

NEW to MARKET

PRICED @ \$260,000

Artesia Schoolhouse

Event Hall & Historic Venue

FOR SALE

N10831 Hwy 151, Malone, WI 53049



BROCHURE CONTENTS

Unique Hospitality – Specialty Opportunity
Calumetville WISCONSIN

Pricing

\$260,000

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Property Overview

Artesia Schoolhouse hosts celebrations of all descriptions, including:

- Small weddings & engagement parties
- Vow renewals
- Celebrations of life
- Birthday and graduation parties
- Bridal and baby showers
- Family reunions
- Business and community events
- And more!

Other special events include art shows, food truck visits, painting classes, wine or cheese tastings, and occasional gatherings for dogs and their people.

Currently used as Event Hall. Liquor License, restored inside in 2019 with new bathrooms, many added amenities and yet all the charm of small-town school built 1878! Lots of features and uses with the right imagination! **Call today for a first-hand tour.**

TOURS: Advance notice required. An AC Commercial representative to be present at all showings.



DETAILED SPECIFICATIONS

LOCATION

Municipality
Address

Calumetville WI
Town of Calumet
N10831 Highway 151

PROPERTY

Acreage
Schoolhouse Building SF Main
Grounds
Parking
Entrance

SPECIFICATIONS

Approx. 073
Approx. 1,560
Lawn
Ample
Hwy 151

NOTABLE AMENITIES

Renovations (to current venue)
Capacity - Inside
Kitchen
Kitchen Appliances
Bar Area
Flooring
Restrooms
Electrical
Water
Sewer

DETAILS

2019
100
Yes – Catering
Refrigerator - DW
Dedicated
Maple Harwood
2 – ADA Compliant
New
Private Well
Municipality

