

**JONES
AUCTION
& REALTY**

Call
(920) 261-6820

County Rd CW, Watertown

16+/- acres LAND FOR SALE

Jefferson County Land Information



16.22 Acres Hwy CW,
Section 2
Town of Watertown,
Jefferson County

MLS #1960259

Visit:

www.JonesAuctionService.com
or Ph. (920) 261-6820

Great potential for many future uses!

Perked acreage would be excellent for development, residential use or farmed.

Located on Watertown's east side and currently leased for 2023.

Easy access to STH 16 to Watertown, Ixonia,
Oconomowoc, Milwaukee or Madison.

MLS # 1960259 Asking \$265,000.00

Find More Details at: www.JonesAuctionService.com



JONES AUCTION & REALTY SERVICE

818 N Church Street, Watertown, WI 53098

Ph. (920) 261-6820

Listing Broker: Stan Jones, CAI, WRA #993





1960259 Active Lots & Acreage Price: \$265,000

16.2 acres County Road CW Watertown WI 53094 Town: Watertown K25
County: Jefferson
Subdivision:

Total Acreage: 16.22 *Seller* **Price/Acre:** \$16,337.85
Wooded Acres: 0.00 **Price/SqFt:**
Pasture Acres : 0.00 **Number of Lots: 1**
Tillable Acres: 16.22 **Lot Number(s):**
Wetland Acres: 0.00
Open

STH 16 to 4th Str north, first right onto Frontage Rd, to Cty Hwy CW, then east to property.

Lot Dimensions: 16.223 acres

Lake/River:
Feet WaterFront:

School District: Watertown
Elementary: Call School District
Middle: Call School District
High: Watertown

Click M for Map:
Documents (if any):
Calculate Payment:
USPS Zip Report:



Specific Builder Required: No

Annual HOA

Legal Description: Lot 7 and Lot 8, BLK 2, Ex 258FT E&w by

Net Taxes: \$ 67 / 2022

Parcel #: 03208150222000

Zoning: ag

Type Rural
Present Zoning Agricultural
Utilities Avail. (To Lot) None
Water System None presently
Waste Disposal None presently
Road Paved
Improvements None

Purchase Options Sell entirely
Available Info Approved perc test
Farm Features Tillable, Crop Farm
Lot Description Rural - not in subdivisn, Horses Allowed
Topography Level

Items None

Items 2023 Crops

16+/- acres Vacant Land currently used for agricultural purposes. Land would be excellent building site or for development. Located on Watertown's northeast side with easy access to Hwy 16. Commuters can easily travel to Johnson Creek, Oconomowoc, Ixonia, Milwaukee or Madison. Property sells in its entirety and sells As Is, No Contingencies/Exceptions. 2023 crops not included in sale. Acreage has great potential for many future uses per Township & City of Watertown zoning. Perk test available.

Sold Price:

Seller Concessions

Closing Date:

