

FARM *Plus More* FOR SALE

GRANT COUNTY, WI

46.54±
TOTAL ACRES

Address: 9573 Muscallounge Rd
Beetown, WI 53802

Reduced!!
LIST PRICE: **\$369,000**



30±
TILLABLE
ACRES



PROPERTY DESCRIPTION:

Discover the quietude and potential for this 46.54± acre farm situated in your own private living and farm space. This unique property offers a blend of open tillable land and wooded hill-sides, providing the perfect canvas for your agricultural or recreational dreams. A 1,955 sq ft two-story house was moved to this property and set on a brand-new foundation. A brand new well and septic were then added before the owner moved and the house couldn't be brought back to new again.

WHETHER YOU'RE LOOKING TO CULTIVATE THE LAND, ENJOY THE TRANQUILITY OF THE COUNTRYSIDE, OR RESTORE THE FARMHOUSE TO ITS FORMER GLORY, THIS FARM OFFERS ENDLESS POSSIBILITIES. DON'T MISS YOUR CHANCE TO OWN A PIECE OF GRANT COUNTY'S RURAL BEAUTY.

PROPERTY HIGHLIGHTS:

- **46.54± Acres**** of beautiful Wisconsin countryside.
- **30 Tillable Acres****: Fertile land on top of the hill, ready for your crops or other agricultural pursuits.
- **Scenic Wooded Hillsides****: Surrounding the north and east sides, offering privacy and a natural backdrop.
- **Old Farmhouse****: A historic house moved from another location, now with a brand new well, septic system, and foundation. The interior is a blank slate, down to the studs, ready for your custom renovation.
- **Newly Graveled Driveway****: Breaker Rock Covered with Brand New Fines ensures easy and reliable access to the property, with the house set back off the road for added seclusion.

THE INFORMATION ON THIS SHEET IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED BY THE SCHRADER AGENCY.

MILLER/BONTRAGER • CH156-WI

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
schraderauction.com/listings

Listing Agent:
Chris Hoffman • 608.885.0005

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