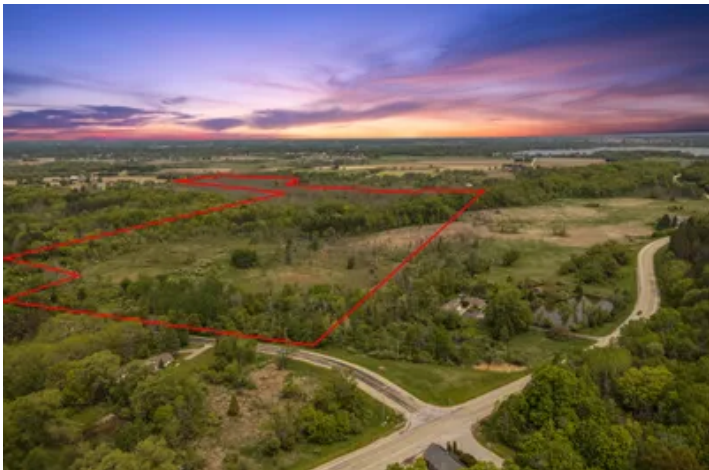


Lt1 County Highway E
Lt1 County Highway E
Hartford, WI 53027

\$1,350,000
120.43± Acres
Washington County



Lt1 County Highway E
Hartford, WI / Washington County

SUMMARY

Address

Lt1 County Highway E

City, State Zip

Hartford, WI 53027

County

Washington County

Type

Hunting Land, Recreational Land, Riverfront, Timberland

Latitude / Longitude

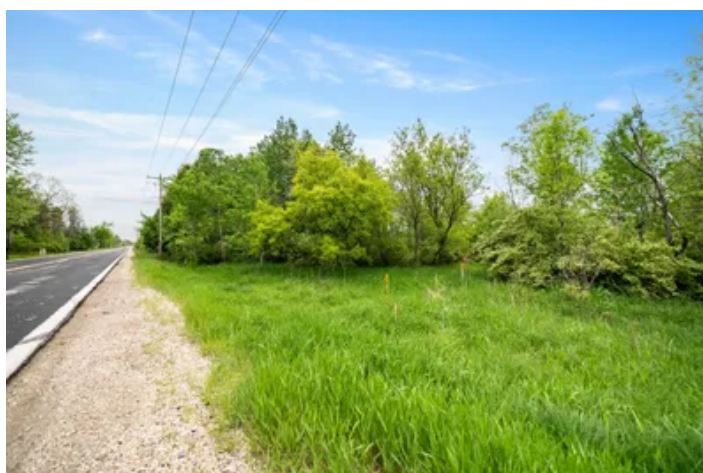
43.282633 / -88.342677

Acreage