This information provided courtesy of: Unified Jones Auction & Realty

09/21/2023 02:22 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS

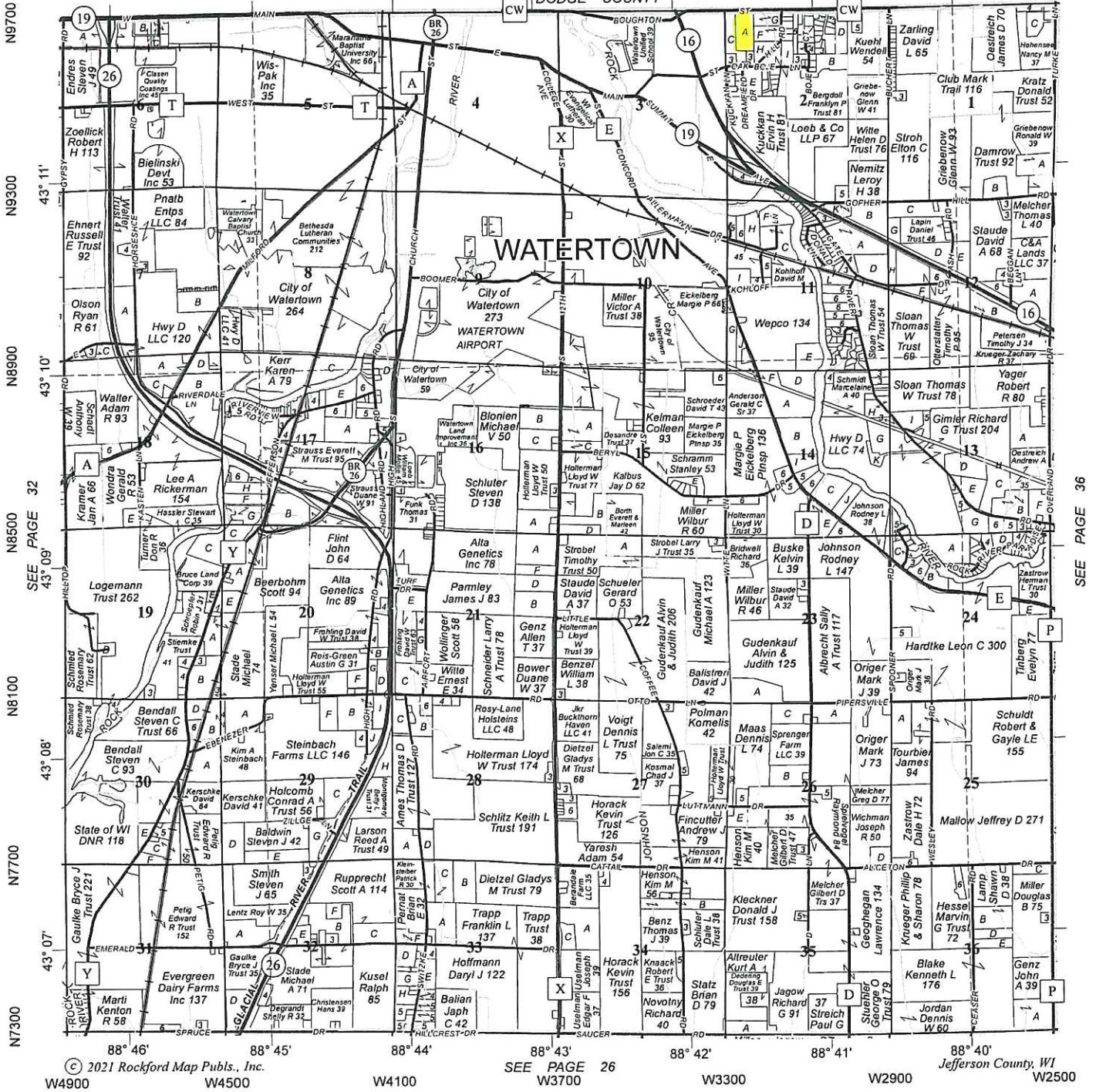


Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.com
www.jonesauctionservice.com

