



HARDING

REAL ESTATE

FOR SALE

70 Acres - State Line Rd,
Walworth, WI 53184
Offered At \$1,050,000

KG
KILKENNY
GROUP

LISTED & PRESENTED BY
CLANCY GREEN

262-729-2500
clancy@starckre.com

HARDING

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ADDRESS		CITY	ZIP
Lt O State Line Road		Walworth	53184
PRICE	OWNER	TOTAL TAXES	YEAR
\$1,050,000	00R	\$1,993.10	2022
TYPE	PIN #	ZONED	POND
Vacant Land	E W 3600009	A-1, C-1, C-2, C-4	No
TOTAL ACRES	LOT DIMENSIONS	TOTAL TILLABLE	BUILDINGS
70	IRREGULAR	30	No
ROLLING	ROAD FRONTAGE	SCHOOL DISTRICT	TERMS
Yes	1,330 ft	Walworth J1	Conventional, Cash
SEWER	WATER	GAS	ELECTRIC
Septic Needed	Well Needed	No	Nearby

DIRECTIONS: East from the intersection of Alden Rd and Stateline Rd approximately ¼ mile to the subject property on the north side of Stateline.



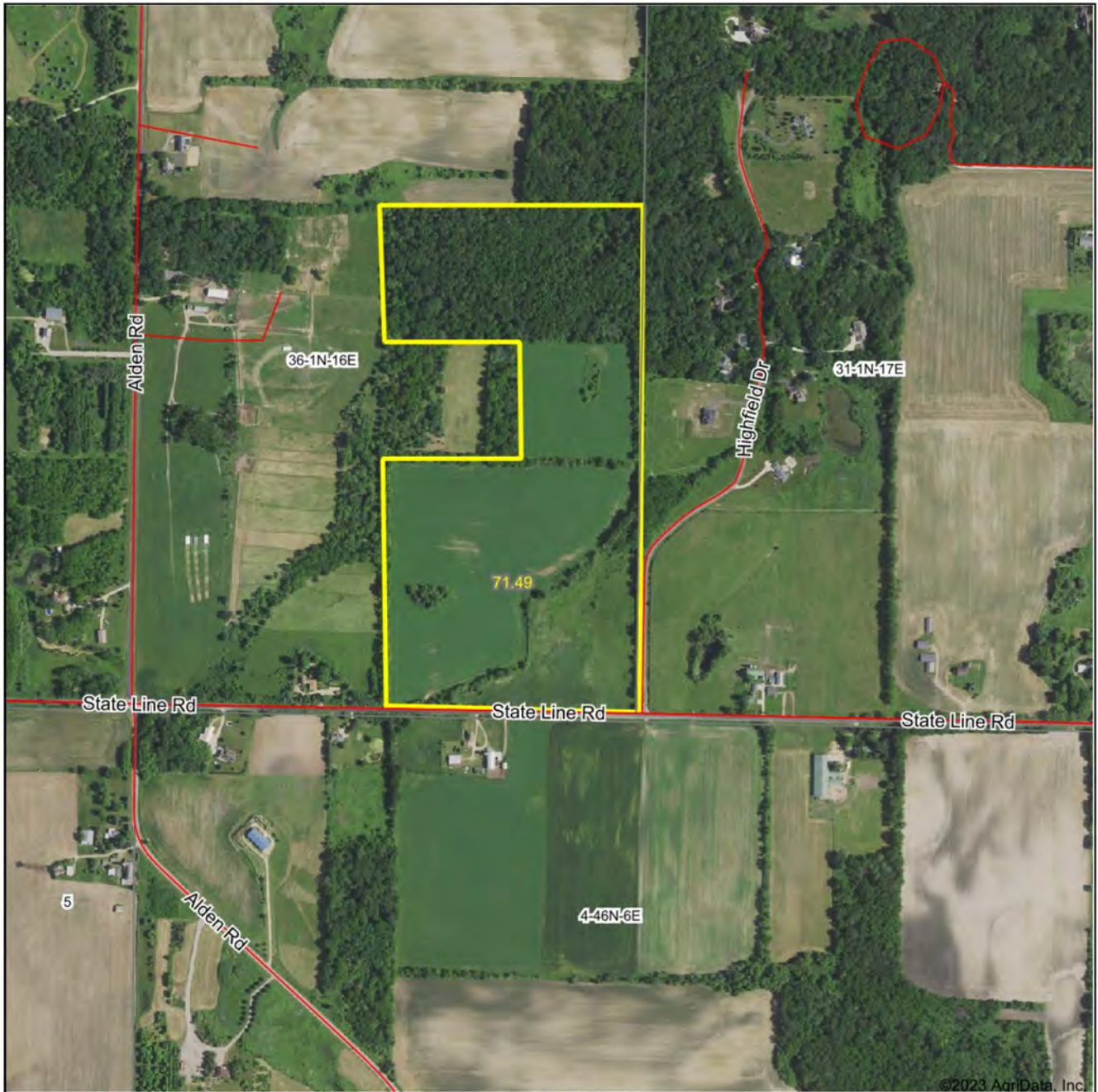
Just over the IL/WI border, in Wisconsin, lies a beautiful location for your country home. This rolling 70 acre parcel includes tillable ag land, a gorgeous stand of woods & wetlands - all on one parcel! Sitting high above the southern Walworth County countryside, this parcel has amazing views and provides multiple locations to build your dream home & is large enough for horses & other livestock. Zoned A-1, C-2 & C-4 the possibilities are endless for a homesite, recreational land, crop production or just a solid land investment - this 70 acre parcel has it all!