CATERING AMENITIES

Liquor License
Seating
Tableware
Serving
Serving Pieces

DETAILS

Yes
Vintage Tables w/ Chairs
White Linen – China
Silverware – Glassware
Yes

SOCIAL MEDIA

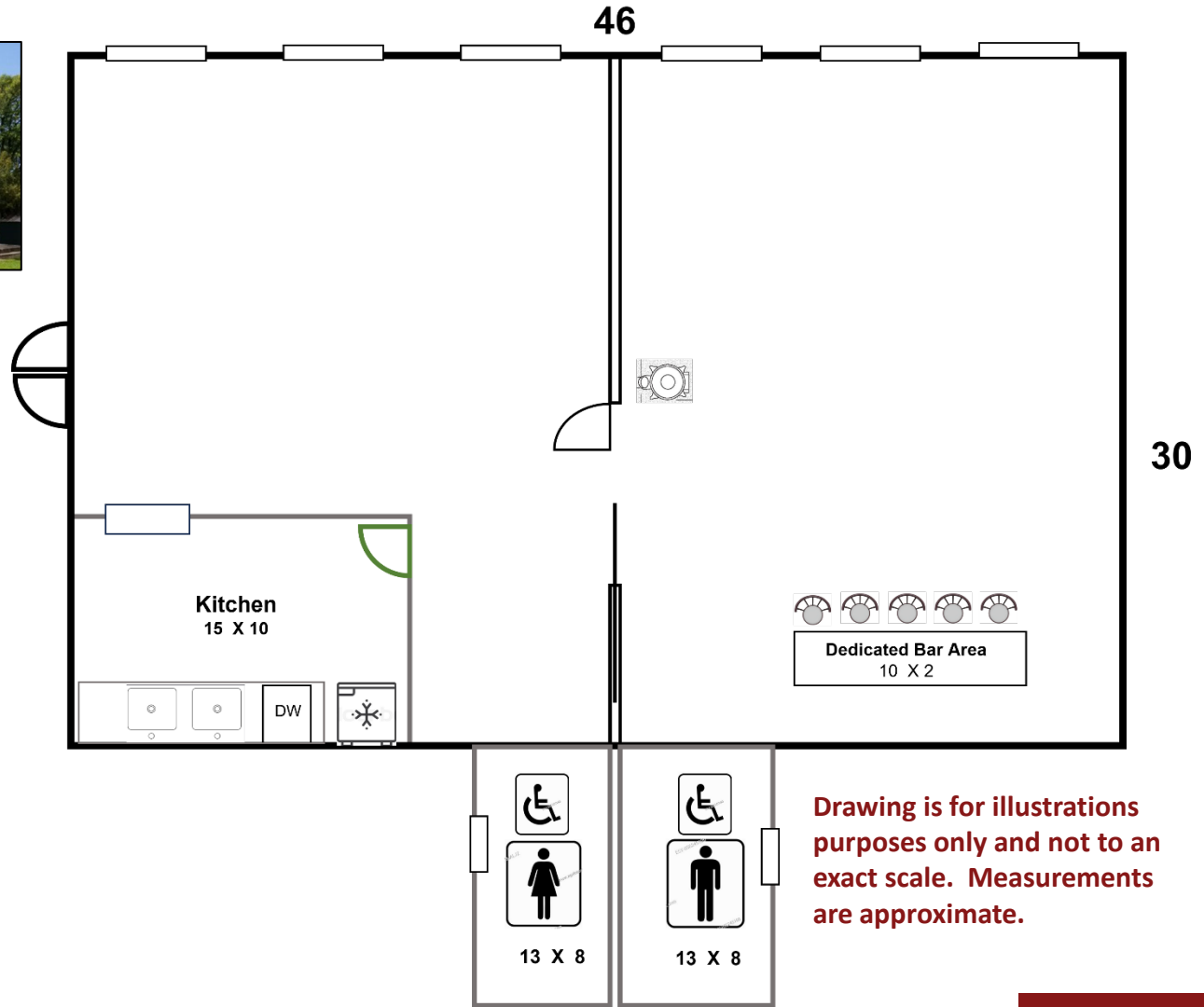
@artesiaschoolhouse.com

facebook.com/ArtesiaSchoolhouseWI

Wi-Fi Available!



SCHOOLHOUSE FOOTPRINT



TOURS: Advance notice required. An AC Commercial representative to be present at all showings.



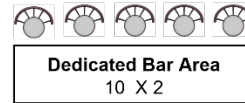
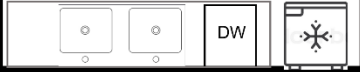
SCHOOLHOUSE FOOTPRINT with Room Pictures

46

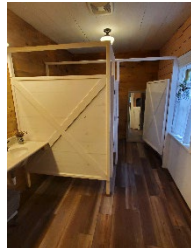
30



Kitchen
15 X 10



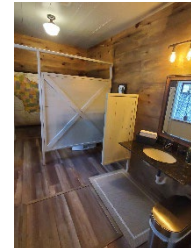
Dedicated Bar Area
10 X 2



13 X 8



13 X 8



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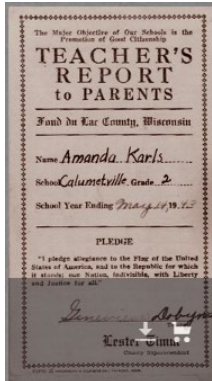
PHOTO GALLERY



HISTORY



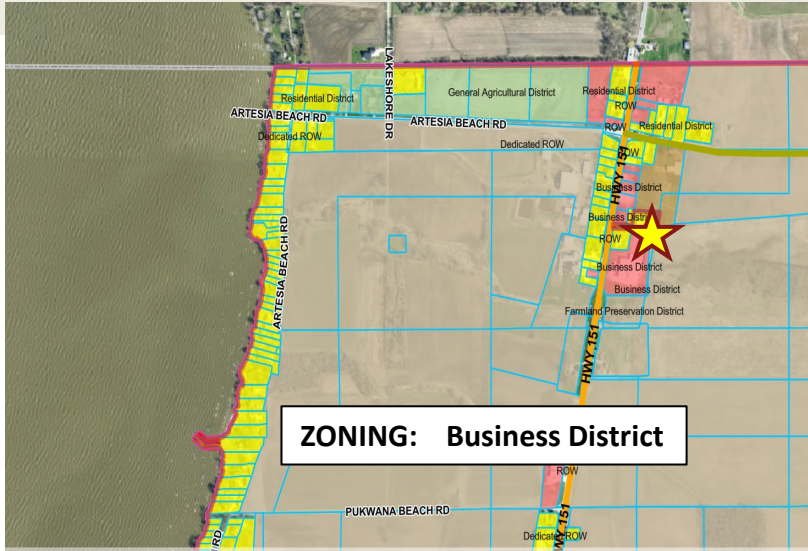
When Artesia Schoolhouse was built in 1878, it was the hub of Calumetville, which at the time was bustling with two general stores, two hotels, several saloons, a pair of blacksmith shops, a doctor's office, flour and lumber mills, and a dance hall. It was built on land where hundreds of years before there had been a major Native American village on the eastern shore of Lake Winnebago.