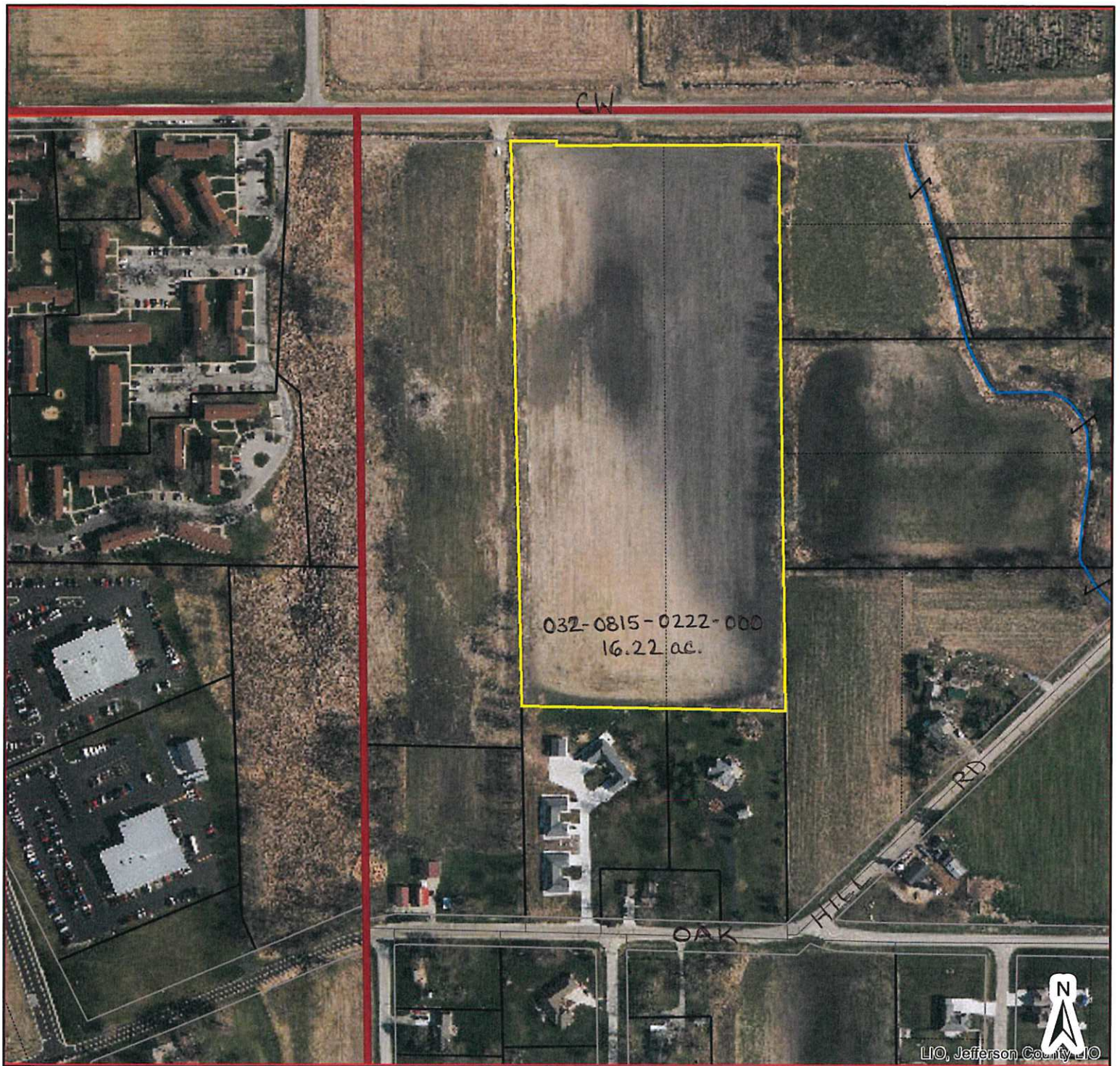


EAST PART WATERTOWN

Refer to page 48 for keyed parcels
T.8N.-R.15E.



