



RAO FARMS

59.44 Acres M/L



Al Wisnepske

262-873-8375 | al@landandlegacygroup.com
www.landandlegacygroup.com

N136W21342 Bonniwell Rd

LAND & LEGACY GROUP
LAND | FARM | RESIDENTIAL



WHERE LUXURY MEETS COUNTRY LIVING

Step into a rare blend of luxury living and country charm on nearly 60 acres of pristine land. This stunning Richfield property features a beautifully maintained 4-bedroom, 2.5-bath farmhouse, a sparkling pond, and wooded acreage for total privacy.

For the equestrian enthusiast, it's a dream come true — professional-grade stables, spacious riding arena, and fenced paddocks, plus barns, pole buildings, and extra garages. All just minutes from modern conveniences, yet worlds away from the rush.





HOME DETAILS



4 Bedrooms



2 Bathrooms



1,890 sq. ft.



2-car detached

HOME LAYOUT

- 4 bedrooms (primary on main)
- 2 full baths
- 2 stories
- 1,890 sq. ft.
- Built in 1903
- Full basement, walk-out, sump pump
- Wood & simulated wood floors
- Security system, main floor bedroom & bath, main floor laundry

SYSTEMS & STRUCTURE

- Single-family farmhouse
- 2-car detached garage, electric opener
- Natural gas, forced air, radiant heat
- Central air cooling
- Private well water
- Septic system, mound system

SAND DETAILS

OVERVIEW

- 59.44 acres
- Zoning: A-2
- Partial flood plain
- Pastures, woods, wetlands, pond
- Rural, water views, wooded privacy, hobby farm potential
- Paved driveway

EXTRA FEATURES

- Private Pond
- Professional Stables
- Riding Arena
- Fenced Paddocks
- Multiple Outbuildings



