

**Walworth County, WI 34 Acres with Home For Sale**  
N2232 Peters Rd  
Sharon, WI 53585

**\$779,000**  
34± Acres  
Walworth County





## Walworth County, WI 34 Acres with Home For Sale Sharon, WI / Walworth County

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### **SUMMARY**

**Address**

N2232 Peters Rd

**City, State Zip**

Sharon, WI 53585

**County**

Walworth County

**Type**

Residential Property, Hunting Land, Recreational Land

**Latitude / Longitude**

42.5711 / -88.7073

**Dwelling Square Feet**

2,000

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

34

**Price**

\$779,000

**Property Website**

<https://landguys.com/property/walworth-county-wi-34-acres-with-home-for-sale/walworth/wisconsin/86067/>



**MORE INFO ONLINE:**

[www.landguys.com](https://www.landguys.com)

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### **Sharon, WI / Walworth County**

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#### **PROPERTY DESCRIPTION**

Pleased to bring you this wonderful country estate on 34 acres in southern Walworth County, ideally located near the IL border, Delavan and Lake Geneva.

This home and property is perfect for the hunter or hobby farmer, and represents country living at its finest. Situated at the end of a dead-end road, it's about as quiet as it comes. The only traffic you'll see is an occasional neighbor and the mail man. At approximately 2000 square feet, the newly renovated house is perfect in size – big enough for a small family or small enough for empty nesters. It features 3 bedrooms and 2.5 baths on the main level. The primary bedroom features its own bath and walk-in closet. You'll appreciate its bright, open concept and full finished basement with rec area, bonus room and workout area. Outside, you'll find newer siding and an inviting deck, perfect for grilling out and relaxing in the evenings. There is a large metal 3+ car detached garage with plenty of room for other storage and workshop. A smaller building is perfect for toys/equipment needed around the property. Both buildings are newer, in great shape and complement the home in color and style.

The property is teeming with wildlife as there is a creek system running the length of it, connecting to larger tracks of timber further up and down the creek. It's a perfect corridor and is a natural draw for deer and other animals, as they must use it to stay under cover due to the large ag field around it. Plenty of thought was put into the mowed trail with switch grass planted in strategic spots to help shield your entry to and exit from each hunt. There are multiple established food plots, 2 blinds and 7 ladder stands staying with the property, making it ready to hunt this season. 4.6 acres of CRP provides additional bedding for the deer and \$1100 income pays a good chunk of the property taxes. This is quality hunting right out your back door. I

It's something difficult to find in SE Wisconsin. Many people want it, few find it. Don't miss your opportunity!

#### **Acreage Breakdown:**

3.5 tillable/pasture  
2 residential  
28.5 timber/marsh

#### **Income Breakdown:**

4.6 in CRP - \$1100/year total

#### **Key Features:**

- Newly renovated home on 34 recreational acres
- Perfect for hunter or hobby farmer
- 3Bed, 2 Bath, approx. 2000 square feet
- Open concept with full finished basement
- Situated at end of dead-end road
- 2 newer, metal outbuildings
- Great hunting along a winding creek system
- Established food plots
- Strategic switch grass plantings for shielding entry/exit
- 4.6 acres in CRP producing \$1100 per year
- 2 blinds, 7 ladder stands included