Jefferson County Land Information



Search Results: Parcel Ownership

Override 1

 Municipal Boundaries

Parcel Lines

 Property Boundary



Old Lot/Meander Lines

 Rail Right of Ways



Road Right of Ways



Section Lines



Surface Water

 Map Hooks

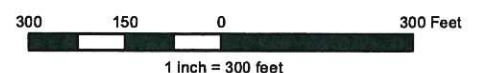


Tax Parcel Information



Jefferson County Geographic Information System

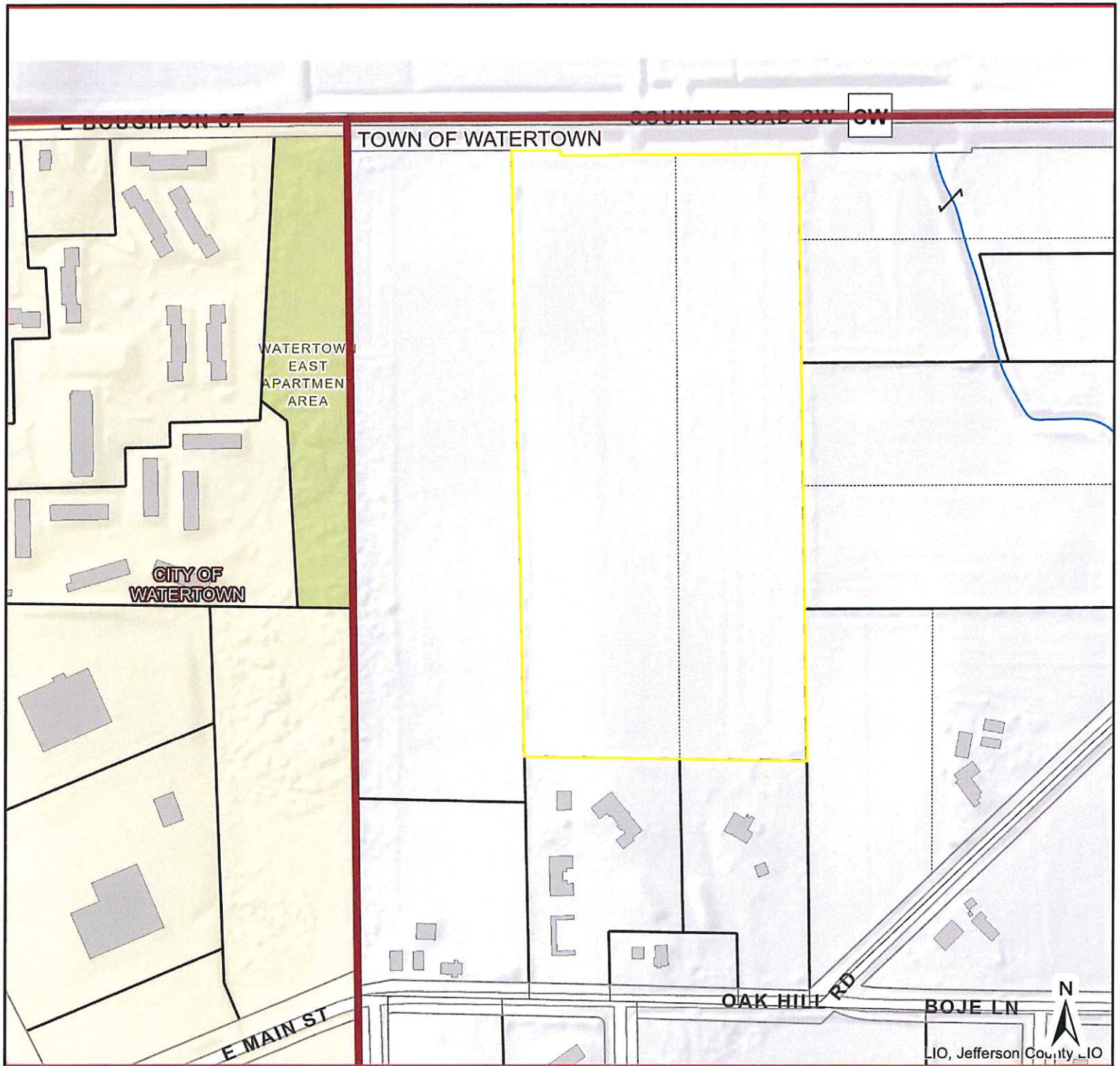
DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.