Private
Pond

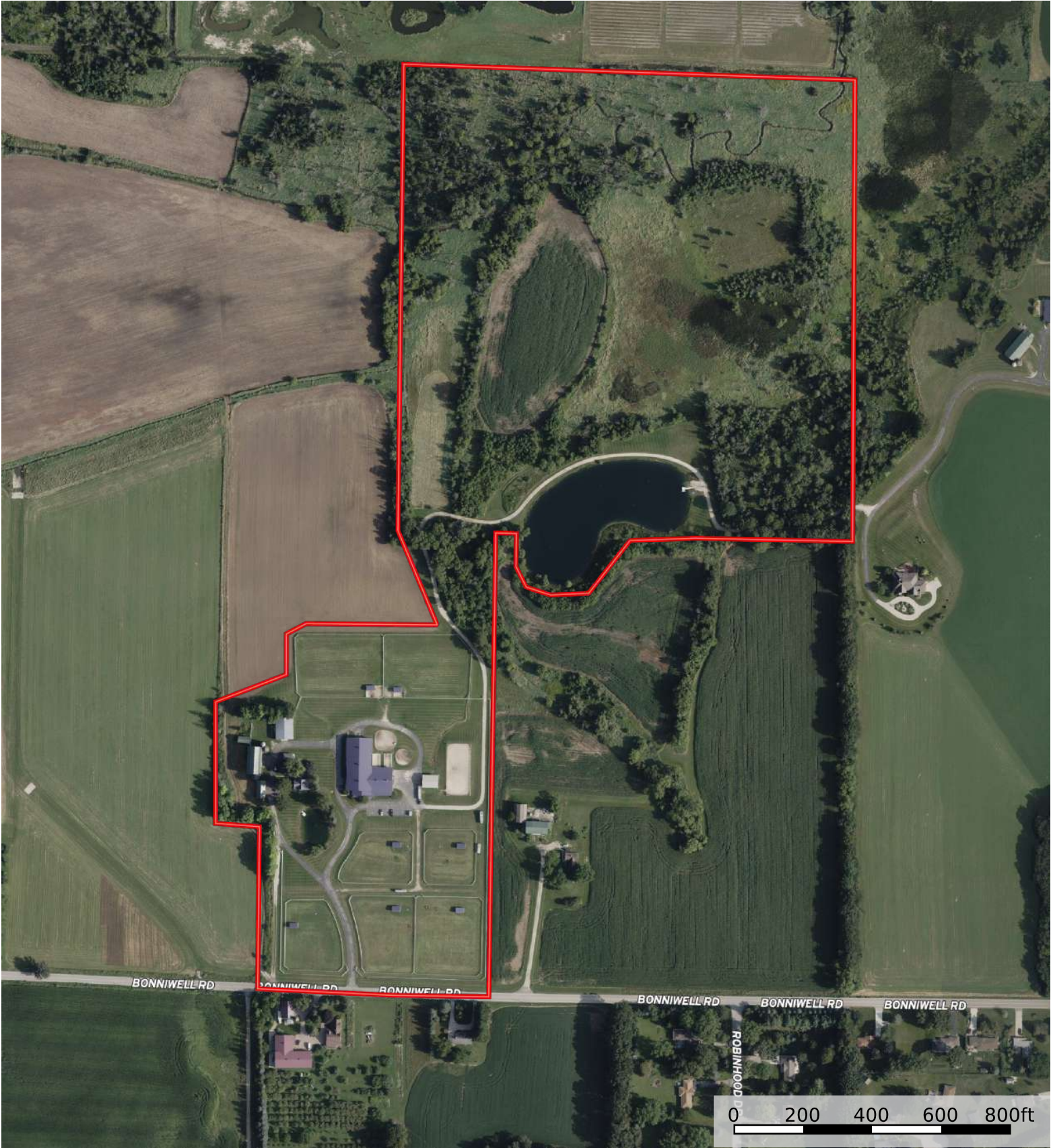



Professional-
Grade Stables



Spacious
Riding Arena





 Boundary

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E.

0 100 300 600

Scale in feet
1" = 300'

(r.a.) - means "recorded as"

P.O.B. - means "Point of Beginning".

○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

● - indicates 1.3" od iron pipe found unless noted.