**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

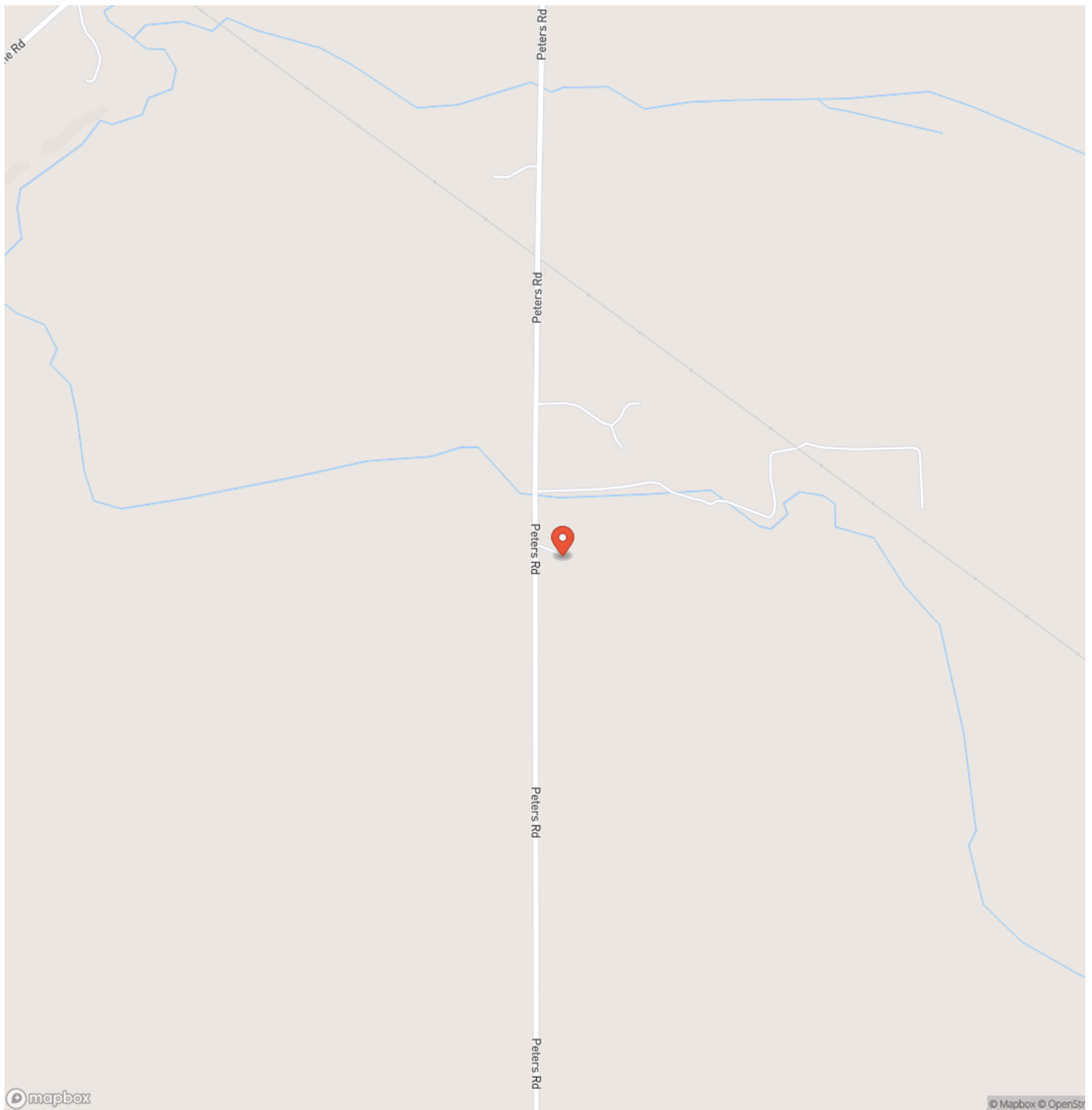


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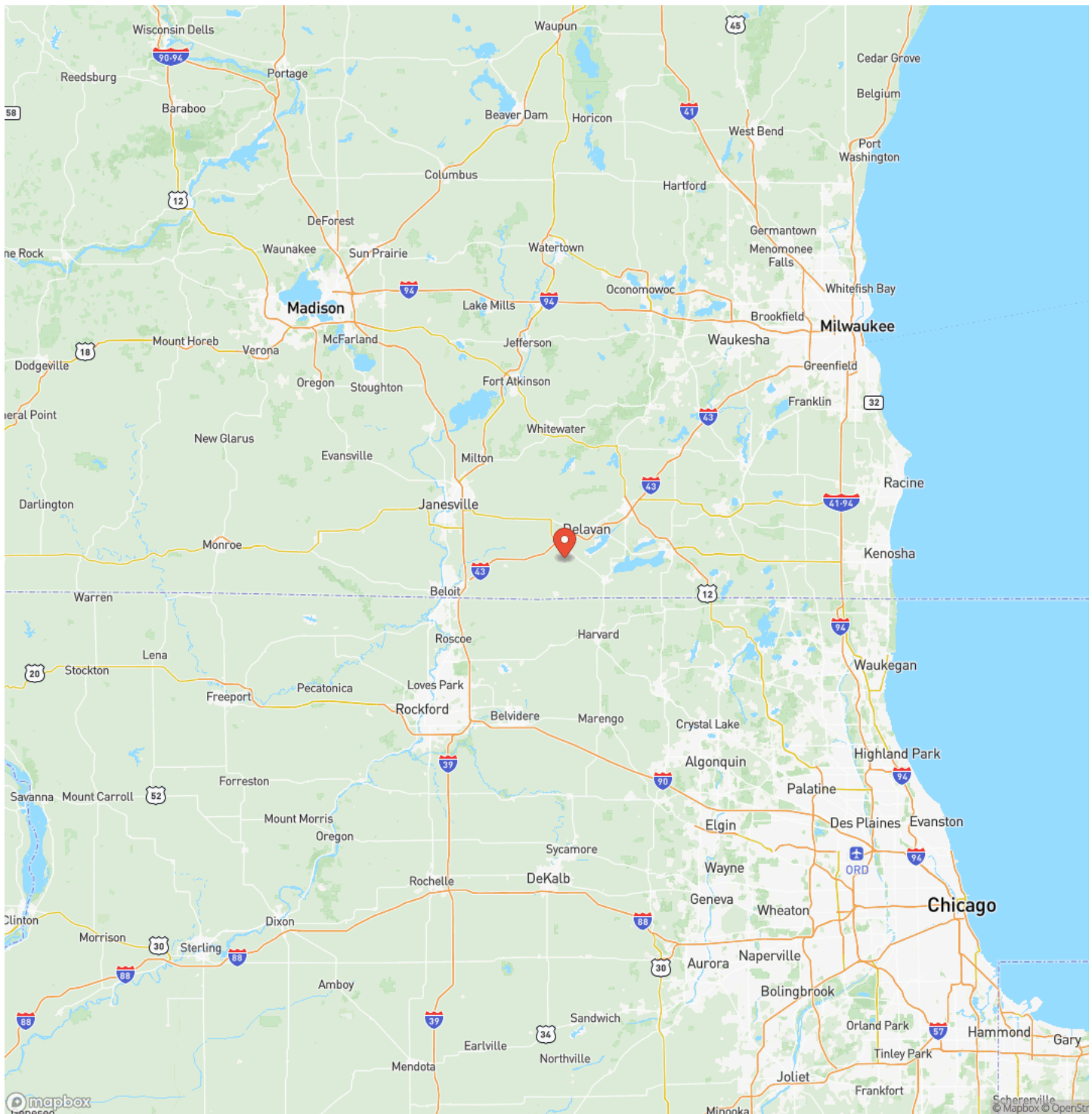