Printed on: July 12, 2023

Author: Public User

Jefferson County Land Information



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Override 1



Municipal Boundaries

Parcel Lines



Property Boundary



Old Lot/Meander Lines



Rail Right of Ways



Road Right of Ways



Section Lines



Surface Water



Map Hooks



Tax Parcel Information



Jefferson County Geographic Information System

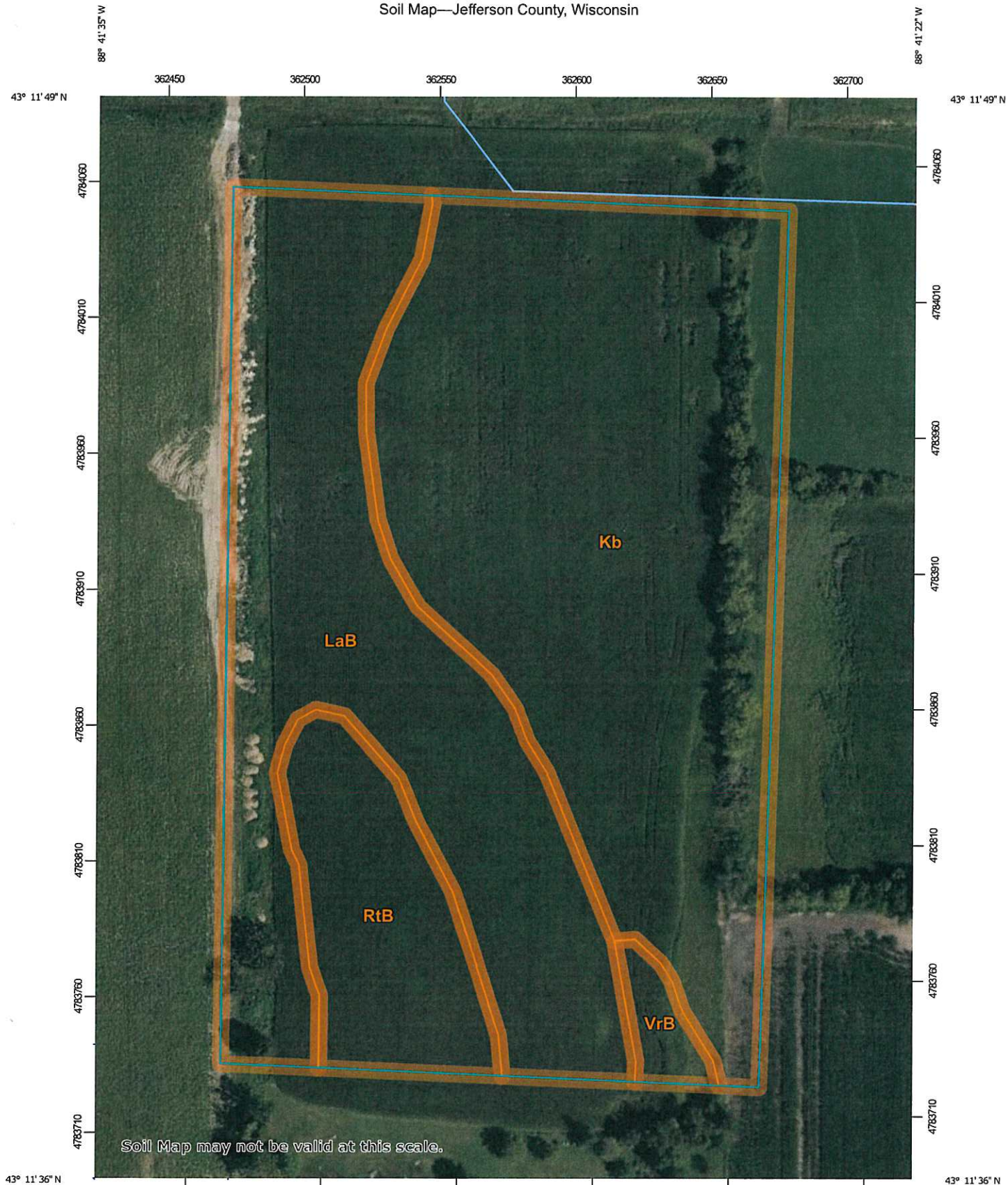
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280 140 0 280 Feet
1 inch = 280 feet