120.43

Price

\$1,350,000

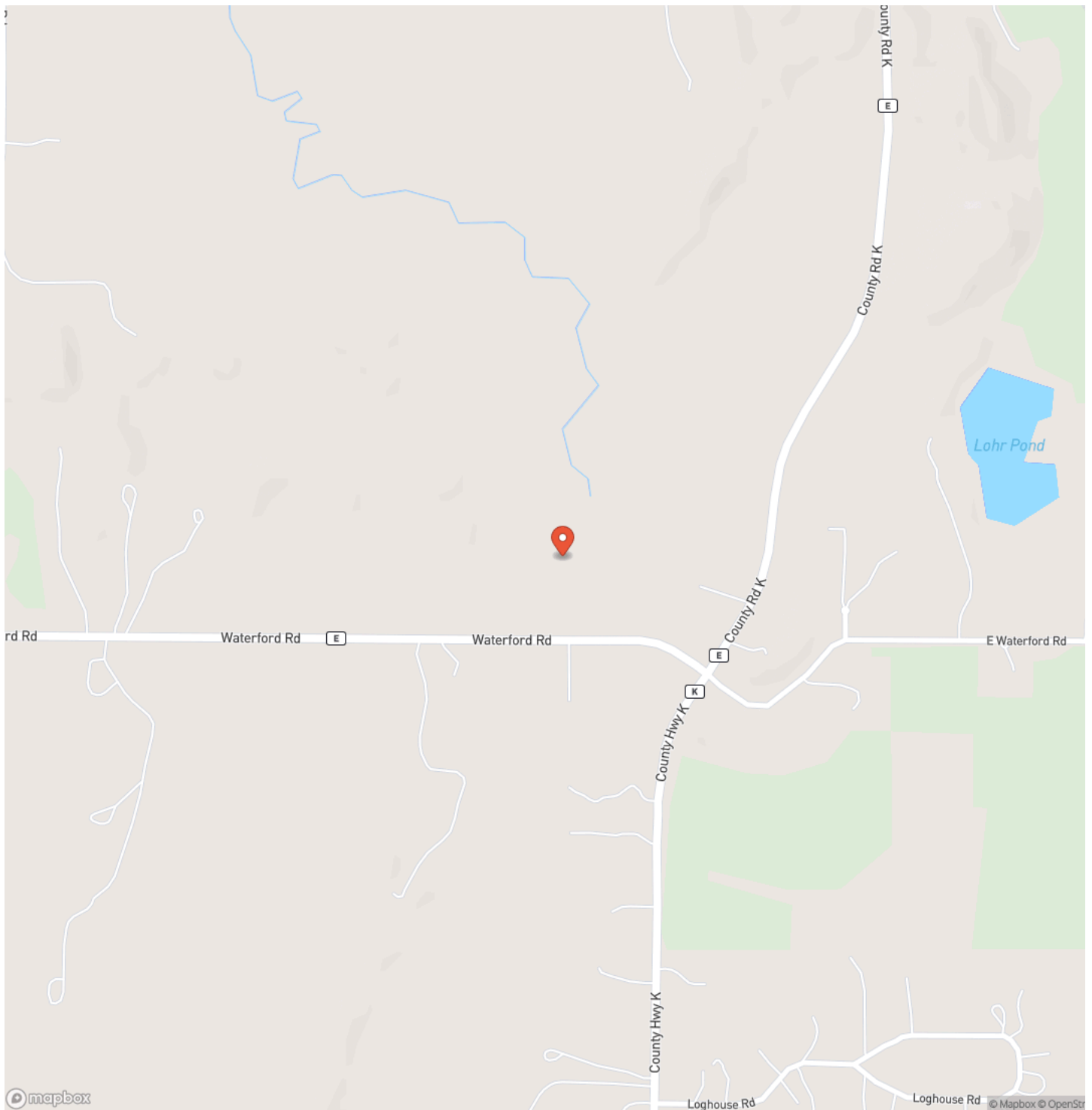


PROPERTY DESCRIPTION

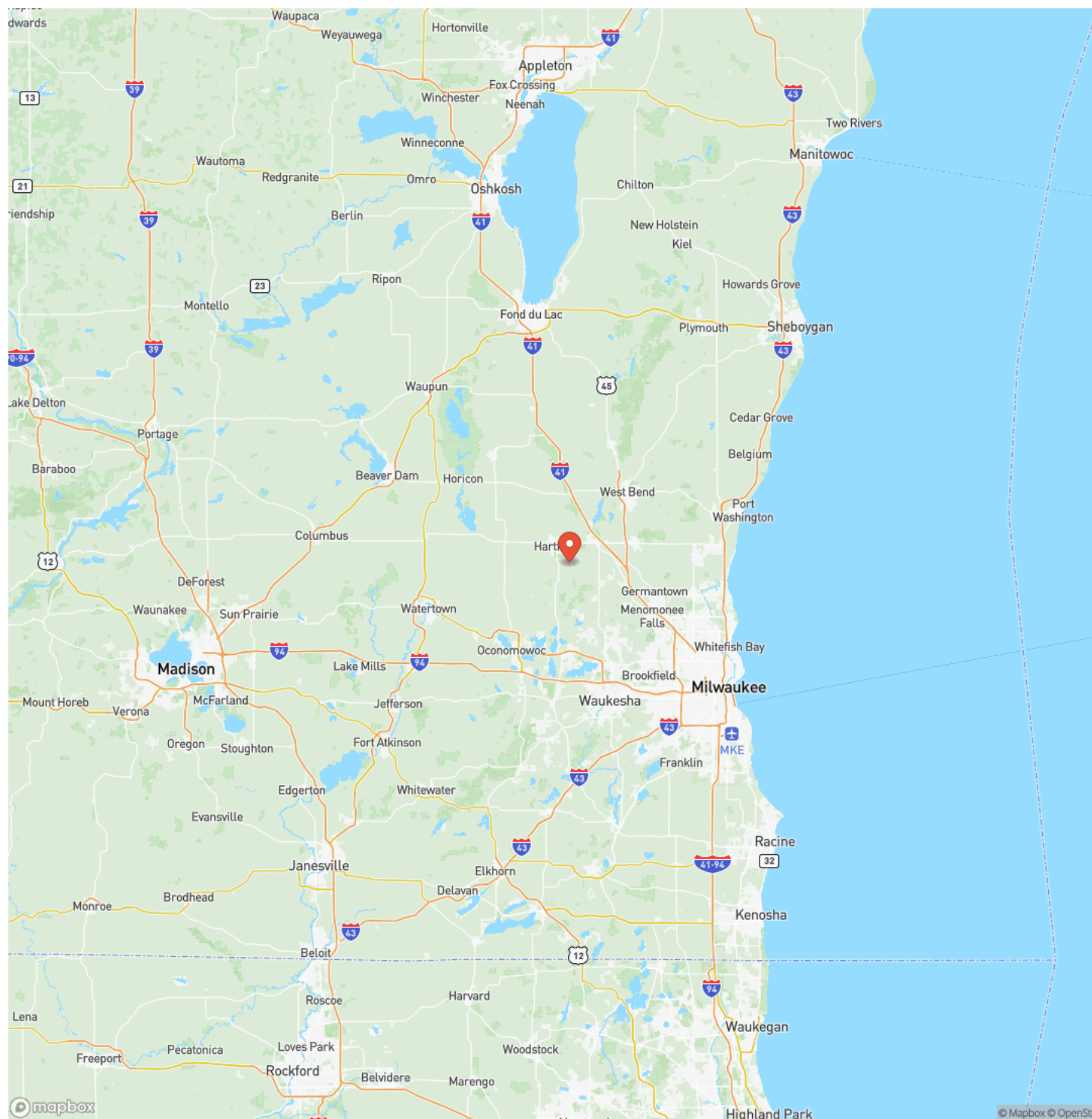
Beautifully massive and hard to find recreational land in SE Wisconsin. This diamond in the rough used to be an operational hunting preserve for decades!! The property has Ashippun River frontage, old fishing ponds, thick bedding cover, and honestly phenomenal whitetail habitat which will lead to trophy hunting for years to come! The property was recently surveyed with a wetland delineation performed which would allow for approximately 10 acres of high ground enough to build your dream estate on this hunting and country oasis!! With the right management this property could be the one of the best hunting properties in all Washington Co. Th If you take a walk on this piece you will honestly feel like you are at home and in hunting heaven! Must have an agent with you while on property!!



