



**MLS # 1800472**    **Active**    **Lots & Acreage**    **Price: \$899,900**  
**1546 Starr School Rd**    **Town Rutland**    **D41**  
**County:** Dane    **Mailing City:** Stoughton  
**Subdivision:** WI 53589

---

**Total Acreage:** 102.65 *Assessor*    **Price/Acre:** \$8,766.68  
**Wooded Acres:** 15.50    **Price/SqFt:**  
**Pasture Acres :** 2.00    **Number of Lots:** 1  
**Tillable Acres:** 70.50    **Lot Number(s):** 1  
**Wetland Acres:** 14.65

Hwy 51 from Stoughton then west on Rutland Dunn Town Line Road to Starr School Road south.

**Lot Size:**

**School District:** Stoughton

[Click M for Map:](#)  
[Documents \(if any\):](#)  
[Calculate Payment:](#)



**Lake/River:**

**Elementary:** Fox Prairie

**Feet WaterFront:**

**Middle:** River Bluff

**High:** Stoughton

**Specific Builder Required:** No

**Annual HOA Dues:**

**Legal Description:** Lengthy

**Net Taxes:** \$ 3,263 / 2016

**Parcel #:** 0510-012-8500-4

**Zoning:** M1-C2

**Type** Rural  
**Present Zoning** Commercial/Industrial  
**Utilities Avail. (To Lot)** Electricity, Telephone  
**Water System** Well required  
**Waste Disposal** Non municipal/Private req  
**Road** Paved  
**Improvements** Res Bldg-Little/No Value, Barn

**Purchase Options** Sell entirely  
**Available Info** Aerial photos  
**Terms** Current tenant lease  
**Farm Features** Tillable, Pasture, Crop Farm  
**Waterfront** Pond, Stream

**Lot Description** Rural - not in subdivisn, Horses Allowed  
**Features** Wooded, Stream/Spring, Wetland  
**Topography** Level

Less than 1 mile from Stoughton. 102 level acres made up of approximately 70 acres tillable, mature oak woods, pasture, and borders a natural pond teaming with wildlife. There is a farm house and barns. The barns and 68 acres of tillable land leased for \$13,797.00 per year. Property is presently zoned M1 (industrial) C-2 (commercial). See broker for possible re-zoning to agricultural & residential.

**Sold Price:**

**Concessions:**

**Closing Date:**

*This information provided courtesy of:* First Weber Inc

05/21/2017 12:56 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2017 SCWMLS

**Eric Grover**  
**First Weber Inc**  
**608-444-2900**  
**grovere@firstweber.com**