

**NEW!**

An addition to Delafield's finest subdivision has arrived! A picturesque amenity barn welcomes you into your new neighborhood of 13 homesites nestled into vast wildflower meadows and woods—75% of the site is preserved in common open space! These won't last long—Call us today to arrange for a showing!



## AMENITIES

These ½ acre homesites have sanitary sewer and are served by the highly acclaimed Arrowhead Schools. Each home will be required to construct a private well and install a grinder pump. A homeowners association will manage the Hawthorn Farm common amenities and will assess annual dues for maintenance and future needs. Hawthorn Farm & Hawthorn Farm South will share common amenities including over 2 miles of paved recreation trails.

LOT	PRICE	LOT SIZE/ EXPOSURE	STATUS	LOT	PRICE	LOT SIZE/ EXPOSURE	STATUS
23	\$245,000	22,259	SOLD	30	\$255,000	22,588 4' lookout	SOLD
24	\$245,000	24,187	SOLD	31	\$250,000	26,291	SOLD
25	\$250,000	22,735	SOLD	32	\$252,500	25,115	
26	\$255,000	25,132	SOLD	33	\$252,500	22,200	SOLD
27	\$260,000	23,188	SOLD	34	\$252,500	22,200	A/O
28	\$260,000	24,026	SOLD	35	\$249,900	24,087	SOLD
29	\$260,000	22,588; 4' lookout	SOLD				

A/O = Accepted Offer

All lot sizes and prices are subject to change without notice.

FOR MORE INFORMATION ABOUT THESE HOMESITES,  
VISIT [SIEPMANNREALTY.COM](http://SIEPMANNREALTY.COM).

# HAWTHORN FARM

Have you always wanted to enjoy recreation trails right out your door? Now you can! Have you ever wanted to move into the country? You can have that too. Set amidst flowing meadows, the cute red barn becomes your neighborhood gathering point at the center of wonderful paved recreation trails.

## LOT INFORMATION

LOCATION	City of Delafield
YEAR DEVELOPED	2021/2023
NUMBER OF HOMESITES	22 + 13 = 35
OPEN SPACE IN ACRES	50 + 14 = 64
% OF TOTAL OPEN SPACE AREA	75%
GROSS DENSITY	2.0 Acres
TOTAL ACREAGE	67 + 22 = 89
AVERAGE LOT SIZE	0.60 Acres
MUNICIPAL SEWER	Yes
MUNICIPAL WATER	No

## HOME SPECIFICATIONS

APPROXIMATE HOUSE & LOT PACKAGE COST	\$1,000,000-\$1,400,000+
LOT PRICES	\$220,000-\$260,000
MINIMUM SIZE – 1 STORY	2,300 Sq. Ft.
MINIMUM SIZE – 2 STORY	2,300 Sq. Ft.
SIDING MATERIALS	Natural or Hardiplank
ROOF MATERIALS	Cedar/Dimensional-Weatherwood
MIN ROOF PITCH – 1 STORY	10/12
MIN ROOF PITCH – 2 STORY	8/12
MASONRY CHIMNEY & EXPOSED FOUNDATION	No
SETBACKS (FRONT/SIDES/REAR)	50'/20'/20'
GARAGE ENTRY	Side, Front, or Canted
POST LAMP REQUIRED	Yes
SCHOOL DISTRICT	Lake Country/Arrowhead

For a complete list of Architectural Guidelines and Deed Restrictions please see our website.





**EXCEPTIONAL  
PROPERTIES.  
NATURAL  
SURROUNDINGS.**

**ARTFUL ENTRIES. PRAIRIE FLOWERS.  
WELL-CARED FOR CONSERVATION SPACES.**

Embracing the natural landscape makes for a beautiful place to build a home. Surround your new home with all the offerings of Lake Country and Southeast Wisconsin.

As you look for a lot for your new home, it is important to explore all your options. More than the school district or proximity to amenities, we encourage you to evaluate what makes the neighborhood you choose truly unique. As the developer behind the most innovative properties and iconic neighborhoods in the area, we're proud to build places where neighbors become friends and friends become family. We know that no two communities are the same, yet the principles and commitment to quality should remain unchanged. Four concepts guide our land development process, and should guide your homesite selection as well:

- 1) Community, not subdivision approach that feels like home
- 2) Conservation development that cares for and protects our natural resources
- 3) Architectural foresight that embraces the best in design and ensures property value
- 4) Brokerage expertise to maximize the outcome for your property

## THE SIEPMANN REALTY DIFFERENCE



*"Siepmann has created greener neighborhoods where residents can enjoy trails, woodlands, meadows, ponds, and more. These park-like settings mature beautifully and create great places to live for many future generations to come."*

*- Randall Arendt,  
Conservation Planner*

### BUILDING COMMUNITIES

Crackling from the fire pit. Laughter from the pool. Wind whispering through the trees. Siepmann communities sound just like home. Each community has been designed to draw out the best in life....no matter what that means to you.

### EMBRACING CONSERVATION DEVELOPMENT

Rolling hills. Tree lined lots. Artistic design. We utilize a conservation approach that embraces the natural features of the land - terrain, water, historic farms, and more. You don't need to own 20 acres to feel like you live in the country...less to maintain, more to enjoy.

### GUIDING ARCHITECTURAL VALUE

Resale value. Longevity. Timeless design. That's why we believe in architectural foresight. The guidelines set for Siepmann communities ensure your home's value and the appreciation of surrounding home designs, grow for years to come.

### PROVIDING LAND BROKERAGE EXPERTISE

Do you have a property you would like to develop? Would you like to sell your property? We bring experience beyond the typical real estate broker - a specialization in land, consultation, sales, and marketing.

### OUR RECENT DEVELOPMENTS

For more information on current homesite availability, pricing, and architectural foresight guidelines, please visit our website. Current developments include:

- Hawthorn Farm
- Sandhill Condominiums
- Windrush
- Brightwater
- Summerhill West
- Trestle Creek
- Sivyer Avenue
- Dry Creek

*Did you know that you can enjoy all of the community amenities and benefits throughout the construction of your new home?*

**CONTACT US TO FIND A NEW HOMESITE  
TODAY AND START RELAXING TOMORROW.**

