

Charming Farmhouse with Trophy Deer Hunting in Southwestern Wisconsin Sauk County



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



PROPERTY ADDRESS:
S12002 State Highway 23
Spring Green, WI 53588

PRICE: \$799,000
ACRES: 197
COUNTY: Sauk

PROPERTY DESCRIPTION:

Extraordinary estate in one of the most sought after destinations in the state of Wisconsin. This farm features a charming 3-bedroom farmhouse with trophy deer hunting land. Located only 1.5 miles from downtown Spring Green. Small 2-bedroom cabin with multiple storage buildings. Property consists of 197+/- acres with 63-acres being tillable. Farm ground rents for around \$7,500+/- annually. Scenic views. Fascinating rock outcroppings. Epic deer hunting. Property is bordered by 1,111-acres of public hunting ground. Must see property for those looking for the ultimate recreational paradise in sought after Spring Green. Seller will split the 40+/- acres with farmhouse off from vacant land

PROPERTY HIGHLIGHTS:

- Farm home 1360 SQ FT
- Cabin 720 SQ FT
- Detached garage 1008 SQ FT
- Machine shed 1920 SQ FT
- Barn 1728 SQ FT
- Outbuilding 3800 SQ FT
- Tillable land
- Hunting land
- Farm



PRESENTED BY:

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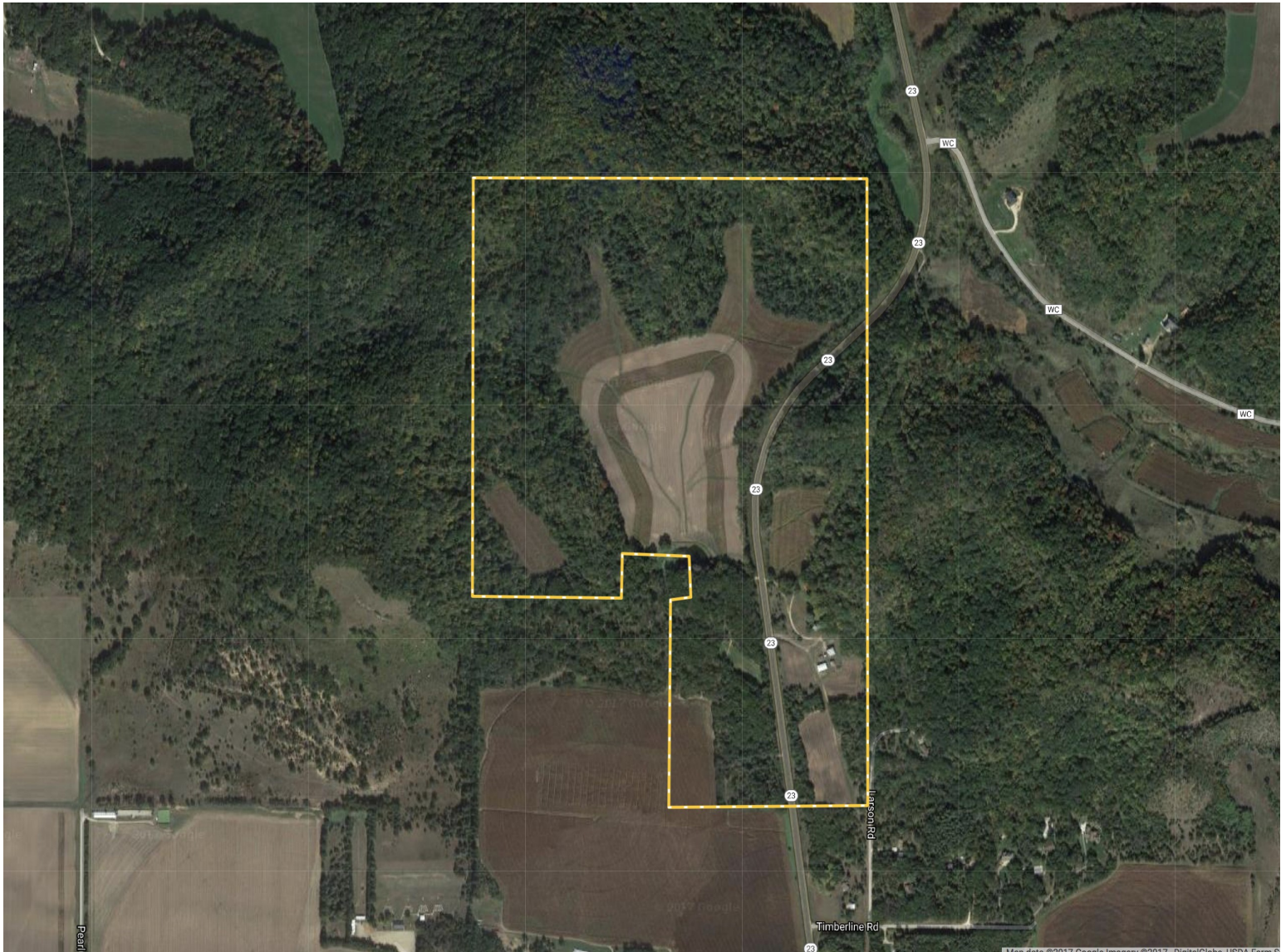
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TAXES: \$6805

TAX YEAR: 2016

TILLABLE: 63+/- Acres

WOODED: 125+/- Acres