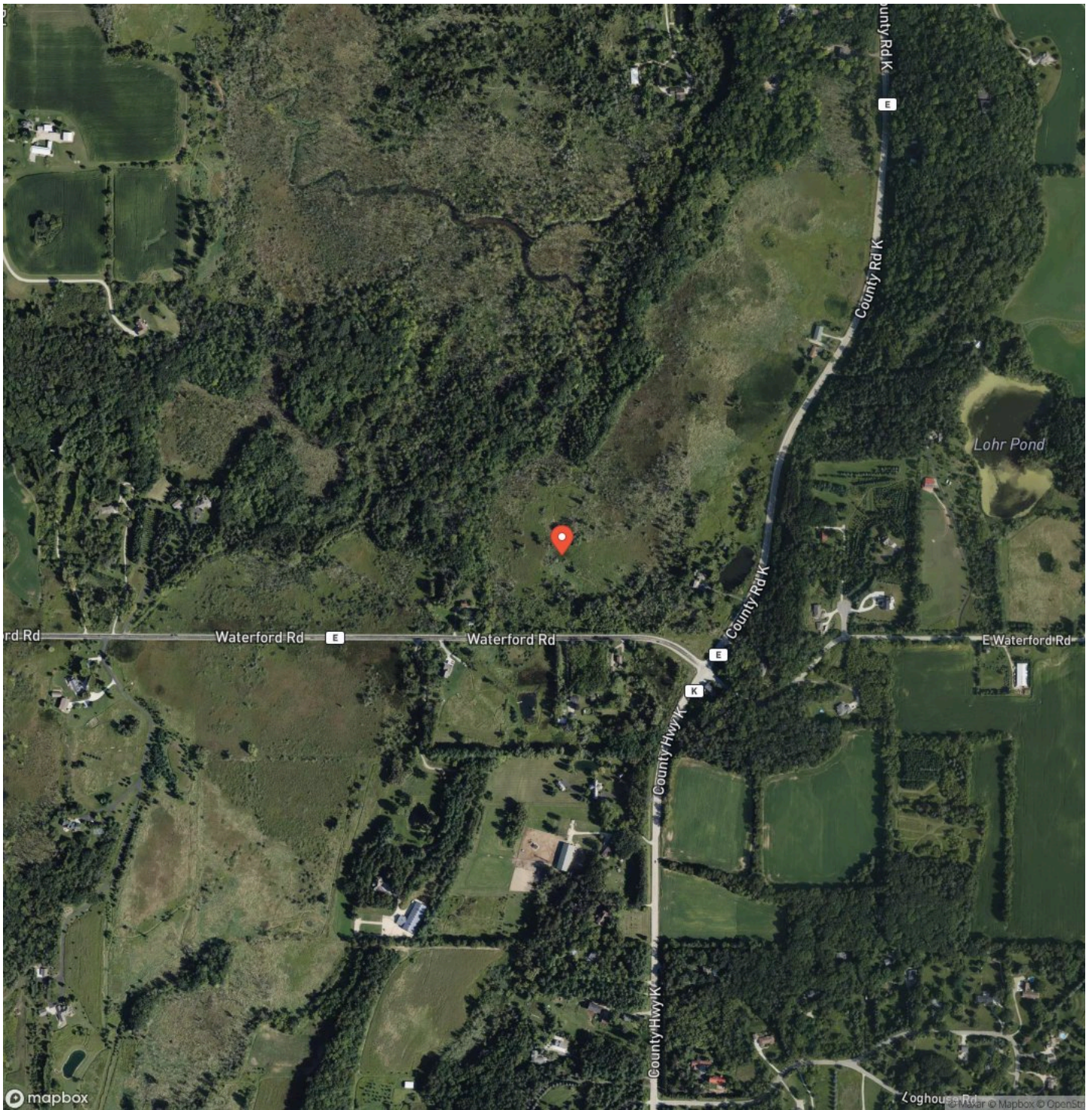
Locator Map



Locator Map



Satellite Map



Lt1 County Highway E

Hartford, WI / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Menger

Mobile

(414) 336-8873

Office

(414) 336-8873

Email

jaymenger@kw.com

Address

N96W17695 Riversbend Cir. W. #103. Germantown, WI 53022

City / State / Zip

Germantown, WI 53022

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal blue 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.

Keller Williams Prestige
N 96 W 17695 Riversbend Cir W
Germantown, WI 53022
