

PROPERTY INFORMATION SHEET

Linden Valley Farm

N9342 Highway 78, Blanchardville, WI

LOCATION:

- *Land is located in the north-west corner of the Town of York, Green County WI.*
- *Approximately 30-35 miles to Madison, 15 miles to Mt. Horeb, 10 miles to New Glarus.*
- *Pecatonica area school district.*

LAND: Farm is approximately 156 acres.

- *There are two access points on Highway 78, one to the house and buildings, another at the north-east corner of tax parcel 320-0940000.*
- *Property borders Buckeye Road along the southern edge, currently no vehicular access.*
- *Nice mixture of tillable land (approx. 75 ac.), balance in pasture, wooded and other (build sites, driveways, garden etc.) lands.*
- *Property has numerous rock outcroppings, valleys, long distance views, a remnant apple orchard wild berries and fruit trees.*
- *Property has mixed hardwoods with future income potential from walnut trees.*
- *Extensive fencing allows for rotational grazing. Property has a good woven wire boundary fence.*
- *Property consists of seven tax parcels (159.08 acres). Approximate adjustment to acreage is made for tax parcel 320- 126000 for lands along Highway 78.*
- *Real estate taxes paid for 2014: \$3,095*

HOUSE/ ACCESSORY BUILDINGS:

- *Constructed approximately 1910 , traditional four-square 1,825 s.f. with 4-bedrooms, 2 bath, living room, dining, office area, kitchen, walk-in pantry, walk up attic... Two porches on east and west side and a deck connecting the house to a detached woo/ storage shed (14x30).*
- *Large fenced yard and large terraced kitchen garden.*
- *Detached 2-car garage, with additional storage above.*
- *Small cabin at the southern end of the property.*
- *Elec. Panel, 200 amp., located in basement.*
- *New septic system (4-bedroom) installed Oct. 2014.*
- *Roof replaced on house and woodshed in 2011, garage roof replaced in 2009.*
- *Kitchen updates and lower level bathroom done in 2005-2006.*
- *Wood stove in dining room installed 2005.*
- *Furnace (LP) in basement installed 2007.*
- *Appliances included: stove, fridge (new 2014), microwave, woodstove in dining, woodstove in basement, freezer in basement, washer and dryer.*

FARM BUILDINGS: 7 buildings

- *Barn is approximately 30x 110, with attached two-tier loafing shed to the south and feed room to the north.*
- *An open loafing shed on the hill, north of the barn, in need of some TLC.*
- *Workshop on the hill.*
- *A piggery just south of the barn. Currently used for livestock shelter at lower level.*
- *A small tractor/ granary building: currently used for livestock shelter at lower level.*
- *A large pole barn (45x126), east of barn, currently used for round bale storage.*
- *A machine shed (32x40) on the hill, approximately in the center of the farm.*
- *Numerous other small buildings/ storage sheds.*