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# Prime Waterfront Home| 16+ Acres on the Rock River | W2939 County Rd. O, Ixonia, Wisconsin

An extraordinary real estate opportunity in beautiful Ixonia, Wisconsin. This unique approx. 16+acre estate along the scenic Rock River combines rural versatility, outdoor recreational freedom, and classic mid-century architectural character. Featuring 9.007 acres zoned for agricultural use and 7.461 acres zoned for recreational enjoyment, the property offers a rare combination of privacy, natural beauty, and functional land use.

At the heart of the acreage sits a classic mid-1960s tri-level home with breathtaking water views. The single-family residence features a wood, aluminum and stone exterior and an attached two-car garage. The dwelling includes four spacious bedrooms, one full bathroom, one half bathroom, and an unfinished basement. The interior has been adequately maintained while retaining its original character. The home highlights signature mid-century craftsmanship, including striking exposed wood beams in the living room and reflects above-average overall condition for its age, with no immediate repairs observed at the time of inspection. Interior finishes are somewhat dated but remain functional and serviceable with a fresh coat of paint throughout. Overall, the dwelling offers great utility and appeal consistent with similar homes of its age and design in the market area. The property is located in the floodplain.

# Property Summary & Specifications

| Property Feature | Details & Description |
|---|---|
| **Location** | Ixonia, Wisconsin (Jefferson County) |
| **Total Land Area** | 16.468 Acres |
| **Zoning Breakdown** | 9.007 Acres Agricultural / 7.461 Acres Recreational |
| **Waterfront Features** | Direct Rock River frontage with panoramic land and river views |
| **Home Style & Era** | Mid-1960s Tri-Level Residence |
| **Bedrooms / Bathrooms** | 4 Bedrooms / 1.5 Bathrooms; Hardwood under carpeting in bedrooms and in closets. |
| **Parking & Storage** | 2-Car Attached Garage |
| **Overall Condition** | Original mid-sixties craftsmanship in excellent, well-preserved condition |

# Zoning & Land Breakdown

## ~9+ Acres Zoned Agricultural

The agricultural portion of the property provides expansive open acreage suitable for farming, crop production, gardening, livestock, equestrian use, or potential agricultural tax advantages. Its open topography works harmoniously with the surrounding Jefferson County countryside.

## ~7+ Acres Zoned Recreational

Dedicated to recreation and private enjoyment, this 10-acre portion stretches toward the riverbanks. It offers opportunities for private nature trails, hunting, wildlife viewing,

ATV/snowmobile riding, or simply relaxing in a pristine natural environment along the river.

## Architectural Highlights & Interior Features

- **Exposed Beams in Main Living Area:** Rich wooden ceiling beams form an eye-catching architectural centerpiece in the living area, accentuating the mid-century character and open layout.
- **Tri-Level Layout:** Offers functional zoning across multiple levels, providing distinct living, sleeping, and entertainment spaces.
- **Four Bedrooms:** Generously sized bedrooms suitable for family living, home office setups, guest accommodations, or hobby rooms. Hardwood believed to be under carpets and in closets.
- **1.5 Bathrooms:** Well-maintained full bathroom with newer shower unit and convenient half bath preserving original retro accents in exceptional condition. Room to convert ½ bath to full.
- **Two-Car Attached Garage:** Convenient direct access to the home, ideal for vehicle protection, workshop space, and extra storage.
- **Vintage Preservation:** Exceptional structural integrity and original mid-sixties finishings in outstanding shape—ready to enjoy as-is or upgrade at your leisure.

## Waterfront & Outdoor Features

With frontage directly on the Rock River, the home enjoys tranquil water views and scenery through all four Wisconsin seasons. Whether kayaking, fishing, or admiring local wildlife from the shore, the setting provides a retreat feel while remaining close to modern conveniences.

| Location Advantage | Details |
|---|---|
| **River Environment** | Direct Rock River access for water activities and relaxing scenery |
| **Surrounding Area** | Located in Ixonia, WI with easy access to Oconomowoc, Watertown, and I-94 |

*** Property is being sold by the Trustee of the estate. Lot size, land use, and room dimensions should be verified by the Buyer.  Easement on property for access to 3-10 acre lots behind home owned by neighbors.**