Schedule your tour of this picturesque parcel today!!

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Aerial Map



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Maps Provided By:



Boundary Center: 42° 29' 55.03, -88° 32' 34.75

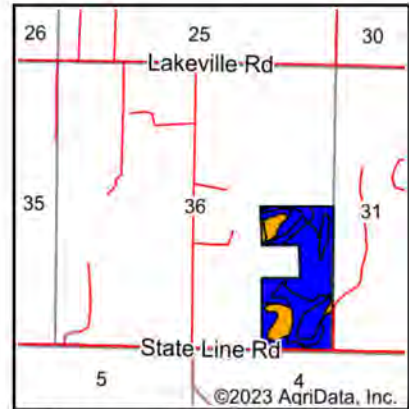
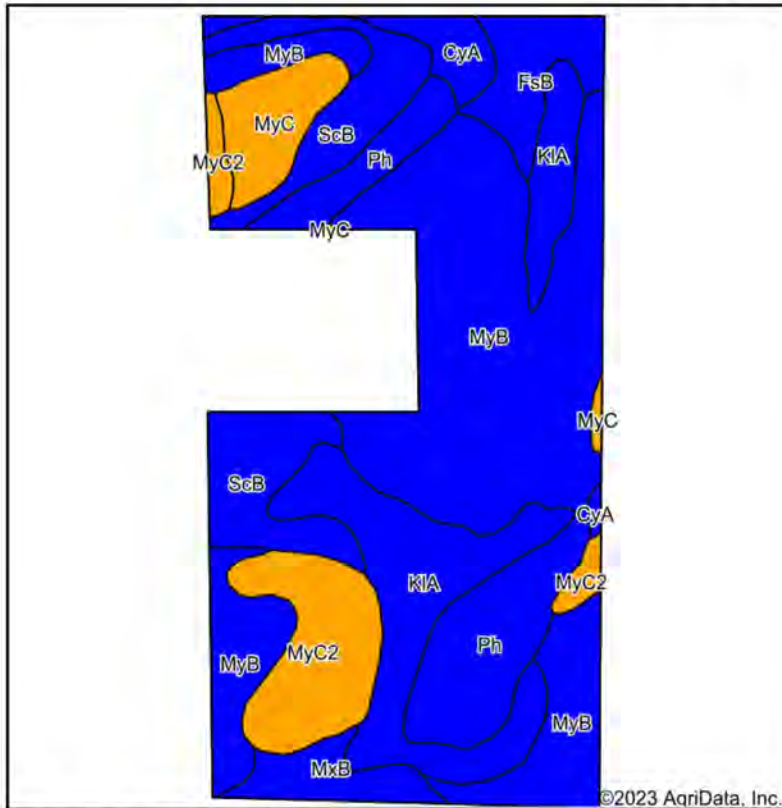
36-1N-16E
Walworth County
Wisconsin

