 sq. ft. IOT 77 12,965 sq. ft.   IOT 37 15,598 sq. ft. IOT 51 10,901 sq. ft. IOT 55 10,901 sq. ft. IOT 55 9,771 sq. ft. IOT 57 9,913 sq. ft. IOT 66 9,995 sq. ft. IOT 77 12,965 sq. ft. IOT 77 12,965 sq. ft.   IOT 36 1,001 sq. ft. IOT 55 10,901 sq. ft. IOT 55 10,903 sq. ft. IOT 57 10,903 sq. ft. IOT 57 10,903 sq. ft. IOT 67 9,913 sq. ft. IOT 67 9,913 sq. ft. IOT 67 9,913 sq. ft. IOT 67 11,912 sq. ft. IOT 77 11,928 sq. ft.	NEE	OUTLOT	LOT 42		- OTS	HEAI	RTH STC	ONE DRIVE	A COLOR		
LOT 39 13,414 sq. ft. 19,913 sq. ft. 100 f 64 9956 sq. ft. OUTLOT   107 39 1,802 sq. ft. 10,802 sq. ft. 100 f 54 100 f 65 9956 sq. ft. 100 f 05   9,974 sq. ft. 100 f 51 100 f 54 14,038 sq. ft. 100 f 55 9956 sq. ft. 100 f 05 100 f 72 12,965 sq. ft. 12,2965 sq. ft.   LOT 37 100 f 51 100 f 55 9,971 sq. ft. 100 f 55 9,993 sq. ft. 100 f 67 100 f 77 12,965 sq. ft. 12,2965 sq. ft.   100 f 36 100 f 36 10,991 sq. ft. 9,771 sq. ft. 100 f 57 100 f 68 11,912 sq. ft. 11,925 sq. ft. 12,2965 sq. ft. 11,912 sq. ft. 11,915 sq. ft. <t< td=""><th>PIC</th><td></td><td>OT 41</td><td><math>\bigcap</math></td><td></td><td></td><td></td><td></td><td></td></t<>	PIC		OT 41	$\bigcap$							
LOT 37   LOT 51   LOT 55   9,771 sq. ft.   LOT 55   9,913 sq. ft.   9,956 sq. ft.   LOT 70   LOT 73     LOT 36   LOT 50   LOT 56   10,901 sq. ft.   LOT 56   10,903 sq. ft.   LOT 57   LOT 67   11,912 sq. ft.   11,385 sq. ft.     LOT 36   10,198 sq. ft.   10,333 sq. ft.   LOT 57   LOT 68   11,051 sq. ft.   LOT 74			n. 13,	3,414 sq. ft.				OUTLOT	- marthan		
LOT 37   LOT 51   LOT 55   9,771 sq. ft.   LOT 55   9,913 sq. ft.   9,956 sq. ft.   LOT 70   LOT 73     LOT 36   LOT 50   LOT 56   10,901 sq. ft.   10,333 sq. ft.   LOT 57   LOT 68   11,912 sq. ft.   11,385 sq. ft.     LOT 36   10,198 sq. ft.   10,333 sq. ft.   10,333 sq. ft.   LOT 57   LOT 68   11,051 sq. ft.   LOT 74	- te	LOT 39 8,970 sq. ft.	LO 11,80	DT 53 D2 sq. ft.	LOT 60 9,913 sq. ft.	<b>LOT 65</b> 9,956 sq. ft.	WAY	at a spin of	R. M. Martin		
LOT 37   LOT 51   LOT 55   9,771 sq. ft.   LOT 55   9,913 sq. ft.   9,956 sq. ft.   LOT 67   LOT 70   LOT 73     LOT 36   10,901 sq. ft.   10,901 sq. ft.   9,771 sq. ft.   LOT 56   11,385 sq. ft.		LOT 38 9,974 sq. ft.	LO 14,031	<b>DT 54</b> 38 sq. ft.			RUSTIC RISI				
14,019 sq. ft. 10,198 sq. ft. 10,333 sq. ft. 11,000 sq. ft. 11,051 sq. ft. 11,051 sq. ft. 11,105	- AL		LOT 51 I 10,901 sq. ft. 9,	LOT 55					LOT 73 11,385 sq. ft.		
FOX KNOLL DRIVE		LOT 36 14,019 sq. ft.		LOT 56 0,333 sq. ft.		LOT 68 11,051 sq. ft.			<b>LOT 74</b> 11,110 sq. ft.		
	FOX KNOLL DRIVE										
LOT 35   LOT 26   LOT 25   LOT 26   LOT 26   LOT 25   LOT 35   LOT 6   LOT 5     12,589 sq. ft.   9,091 sq. ft.   9,297 sq. ft.   10,034 sq. ft.   10,169 sq. ft.   11,502 sq. ft.   12,294 sq. ft.					LOT 16 10,034 sq. ft.				<b>LOT 5</b> 12,294 sq. ft.		
				,315 sq. ft.					<b>LOT 4</b> 11,571 sq. ft.		
LOT 33 13,302 sq. ft. IOT 28 LOT 23 9,196 sq. ft. 9,315 sq. ft. IOT 23 9,315 sq. ft. 9,913 sq. ft. 9,956 sq. ft. II,096 sq. ft. II,096 sq. ft. II,408 sq. ft.	and a second	LOT 33 13,302 sq. ft.	LOT 28 L 9,196 sq. ft. 9,5	315 sq. ft.	<b>LOT 18</b> 9,913 sq. ft.			<b>LOT 8</b> 11,096 sq. ft.			
13,302 sq. ft. 9,196 sq. ft. 9,315 sq. ft. 9,913 sq. ft. 9,956 sq. ft. 11,096 sq. ft. 11,408 sq. ft.   LOT 32 13,449 sq. ft. 9,196 sq. ft. 9,315 sq. ft. 11,408 sq. ft. 11,096 sq. ft. 11,096 sq. ft. 11,408 sq. ft.   13,449 sq. ft. 9,196 sq. ft. 9,315 sq. ft. 9,913 sq. ft. 9,913 sq. ft. 11,096 sq. ft. 11,408 sq. ft.	1	LOT 32 13,449 sq. ft.		LOT 22 ,315 sq. ft.		<b>LOT 12</b> 9,956 sq. ft.	RUSTICF	<b>LOT 9</b> 11,096 sq. ft.	<b>LOT 2</b> 11,244 sq. ft.		
	1	LOT 31 13,596 sq. ft.	LOT 30 L 9,196 sq. ft. 9:	LOT 21	LOT 20 9.913 sq. it.	9,956 sq. ft.	-	LOT 10 11,096.sq. ft.	LOT 1 11,109 sq. ft.		

Country living in the city of Madison

♦ HAWTHORN & STONE