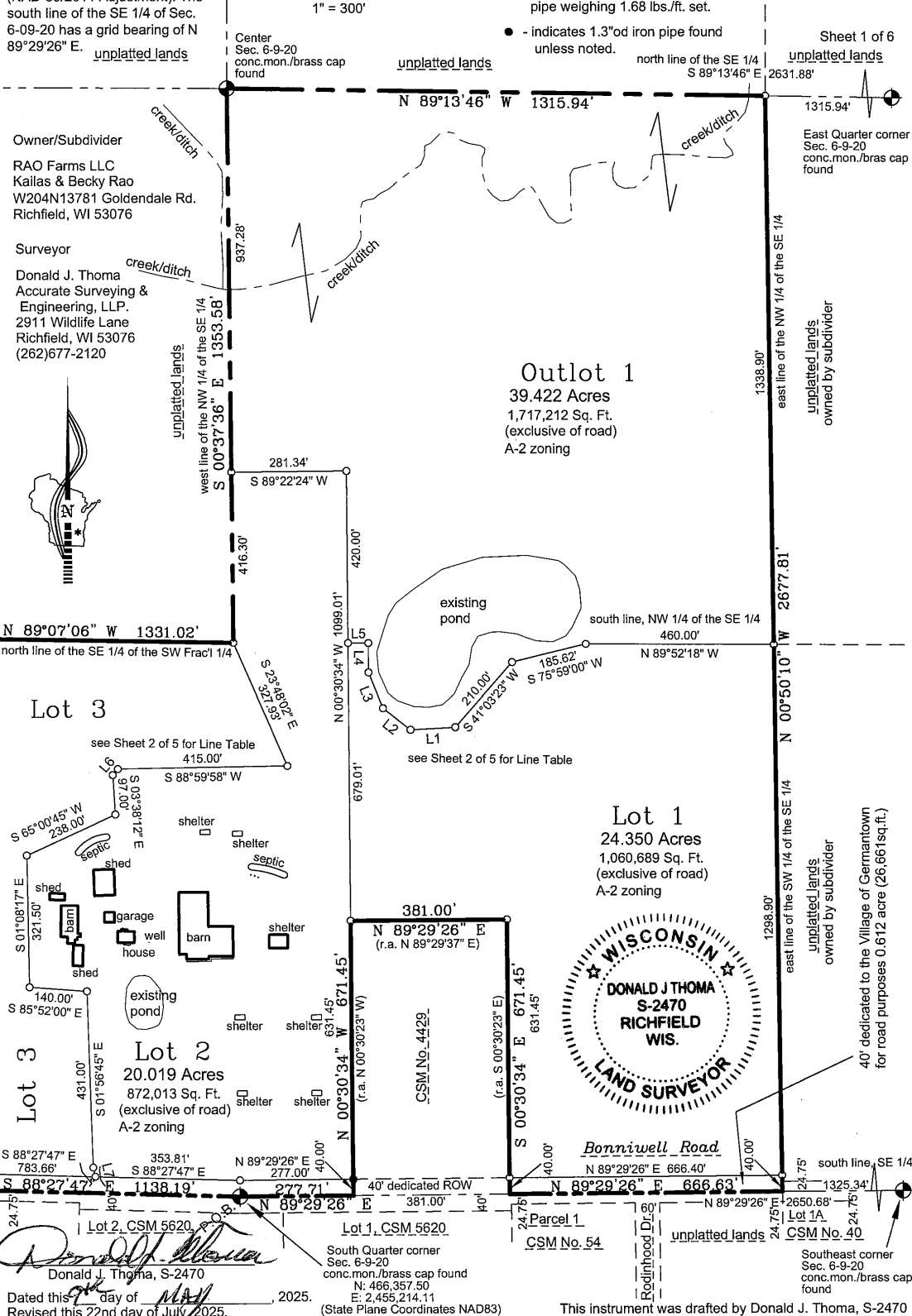
Sheet 1 of 6

Owner/Subdivider

RAO Farms LLC
Kailas & Becky Rao
W204N13781 Goldendale Rd.
Richfield, WI 53076

Surveyor

Donald J. Thoma
Accurate Surveying & Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076
(262)677-2120



Dated this 22nd day of May, 2025.
Revised this 22nd day of July, 2025.

South Quarter corner
Sec. 6-9-20
conc.mon./brass cap found
N: 466,357.50
E: 2,455,214.11
(State Plane Coordinates NAD83)

This instrument was drafted by Donald J. Thoma, S-2470

Sheet 2 of 6

(r.a.) - means "recorded as"

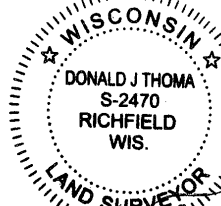
P.O.B. - means "Point of Beginning".

- - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
- - indicates 1.3"od iron pipe found unless noted.

Line Table		
LINE	BEARING	DISTANCE
L1	S 86°43'46" W	110.00'
L2	N 51°51'56" W	85.00'
L3	N 21°53'56" W	93.00'
L4	N 00°31'56" W	72.00'
L5	N 89°52'18" W	50.00'
L6	S 40°05'03" W	19.00'
L7	S 13°02'58" E	23.17'

Scale in feet
1" = 300'

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E.



Donald J. Thoma, S-2470

Dated this 9th day of May, 2025.
Revised this 22nd day of July, 2025.

Revised this 22nd day of July, 2025.

Lot 3
29.352 Acres
1,278,564 Sq. Ft.
(exclusive of road)
A-2 zoning

Lot 1

Lot 2
20.019 Acres
872,013 Sq. Ft.
(exclusive of road
A-2 zoning

Southwest corner
Sec. 6-9-20
conc.mon./brass cap
found

S 88°27'47" E 2524.01'
south line of the SW Frac'l, 1/4

Bonniwell Road

40' dedicated to the Village of Germantown for public road purposes 1.300 acres (56,607 sq.ft.)

South Quarter corner
Sec. 6-9-20
conc.mon./brass cap found
N: 466,357.50
E: 2,455,214.11

This instrument was drafted by Donald J. Thoma, S-2470

E: 2,455,214.11
(State Plane Coordinates NAD83)

Sheet 3 of 6

- indicates 100 year flood line.

This instrument was drafted by Donald J. Thoma, S-2470

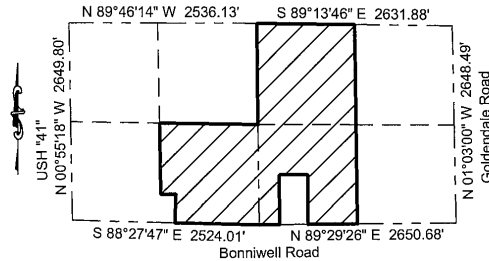
Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

SE 1/4 & SW 1/4 Section 6-9-20

Scale: 1" = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Kailas & Becky Rao, I have surveyed, divided, mapped and dedicated the land shown and described hereon, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