0ft 814ft 1627ft



8/28/2023

Soils Map



State: **Wisconsin**
 County: **Walworth**
 Location: **36-1N-16E**
 Township: **Walworth**
 Acres: **71.49**
 Date: **8/28/2023**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: W1127, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Tons	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
MyB	Miami silt loam, 2 to 6 percent slopes	28.05	39.2%		IIe	120		40	84	84	79
KIA	Kendall silt loam, 1 to 3 percent slopes	11.12	15.6%		IIw	150		50	73	73	70
ScB	St. Charles silt loam, 2 to 6 percent slopes	7.80	10.9%		IIe	145		48	93	93	84
Ph	Pella silt loam, 0 to 2 percent slopes	7.62	10.7%		IIw	124.4	46		72	72	52
MyC2	Miami silt loam, 6 to 12 percent slopes, eroded	6.61	9.2%		IIIe	110		36	78	78	69
MyC	Miami silt loam, 6 to 12 percent slopes	3.18	4.4%		IIIe	115		38	82	82	77
FsB	Fox silt loam, 2 to 6 percent slopes	3.03	4.2%		IIe	105		35	61	61	58
MxB	Miami loam, sandy loam substratum, 2 to 6 percent slopes	2.24	3.1%		IIe	120		40	72	72	70
CyA	Conover silt loam, 1 to 3 percent slopes	1.84	2.6%		IIw	120		40	58	58	58
Weighted Average					2.14	126.1	4.9	37.5	*n 79.3	*n 79.3	*n 72.5

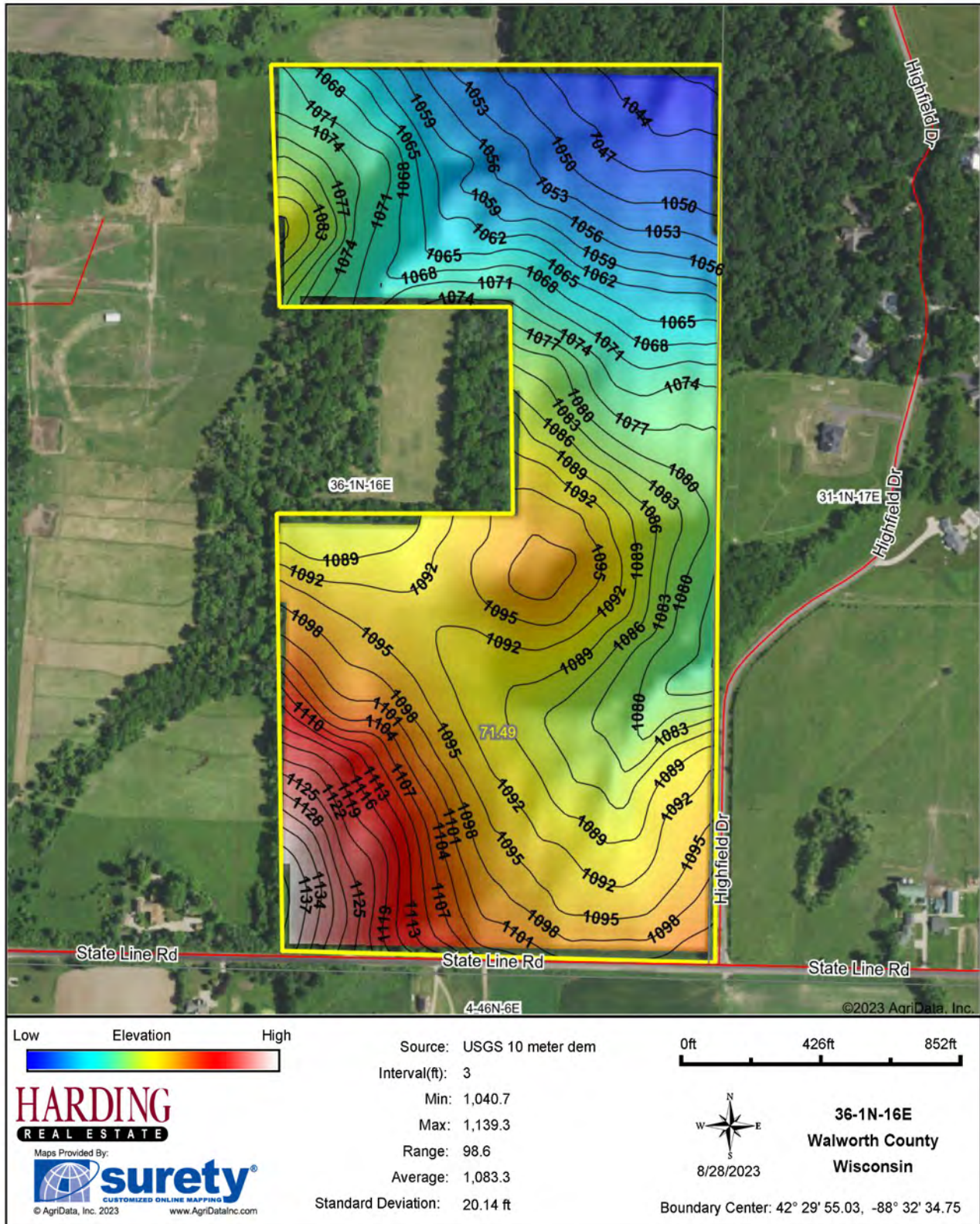
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

