



**1898629                      Active                      Lots & Acreage    Price:    \$1,150,000**

**247 Acres Hay Hollow Rd                      Town                      York                      H24**  
**Blanchardville WI 53516                      County:                      Green**  
**Subdivision:**

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**Total Acreage:** 247.00 *Seller*                      **Price/Acre:** \$4,655.87  
**Wooded Acres:** 118.00                      **Price/SqFt:**  
**Pasture Acres :** 0.00                      **Number of Lots:** 7  
**Tillable Acres:** 129.00                      **Lot Number(s):**  
**Wetland Acres:** 2.00

**Open**

**Virtual Tour**

Take Hwy 39 west of New Glarus to Hay Hollow Rd. Go 1/4 mile property on the left. All access off Hwy 39 and Lee Valley.

**Lot Size:**

**School District:** Pecatonica

**Click M for Map:**   
**Documents (if any):**   
**Calculate Payment:** 

**Lake/River:**

**Elementary:** Pecatonica

**Feet WaterFront:**

**Middle:** Pecatonica

**High:** Pecatonica

**Specific Builder Required:** No

**Annual HOA**

**Legal Description:** Lenghty

**Net Taxes:** \$ 2,807 / 2019

**Parcel #:** 000-0000.0000

**Zoning:** Ag/Res

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

**Purchase Options** Sell entirely, Will divide  
**Special Assessments** Seller to pay  
**Available Info** Can be divided, Aerial photos, Preliminary plat map, Restrictions/Covenants  
**Miscellaneous** Exp lower level possible  
**Waterfront** Pond, Stream/Creek

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

247 Acres - Wow! Just Minutes Southwest of Madison. Amazing property with long distant views of Blue Mounds State Park and Incredible Sunsets! Previous owner has spent countless hours cultivating this Beautiful tract of land. Build your Dream Home here and enjoy the great mix of open rolling prairie, hardwoods, small creek, pond, food plots, deep draws, wooded ridge tops and over six miles of trail system. If this isn't enough, I should mention this property has six Approved Homesites and generates \$19,000 annual income from the new CRP contract. If you love to chase Trophy Whitetail, you will Not be disappointed. This property lays out well with access from three wind directions. Private showings by UTV. Don't Miss Out!

**Sold Price:**

**Closing Date:**

*This information provided courtesy of:* First Weber Inc

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