Printed on: July 12, 2023

Author: Public User

Soil Map—Jefferson County, Wisconsin



Map Scale: 1:1,940 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/20/2023
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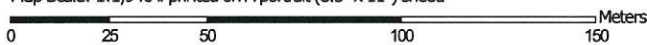
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Kb	Keowns silt loam, 0 to 2 percent slopes	8.3	51.5%
LaB	Lamartine silt loam, 2 to 6 percent slopes	5.8	36.2%
RtB	Rotamer loam, 2 to 6 percent slopes, eroded	1.7	10.6%
VrB	Virgil silt loam, 2 to 6 percent slopes	0.3	1.7%
Totals for Area of Interest		16.1	100.0%

Farmland Classification—Jefferson County, Wisconsin



Map Scale: 1:1,940 if printed on A portrait (8.5" x 11") sheet.



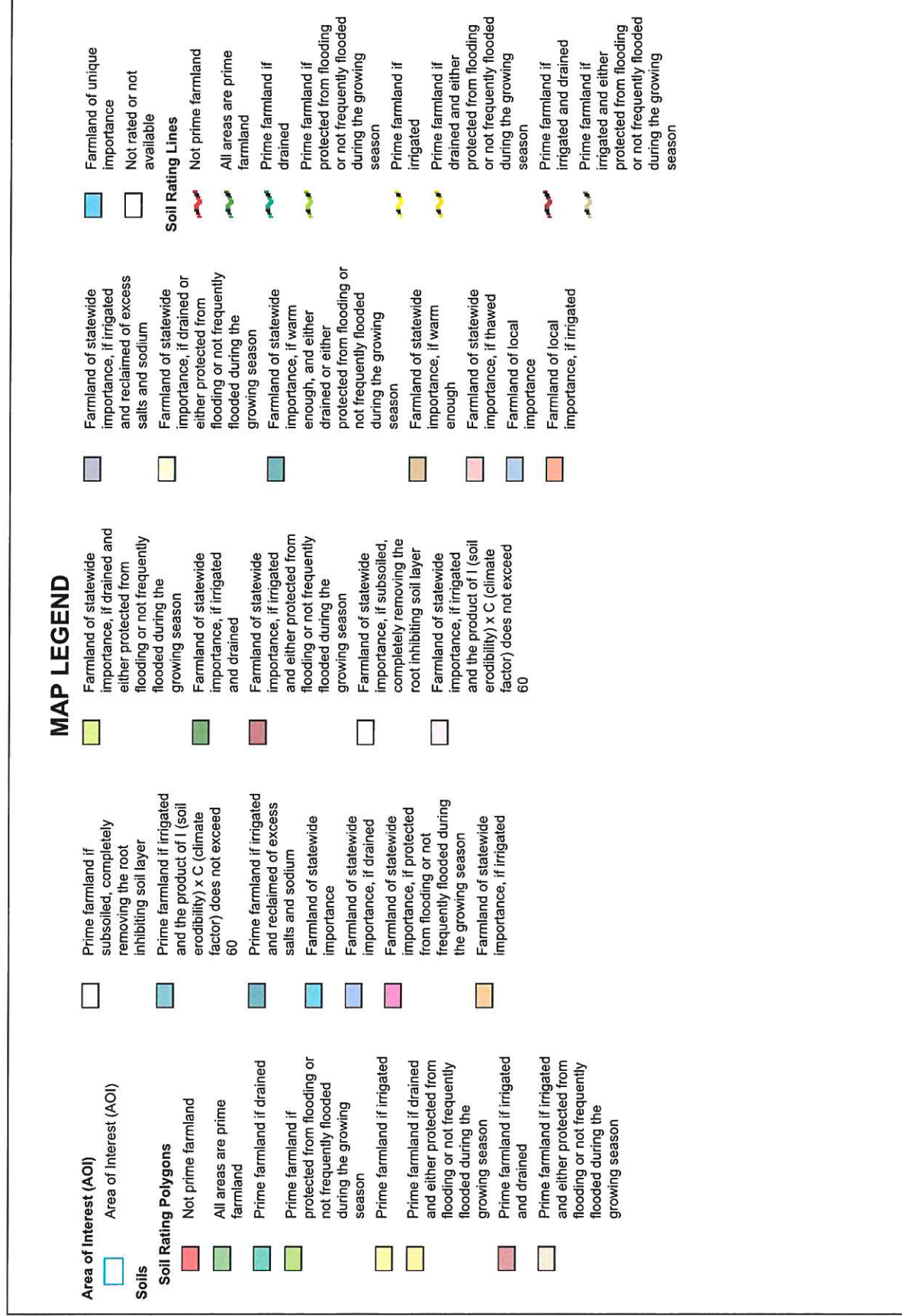
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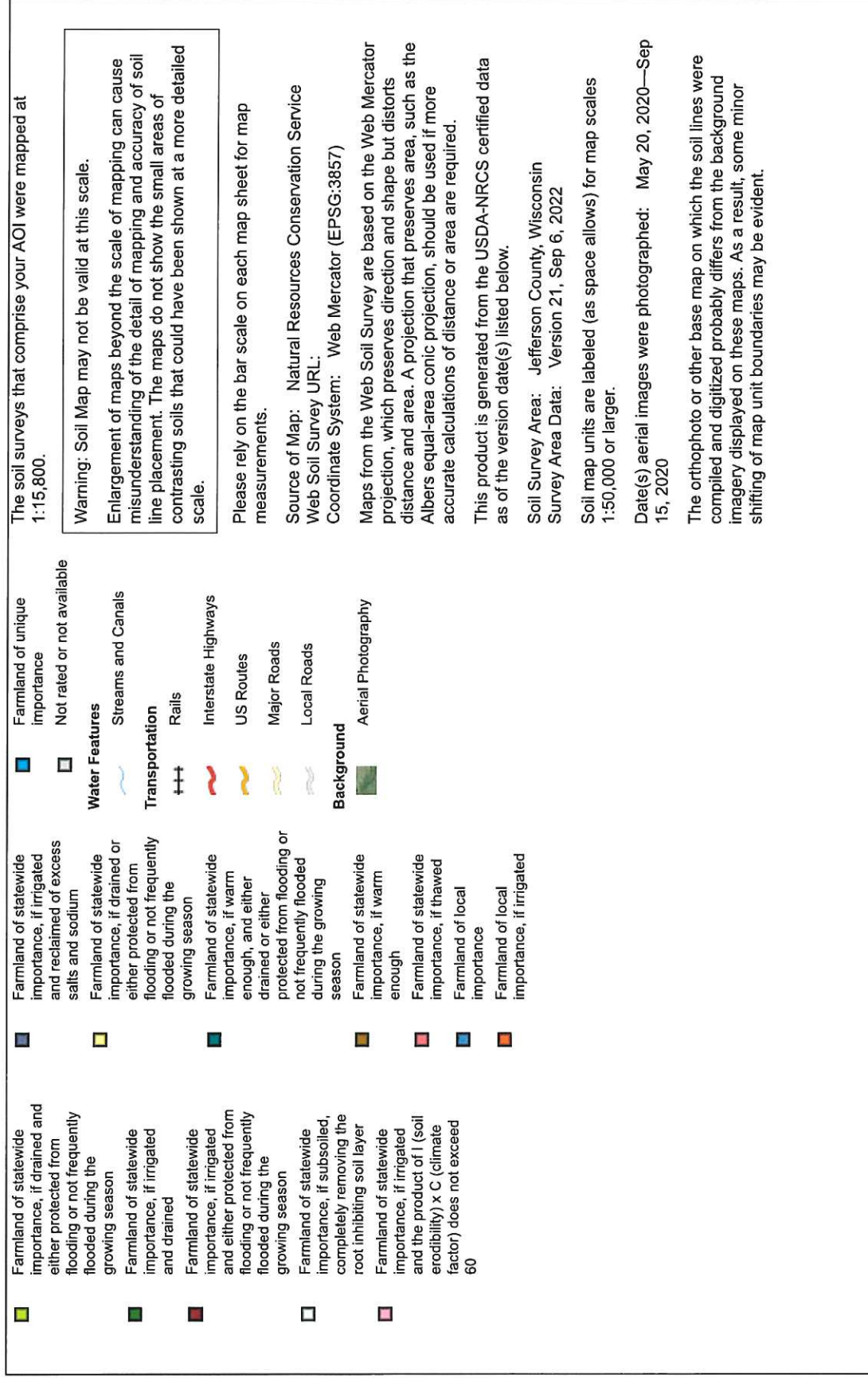