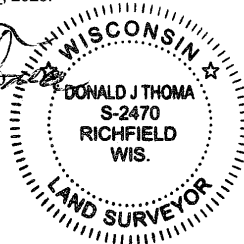
Beginning at the South Quarter corner of said Section 6, marked by a concrete monument with a brass cap found; thence N 89°29'26" E, along the south line of said SE 1/4, 277.71 feet, to the southwest corner of Certified Survey Map No. 4429 as recorded in the Washington County Registry in Volume 29 of Certified Survey Maps on pages 235-237 as Document No. 683821; thence N 00°30'34" W, along the west line of said Certified Survey Map No. 4429, 671.45 feet; thence N 89°29'26" E, along the north line of said Certified Survey Map No. 4429, 381.00 feet; thence S 00°30'34" E, along the east line of said Certified Survey Map No. 4429, 671.45 feet, to the intersection of said south line of the SE 1/4; thence N 89°29'26" E, along said south line of the SE 1/4, 666.63 feet, to the east line of said SW 1/4 of the SE 1/4; thence N 00°50'10" W, along said east line of the SW 1/4 of the SE 1/4 and along the east line of said NW 1/4 of the SE 1/4, 2677.81 feet; thence N 89°13'46" W, along the north line of said SE 1/4, 1315.94 feet, to the Center of said Section 6, marked by a concrete monument with a brass cap found; thence S 00°37'36" E, along the west line of said SE 1/4, 1353.58 feet; thence N 89°07'06" W, along the north line of said SE 1/4 of the SW Fractional 1/4, 1331.02 feet, to the intersection of the monumented west line of said SE 1/4 of the SW Fractional 1/4, marked by a 1.3 inch od iron pipe found; thence S 00°58'13" E, along said monumented west line of the SE 1/4 of the SW Fractional 1/4, 960.47 feet, to the northwest corner of Certified Survey Map No. 5326 as recorded in the Washington County Registry in Volume 37 of Certified Survey Maps on pages 305-306 as Document No. 874346, marked by a 1.3 inch od iron pipe found; thence S 88°27'47" E, along the north line of said Certified Survey Map No. 5326, 201.83 feet, to a 1.3 inch od iron pipe found; thence S 01°32'13" W, along the east line of said Certified Survey Map No. 5326, 377.85 feet, to the intersection of the south line of said SW Fractional 1/4; thence S 88°27'47" E, along said south line of the SW Fractional 1/4, 1138.19 feet, to the point of beginning.

Containing 115.054 acres (5,011,746 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, mapping and dedicating said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 9th day of May, 2025.
Revised this 15th day of July, 2025.

Donald J. Thoma
Donald J. Thoma S-2470



Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Corporate Owner's Certificate:

RAO Farms LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated that part of Bonniwell Road to the Village of Germantown for public road purposes as represented on Sheet 1 and 2 of 5 of this Certified Survey Map.

RAO Farms LLC, does further certify that there is a mortgage on this property and this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission

Village of Germantown Village Board

IN WITNESS WHEREOF, RAO Farms LLC, has caused these presents

to be signed by Kailas J. Rao & Becky L. Rao, its Officers,

at _____, Wisconsin,

and its corporate seal to be hereunto affixed this _____ day of _____, 202__.

In the presence of:

RAO Farms LLC

Corporate Name

Officer/Member

Kailas J. Rao

(Print)

Officer/Member

Becky L. Rao

(Print)

STATE OF WISCONSIN)

WASHINGTON COUNTY)s.s

Personally came before me this _____ day of _____, 202__, Kailas J. Rao & Becky L. Rao

Officers of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village

of Germantown on this _____ day of _____, 202__.

Robert A. Soderberg - Chairperson

Deborah J. Remich - Secretary

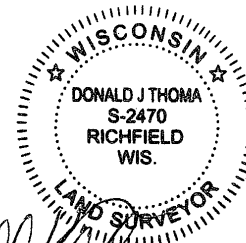
Village of Germantown, Village Board Approval:

This Certified Survey Map, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Bonniwell Road for public road purposes as shown on Sheet 1 of 5 and Sheet 2 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on

this _____ day of _____, 202__.

Robert A. Soderberg - Village President

Donna Ott - Village Clerk



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this 9th day of May, 2025.
Revised this 15th day of July, 2025.

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of RAO Farms LLC, owners - Kailas J. Rao & Becky L. Rao Officers.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed

by _____, its President, and countersigned by _____,

its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto

affixed this ____ day of _____, 202__.

In the presence of:

Corporate Name _____ (Corporate Seal)

President

Secretary or Cashier

Date

STATE OF WISCONSIN)

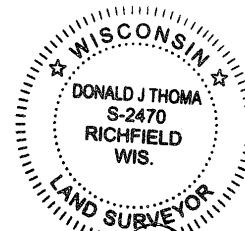
_____, COUNTY)s.s.

