

Dream Property with Limitless Potential in Southwestern Wisconsin Vernon County



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PROPERTY ADDRESS:
E16511 Hwy 33
Hillsboro, WI 54634

PRICE: \$1,640,000
ACRES: 333
COUNTY: Vernon

PROPERTY DESCRIPTION:

You'll find this retreat quietly nestled in the rolling bluffs of Southwestern Wisconsin overlooking endless miles of skyscraping bluffs, deep valleys and crystal-clear springs. Once, an 1800's farm, this historic property has a noteworthy past and a rivetingly bright future with the right person involved. Several buildings are located at the end of the driveway, which include a 1,200sq ft main home along with two other houses that can be easily fixed up for rentals or guest quarters. Across the road, you'll notice 55+/- acres of land that features three different Cabins that have a single bedroom with an electricity hook-up. There's certainly ample space and buildings to maximize your every need.

Among the infinite promise within the structures, you'll find 70+/- acres of fertile tillable ground that rents for enough to cover the \$8,300 annual taxes. The landscape is painted with broad ag fields that are surrounded by timber – walnut, oak, pine and maple are the predominant tree species. The remainder of the land is covered in emerald meadows that were once grazed by cattle. In these very meadows, you'll hear the calming symphony of rushing waters from natural springs winding through the bottoms. As you'd guess, this land begs home for countless wildlife from trophy class whitetail deer to turkey.

PROPERTY HIGHLIGHTS:

- 1200 SQ FT main home
- 2 bedroom—2 bath home
- Renovated 1914 dairy barn
- Excellent hunting property
- 70 +/- acres tillable
- Commercial opportunities

PRESENTED BY:



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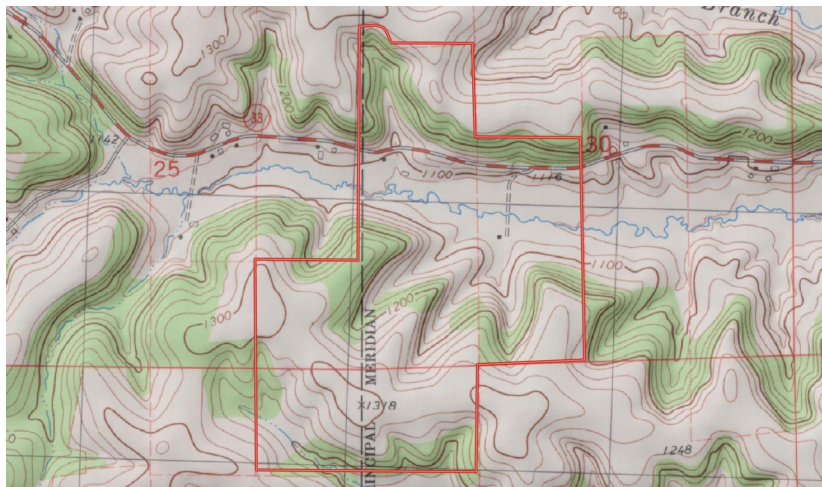
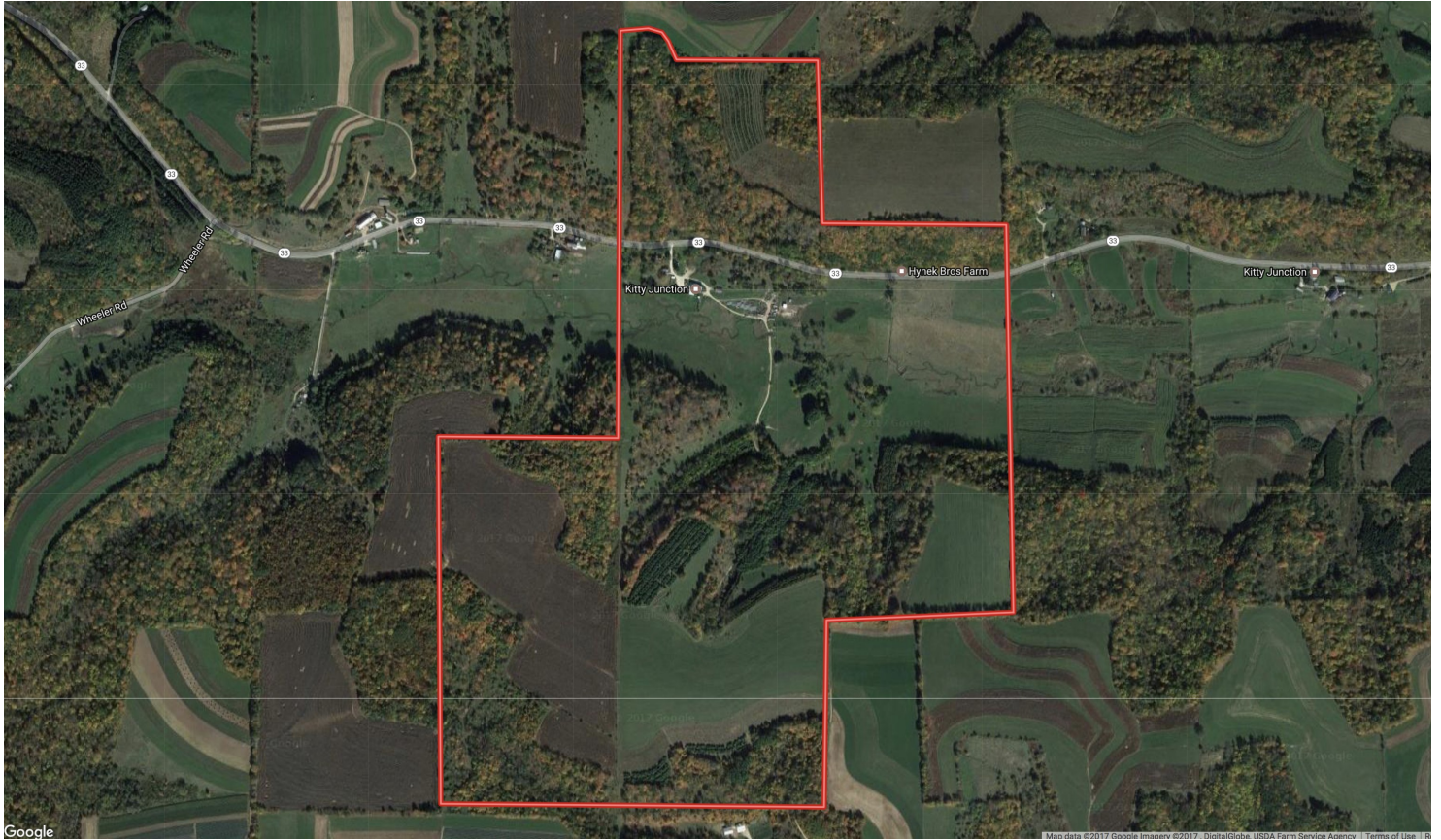
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TAXES: \$7345
TAX YEAR: 2016

Bedrooms: 2
Bathrooms: 2
TILLABLE: 70 acres