Farmland Classification—Jefferson County, Wisconsin

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if warm enough		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
			Farmland of local importance, if irrigated		Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Soil Rating Points

	Not prime farmland
	All areas are prime farmland
	Prime farmland if drained
	Prime farmland if protected from flooding or not frequently flooded during the growing season
	Prime farmland if irrigated
	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
	Prime farmland if irrigated and drained
	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Kb	Keowns silt loam, 0 to 2 percent slopes	Prime farmland if drained	8.3	51.5%
LaB	Lamartine silt loam, 2 to 6 percent slopes	Prime farmland if drained	5.8	36.2%
RtB	Rotamer loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	1.7	10.6%
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Totals for Area of Interest			16.1	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



Full Report

Property Location : Not Available

Owner:

Kieck Farms Llc
W2033 Rockvale Rd
Ixonia, WI 53036

Owner Occupied:
Property Address:

County: Jefferson

Taxed by: Town Of Watertown
Taxkey # 03208150222000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2022	Agricultural Land	\$ 4,300		\$ 4,300	7.500 ↑	16.223	0.707109177
2021	Agricultural Land	\$ 4,000		\$ 4,000	0.000 -	16.223	0.843905658
2020	Agricultural Land	\$ 4,000		\$ 4,000	0.000 -	16.223	0.856917198
2019	Agricultural Land	\$ 4,000		\$ 4,000	-6.977 ↓	16.223	0.904196413
2018	Agricultural Land	\$ 4,300		\$ 4,300	0.000 -	16.223	0.959824929
2017	Agricultural Land	\$ 4,300		\$ 4,300	0.000 -	16.223	0.939364389
2016	Agricultural Land	\$ 4,300		\$ 4,300	4.878 ↑	16.223	0.993250608
2015	Agricultural Land	\$ 4,100		\$ 4,100	-12.766 ↓	16.223	
2014	Agricultural Land	\$ 4,700		\$ 4,700	11.905 ↑	16.223	1.158037395

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2022	\$67.17			\$67.17				\$67.17
2021	\$61.51			\$61.51				\$61.51
2020	\$61.08			\$61.08				\$61.08
2019	\$58.14			\$58.14				\$58.14
2018	\$59.72			\$59.72				\$59.72
2017	\$62.06			\$62.06				\$62.06
2016	\$60.47			\$60.47				\$60.47
2015	\$54.96			\$54.96				\$54.96
2014	\$59.03			\$59.03				\$59.03

Assessor

Building Square Feet :	Year Built :	Township : 8N
Bedrooms :	Year Remodeled :	Range : 15E
Full Baths :	Effective Year Built :	Section : 2
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 6125 Watertown	
Zoning :	Historic Designation :	

Legal Description

Lot 7 And Lot 8,BLK 2,EX 258FT E&w By 136FT N&s, Com 162FT E Of Sw/c. All In Vestey's Add. Ex Ld In Cth Cw In 597-121. Ex Csm 3628-16-264. Ex Csm 4257-21-101.

Sales

Conveyance Date : 12/6/2012	Date Recorded : 12/6/2012	Value/Sale Price : \$ 101,300.00
Grantor Name : Frentzel Larry L		Transfer Fee : \$ 303.90
Grantee Name : Kieck Farms Llc		Document# : 1321722
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	

Information provided is deemed reliable but not guaranteed (2021)