Personally came before me this ____ day of _____, 202__, _____, President,

and _____, Secretary(cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

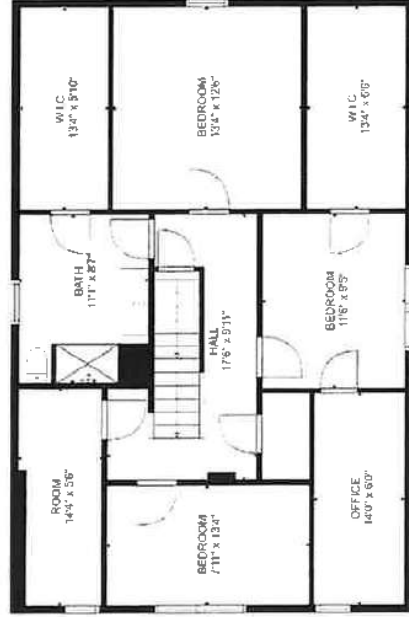


Donald J. Thoma
Donald J. Thoma, S-2470

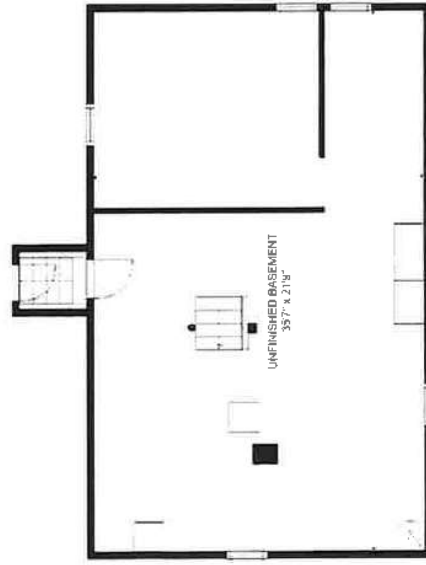
Dated this 14 day of MAY, 2025.
Revised this 15th day of July, 2025.



