



N8217 County Road Y, Watertown, WI 53094

Interior Features

- Log Cabin Home Featuring WI-Sourced Logs from Black River Falls!
- Over 5,500 Sq Ft of Living Space Offering a Natural, Rustic Design!
- Rooms Could be Reimagined Since Most Walls Are Not Load-Bearing.
- Beautiful Architecture with Adjustable Log Staircases, Cathedral Ceiling and Skylights Throughout.
- Elevator Installed in 2024 Provides Convenient Access to All Levels.
- Indoor Lap Pool in Lower Level (Note: Pool has not been used in over 10 years!)
- Two Full Kitchens - One on Main Level and One on Lower Level.
- Appliances Include: LG Refrigerator, Bosch Dishwasher, Microwave, Oven/Cooktop (x2), Stackable Washer/Dryer, Washer and Dryer in Garage.
- Master Bedroom Features Extra Large Closet & Access to Loft via Spiral Staircase.
- Large Master Bath w/Whirlpool Tub, Two Separate Stools, Vanities & Bathing Areas.
- Natural Hardwood Floors on Main/Upper Levels & Stamped Concrete Floor on LL.
- 10 Foot Ceilings in Lower Level and Hydronic Heated Floors on Lower and Main Levels.
- Sprinkler System Installed Throughout Entire House.
- Metal Roof and Propane Heating Source.
- Large Concrete Balcony Above Garage and Outdoor Balconies to Enjoy Scenic Views.
- Note: Property is Being Sold "As-Is, Where-Is".





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Exterior Features

- Unique Property with Exceptional Combination of Agricultural, Recreational and Riverfront Opportunities in Jefferson County!
- Three Contiguous Parcels Provide 51.50 Deeded Acres in One Substantial Holding!
- Tree Lines Divide Fields and Define Property Boundaries.
- ~1,700 ft of Rock River Frontage Rarely Found in a Property of This Size!
- ~27 Acres of Tillable Land with Transferable Crop Lease that Pays ~\$7,000 Annually.
- Very Good Soil Quality – Avg. NCCPI of 67.13.
- Tree-Lined Driveway with Shared Easement at Back of Property.
- Multiple Outbuildings, including Pole Barn w/Workshop, Horse Stall and Shed.
- Located ½ Mile North of Public Hunting Ground w/Access to Cty Rd. Y and Rock River.
- Potential to Rezone ~49.5 Acres to “A-2” (Rural Business) with Municipal Approval.
- Old Barn has Convenient Access to Road with Potential to be Converted into Usable Outbuilding for Rural Business or Agricultural Storage.
- Current Residence Could be Converted to Event Space w/Potential to Construct New Primary Residence with Municipal Approval.
- Many Recreational Opportunities, Including Hunting Ground Usage and UTV/ATV Trails.
- Convenient Access to I-94, Including Shopping and Restaurants.
- Showings available by appointment only - Listing agent will be present for all showings.