## Locator Map

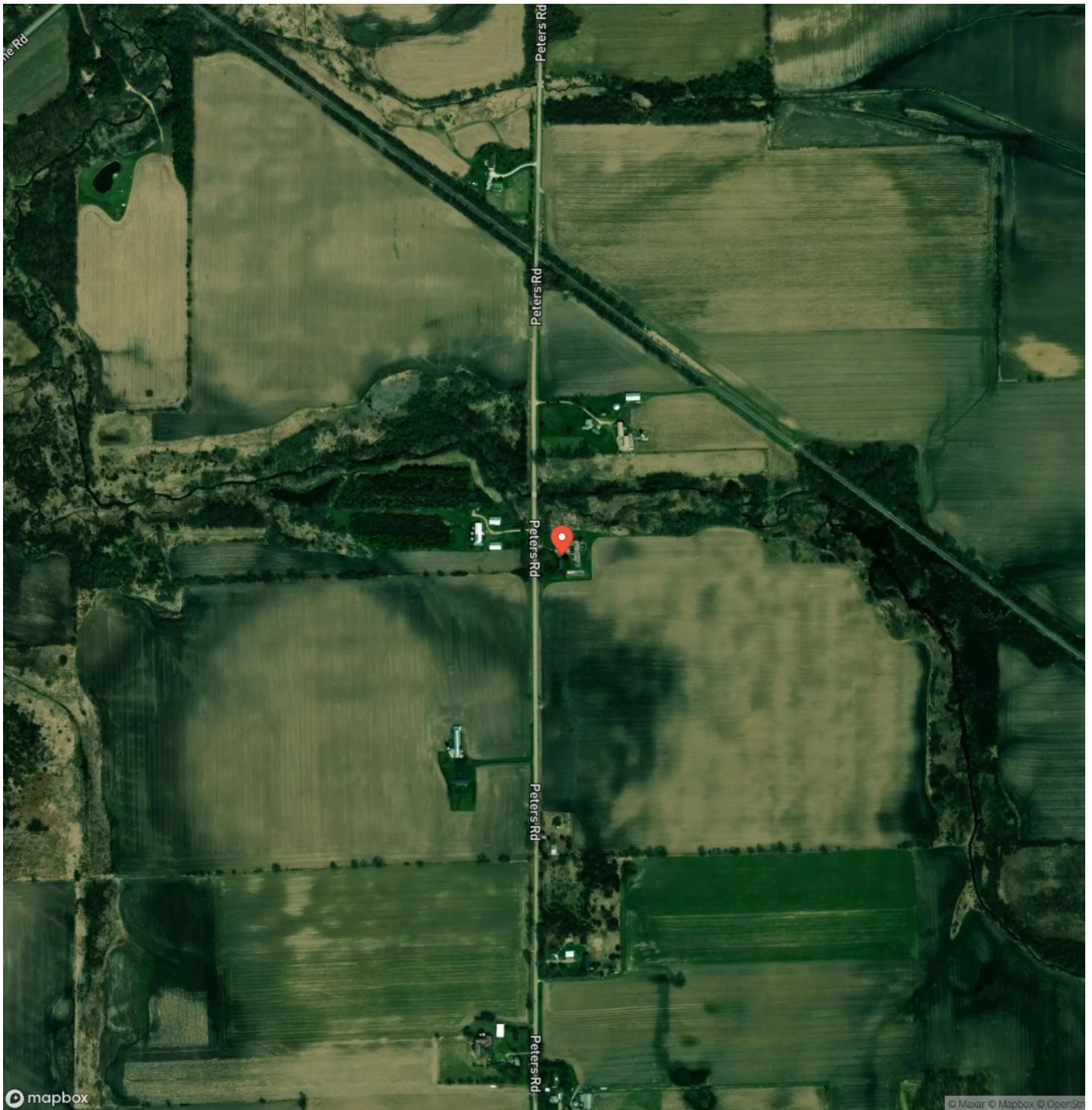




## Locator Map



## Satellite Map



## Walworth County, WI 34 Acres with Home For Sale

### Sharon, WI / Walworth County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Luke Wessel

## Mobile

(262) 263-6846

## Email

luke@landguys.com

**Address**

## City / State / Zip

Oconomowoc, WI 53066

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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