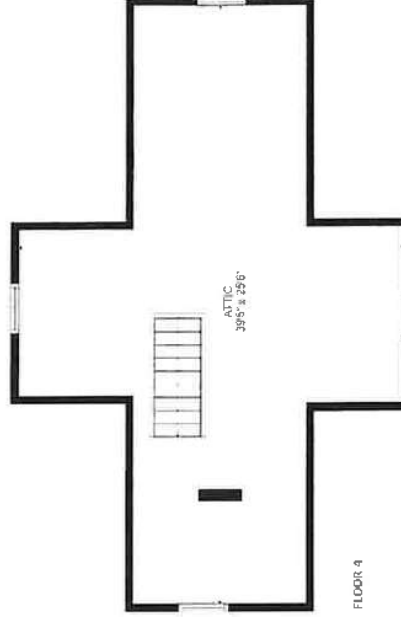
FLOOR 2



FLOOR 3



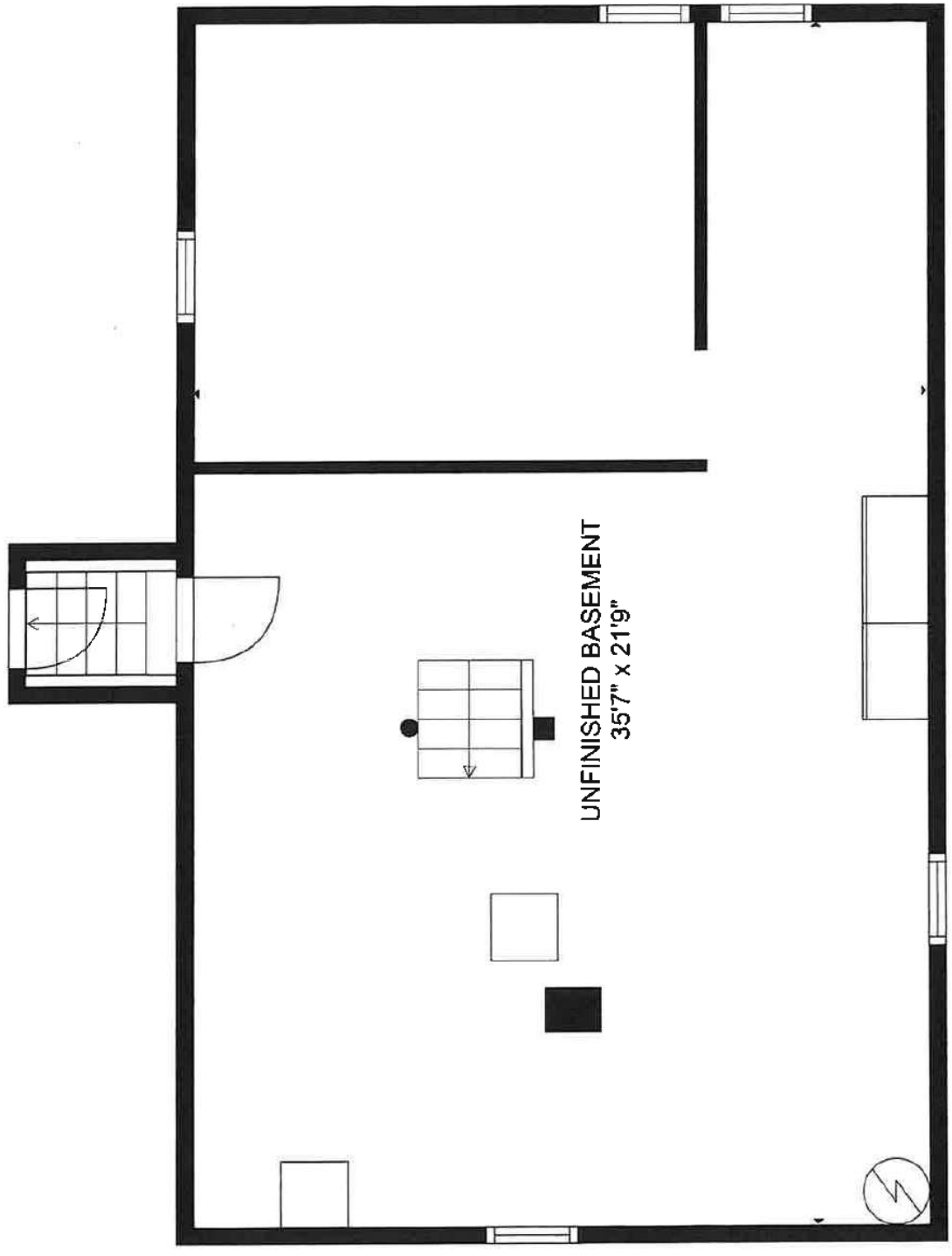
FLOOR 1



FLOOR 4

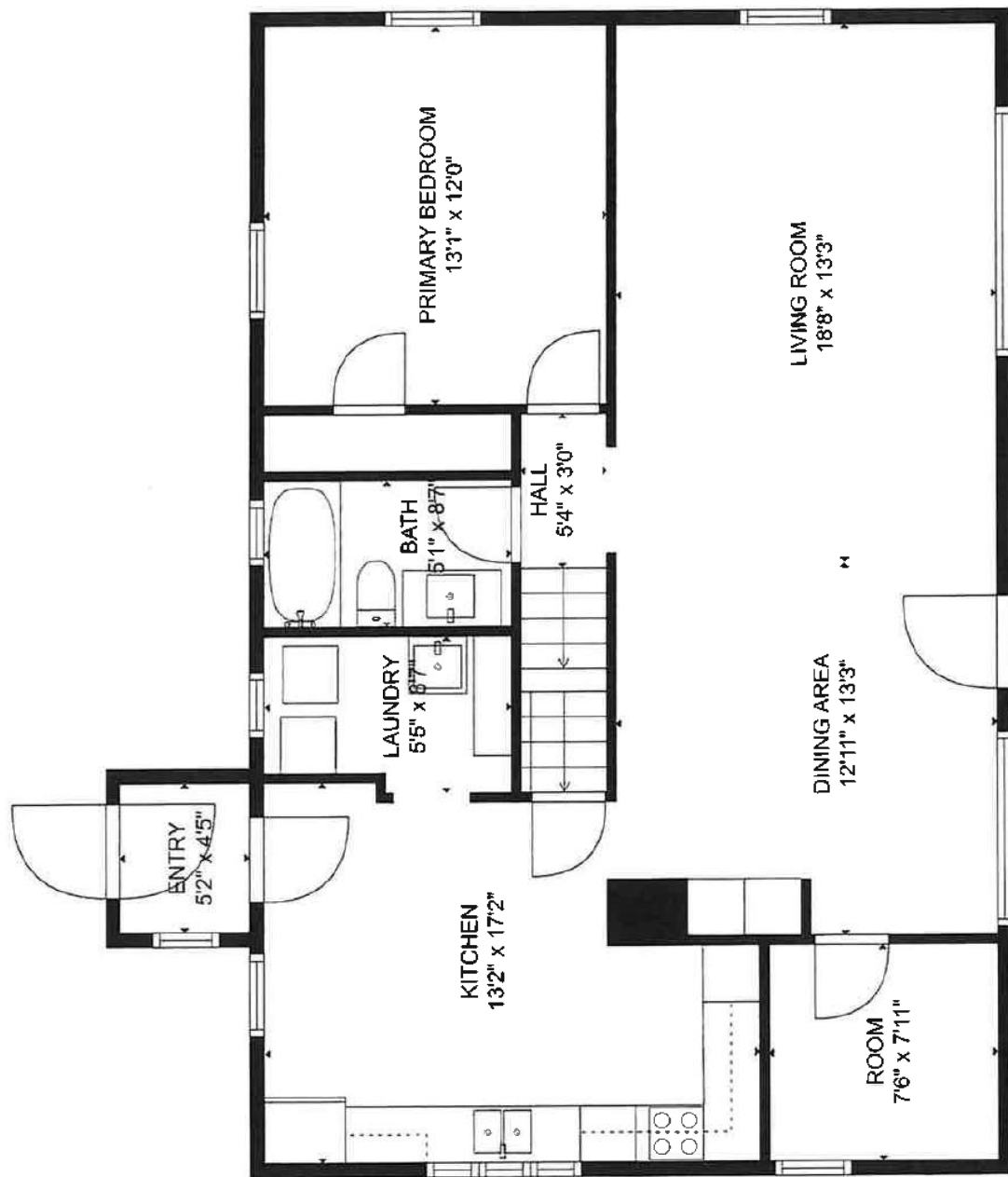
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MEASUREMENTS ARE CALCULATED BY CURBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