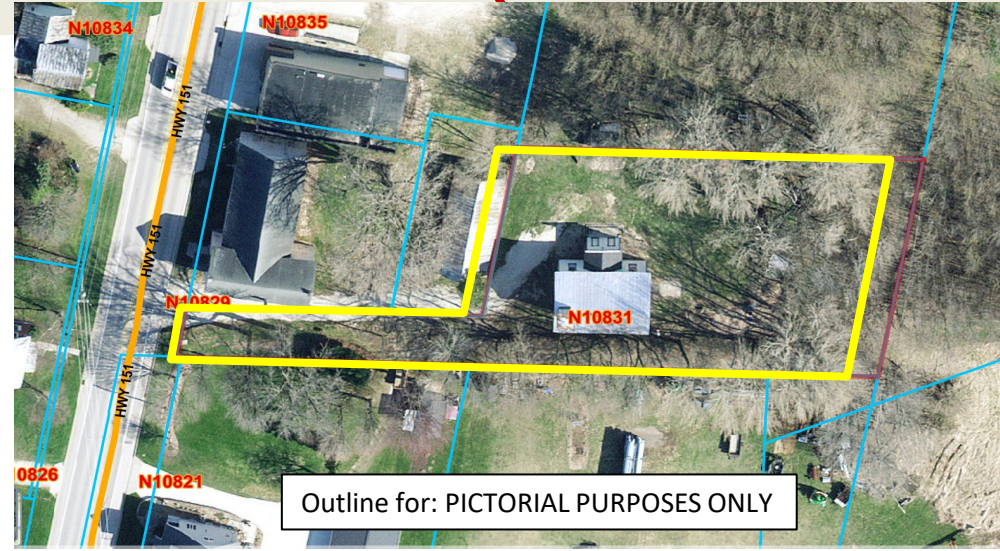
TOURS: Advance notice required. An AC Commercial representative to be present at all showings.

Property & Parcel Data

PROPERTY



PROPERTY



TAX HISTORY

Fond du Lac County
Ascent Land Records Suite

User: Public | Choose Product: Land Records Suite | Choose Category: Real Estate Property | What do you want to do? Search properties | Help ?

[Browser Setup Help](#)

Tax Parcel ID Number: T05-17-18-99-VC-200-00	Tax District: 20010-TOWN OF CALUMET	Status: Active
Alternate Tax Parcel Number:	Government Owned:	Acres: 0.7300

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
S23 T17N R18E PLAT OF CALUMET VILLAGE LOT 49, PT OF LOT 50 & PARCEL TO S AS DESC V707-325 ALSO VAC HIGH ST ADJ ON E AS REC 728660*

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
N10831 US HIGHWAY 151 MALONE, WI 53049

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2022	<input type="checkbox"/>	\$1,364.75	\$682.38	\$682.37	\$0.00	\$0.00	\$682.37
2021	<input type="checkbox"/>	\$1,397.39	\$1,397.39	\$0.00	\$0.00	\$0.00	\$0.00
2020	<input type="checkbox"/>	\$1,462.34	\$1,462.34	\$0.00	\$0.00	\$0.00	\$0.00

LOCATION



Community Support.

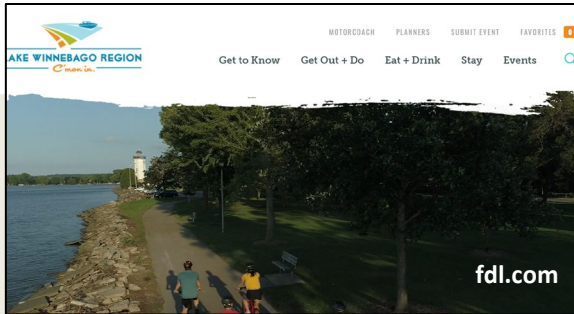
Support can come in many ways ...



...from special events to local festivals.

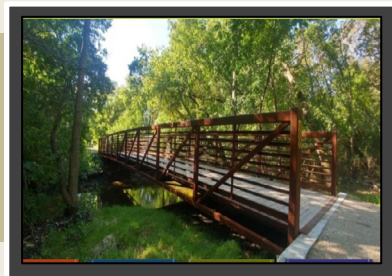


Tourism Information



Fond du Lac County

<https://www.fdlco.wi.gov/>



920.204.6850

www.acfdl.com

<https://townofcalumet.com/>



Mailing Address:
PO Box 92
Malone, WI 53049

Physical Address:
W 2104 County Rd HH
Malone, WI 53049

FAQ's can be found here!