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Topography Hillshade



Wetlands Map



State: **Wisconsin**
 Location: **36-1N-16E**
 County: **Walworth**
 Township: **Walworth**
 Date: **8/28/2023**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 3637ft 7274ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	2.34
PFO1/SS1C	Freshwater Forested/Shrub Wetland	0.91
PFO1/EM1C	Freshwater Forested/Shrub Wetland	0.60
R4SBC	Riverine	0.40
Total Acres		4.25

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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Address: LT0 State Line Rd Walworth, Wisconsin 53184 **Taxed by:** Walworth

MLS #: 1849945



Property Type: Vacant Land

Status: Active

Tax Key: E W 3600009

County: Walworth

1 Story SqFt Min: 0

2 Story 1st Flr SqFt: 0

2 Story SqFt Min: 0

School District: [Walworth J1](#)

High School: Big Foot

Middle School:

Elem. School: Walworth

List Price: \$1,050,000

Taxes: \$1,993.1

Tax Year: 2022

Est. Acreage: 70

Flood Plain: No

Zoning: A1,C1,C2,C4

Subdivision:

Subd. Dues/Yr.: \$

Body of Water:

Days On Market: 3

Directions: East from the intersection of Alden Rd and Stataline Rd approximately ¼ mile to the subject property on the north side of Stataline.

Topography: Rolling/Hilly

Location: Rural

Present Use: Agriculture

Utilities Available: Electricity Available; High Speed Internet Available

Conveyance Options: Sell in Entirety

Road Frontage: Paved Road

Zoning: Agricultural; Other

Municipality: Town

Documents: Listing Contract; Seller Condition

Buildings Included: None

Miscellaneous: Other

Development Status: Raw Land

Water/Waste Available: None

Water/Waste Required: Private Well; On Site Septic

Occupancy: See Listing Broker

Remarks: Just over the IL/WI border, in Wisconsin, lies a beautiful location for your country home. This rolling 70 acre parcel includes tillable ag land, a gorgeous stand of woods & wetlands - all on one parcel! Sitting high above the southern Walworth County countryside, this parcel has amazing views and provides multiple locations to build your dream home & is large enough for horses & other livestock. Zoned A-1, C-2 & C-4 the possibilities are endless for a homesite, recreational land, crop production or just a solid land investment - this 70 acre parcel has it all! Schedule your tour of this picturesque parcel today!!

Showing Information: Drive By

Sub Agent Comm: 2 %

Buyer Agent Comm: 2 %

Limited/Unserviced: No

Excl. Agency Contract: N

Var. Comm.: N

Named Prospects: N

Broker Owned: N

Electronic Consent: Yes

Listing Date: 09/11/2023

Expiration Date: 02/29/2024

Listing Office: Berkshire Hathaway Starck Real Estate: 1rlnd

Ph: 262-275-2185

Fax:

URL: <https://www.StarckRE.com>

Team Listing Contact: Clancy Green

Listing Agent: Kilkenny Group* : kilkennygroup

Ph: 262-729-2500 **Cell:**

Fax:

Email: team@kilkennygrp.com

LA Address: 118 Kenosha St
Walworth, WI 53184

LO License #: 937193-91

LA License #: 53324-90

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2023 by Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Agent Assistant Taylor West on Wednesday, September 13, 2023 1:04 PM.

Clancy Green, Broker

262.729.2500

clancy@starckre.com



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112 Cass St | Woodstock

118 Kenosha St | Walworth