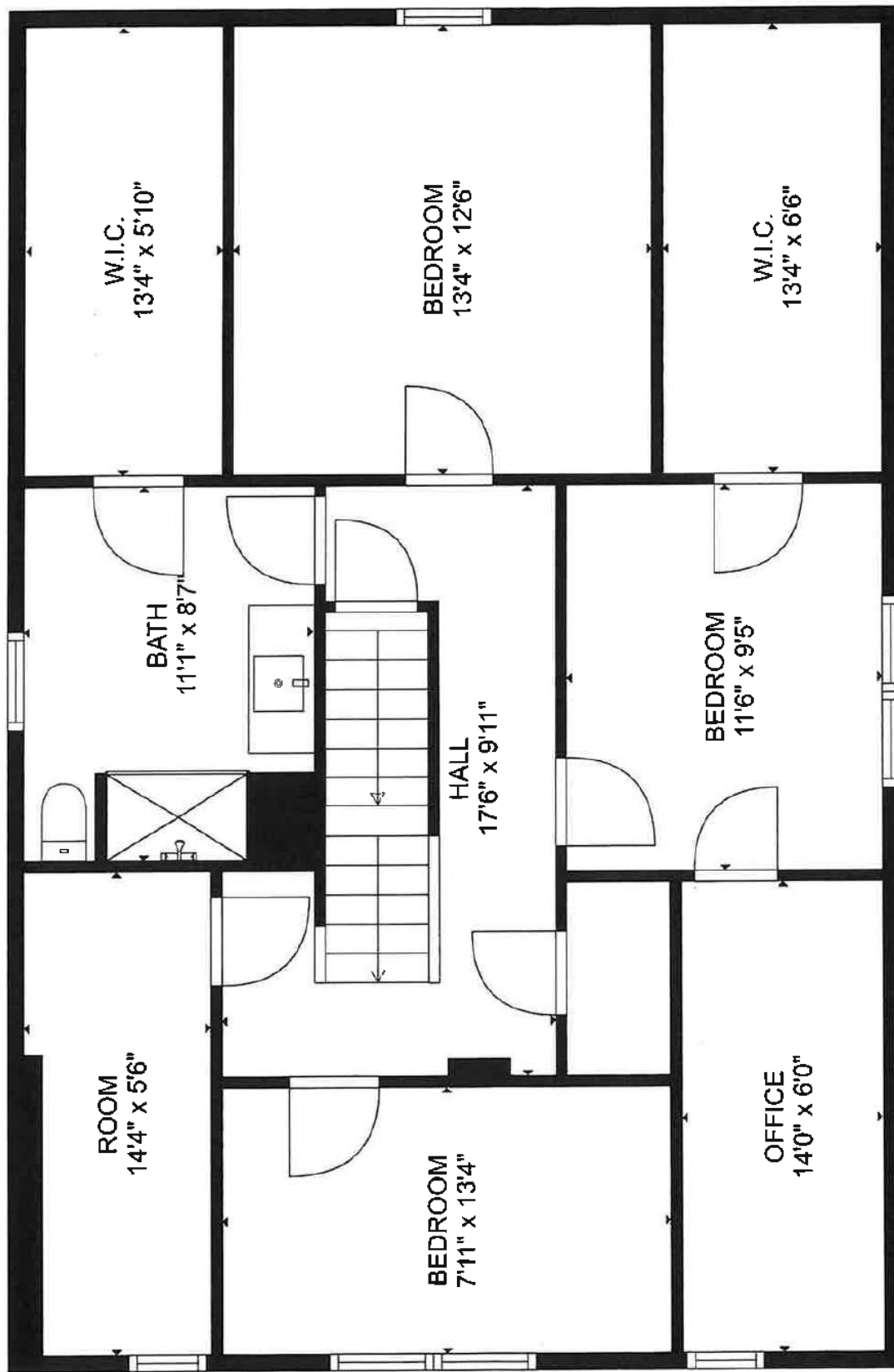
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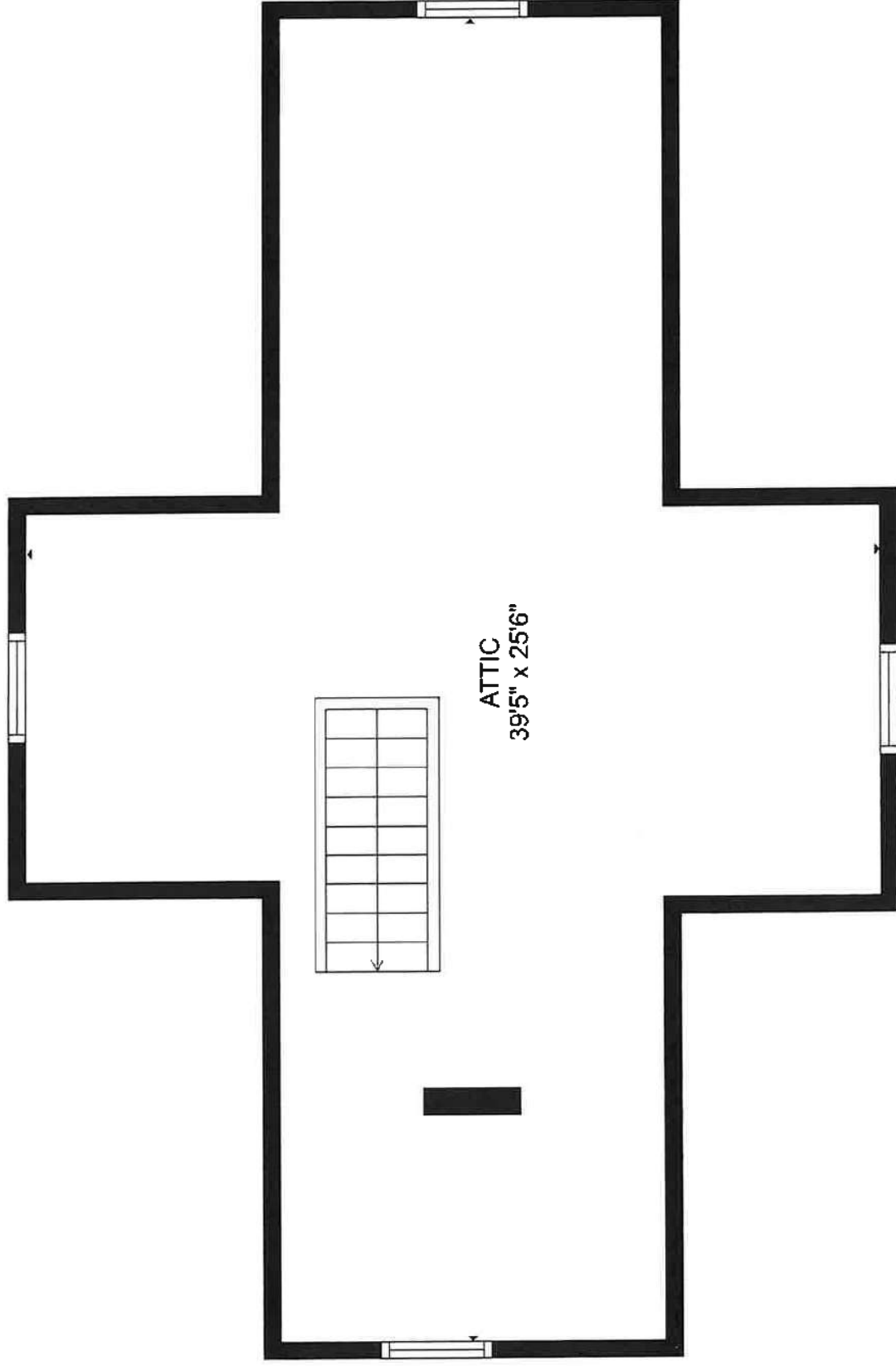
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Property Information for Village of Germantown