Phone:
(920) 795-4040

Email:
tocclerkfdl@gmail.com

Township Contacts

Chairman

Don Breth

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Malone, WI 53049
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Email: donbreth@gmail.com

Supervisor

Angie Mattes

N10886 Artesia Beach Road
Malone, WI 53049
Phone: (262) 664-1026
Email: amattes4calumet@gmail.com

Clerk

Jeff Secord

Phone: (920) 795-4040
Email: tocclerkfdl@gmail.com

Constable

Mike Muellenbach

N8903 Town Hall Rd
Malone, WI 53049
Phone: (920) 286-4637

Supervisor

Ben Burlingham

W2951 Schumacher Road
Malone, WI 53049
Cell: (920) 375-0606
Email: farmillageervices@gmail.com

Treasurer

Allen Feldner

N10294 Hwy G
New Holstein, WI 53061
Phone: (920) 898-5113
Email: amfeldner@charter.net

Public Works

Brian Schussman

Phone: (920) 579-0979

Assessor

Les Ahrens

Grota Appraisals LLC
N88 W16573 Main St
Menomonee Falls, WI 53051
Phone: (262) 253-1142
Email: les@wi-assessor.com

Building Inspector

Doug Hoerth

Final Look Inspection Services
Website: <https://finallookinspection.com>
Office: (920) 375-0723
Email: buildinginspector@townofcalumet.com
Building And Zone Permit Fees

Township Maps

- Community Facilities and Utilities
- Environmental Characteristics
- Existing Land Use
- Farmland Preservation
- Future Land Use
- Prime Farmland
- Street and Traffic

Fond du Lac County and Calumetville are ready to offer their support.

OBTAINING FURTHER INFORMATION

The financials, Revenue Projections, and NOI for this listing has been prepared by AC Commercial, (“Broker”) in cooperation with the Seller, solely for the limited use of prospective purchasers. The limited detail in the brochure is not intended to provide all the information necessary to reach a purchase decision.

Detailed pictures, property specifications, corridor history and development. property description, demising projections and other information are carefully compiled from sources believed to be reliable but are not guaranteed by Broker. Seller may require Buyer proof of financing commitment prior to showings.

Each prospective purchaser is encouraged to do its own inspection and gather and verify to its satisfaction any information about the property.

PROPERTY TOURS AND INFORMATION

TOURS REQUIRE PRIOR ARRANGEMENTS THROUGH THE BROKER, AC COMMERCIAL. All due diligence information must be provided through AC Commercial, and all property tours must be scheduled through AC Commercial. Tours require an AC Commercial representative to be present for all tours.



CONTACT:

Tom Ackerman – Broker
tom@acfdl.com
tom@zacommercial.com

MOBILE: 920.539.7014



summer 2023 at our
new site: **acfdl.com**

920.204.6850

ABOUT AC COMMERCIAL

UNIQUELY LOCAL.

To best serve any community one could say you need to be part of its fabric. know the landscape, the business climate, the people dedicated to all its efforts to grow.

As a Broker/Owner born and raised in Fond du Lac, AC Commercial is a recognized business & brokerage leadership firm in the area combining extensive real estate experience, with the skills and knowledge necessary to deliver results.

UNEQUALED RESULTS.

Great service and the results that follow don't just happen. They show through when the underlying philosophy of the business takes on all the practices necessary to deliver them.

At AC Commercial our mission is to offer the highest level of expertise, distinct services, personalized attention, and high-energy commitment to customer service you will find. And, as a current or future client of AC Commercial, we believe you should demand nothing less of your real estate firm.

AC COMMERCIAL RE (also dba: ZA Commercial)
21 E. 1st STREET
Suite AC
FOND DU LAC WI 54935

contact

TOM ACKERMAN

OWNER - BROKER
920-539-7014

tom@zacommercial.com

tom@acfdl.com



ALSO DOING BUSINESS AS:



BROKER DISCLOSURES

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

ZA Commercial LLC
Page 1 of 2

BROKER DISCLOSURE TO 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 55-63).
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 55-63).
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.
44 List Home/Cell Numbers: _____
45 **SEX OFFENDER REGISTRY**
46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.
48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working
50 Sales Associate ▲ Firm Name ▲
51 as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **[STRIKE ONE]** .
52 SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.
53
54 Signature ▲ Date ▲ Signature ▲ Date ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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ZA Commercial LLC 1800 Meiss St Fond Du Lac, WI 54935-5653
Thomas Ackerman

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55 DEFINITION OF MATERIAL ADVERSE FACTS

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.

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ZA Disclosure

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