

# Extraordinary Investment Property & Farmhouse in Southwestern Wisconsin Sauk County



United Country Badgerland Auction & Realty • 608.403.6003 • BrandonW@UChunt.com



**PROPERTY ADDRESS:**  
E5435 Rainbow Rd.  
Spring Green, WI 53588

**PRICE:** \$674,900  
**ACRES:** 106  
**COUNTY:** Sauk

## PROPERTY DESCRIPTION:

This property boasts over 104+/- acres of premium flat tillable ground nestled along the Wisconsin River. The ag-land is currently rented for a handsome \$13,000+/- annually. Access is everything and in this particular case, the fields are setup for easy off-road access. Unlike many tillable properties in the area, you'll find that this tract is both vast and flat.

The estate features an 1,800-square foot 2-bedroom and 2-bathroom farmhouse donning hardwood floors. This older two and one story house has an enclosed porch. The main floor has the kitchen/dining area and pantry with a utility room, bathroom, bonus room, dining room and living room. There's even a small room behind the living room for an additional bedroom or office.

The Barn/Machine shed share a common wall, but are two different buildings. The barn is located on the west end of the structure being 24x36 and 30x50. The machine shed is on the east end being 30x60 and open to the south. The garage/shed is south of the barn, which includes a 16x22 tool shed with overhead storage plus a 16x22 one plus car garage. And an additional one car garage that is 14x20.

## PROPERTY HIGHLIGHTS:

- Barn 2364 SQ FT
- Machine shed 1800 SQ FT
- Garage/shed 984 SQ FT
- Outbuilding 2500 SQ FT
- Tillable
- Along Wisconsin River
- Ag land currently rented
- 2 bedroom, 2 bath farm home



## PRESENTED BY:

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**TAXES: \$2073**

**TILLABLE: 104 Acres**

**TAX YEAR: 2016**