Parcel #: GTNV-063989

Printed on 7/25/2023



Property Overview

Assessment Year:	2022
Parcel/Tax Key Number:	GTNV-063989
County:	Washington
Municipality:	Village of Germantown
Address:	N136 W21342 Bonniwell Rd

Legal Description

PT OF SE SW+SW SE DOC 881280+903708+943110+979340

General Value Data

Assessed Land Value:	\$301,700.00
Assessed Improvement Value:	\$645,700.00
Total Assessed Value:	\$947,400.00

Land Data

1st grade tillable:	11.200	Acres
Undeveloped:	0.330	Acres
2nd grade tillable:	20.000	Acres
Undeveloped:	1.200	Acres
Undeveloped:	2.000	Acres
Agri homesite:	12.000	Acres

Building Data

Characteristics	Building Area	Square Feet
Style: Cape Cod	Full Basement:	1080

Stories:	1.5 story	Crawl Space:	0
Year Built:	1903	First Floor:	1080
Bedrooms:	5	Second Floor:	810
Full Bathrooms:	1	Third/Additional Floor:	0
Half Bathrooms:	0	Finished Attic:	0
Heat Type:	Oil	Rec Room:	0
Air Conditioning:	No A/C	FBLA:	0
Fireplace:	N	Attached Garage:	-

Legal Disclaimer

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