



OWN › CULTIVATE › LIVE

(608) 444-2900 grovere@firstweber.com

ERIC GROVER

8149 Sweeney Road, Barneveld, WI 53507



An amazing property located halfway between Madison and Dodgeville, WI on a 20 acre building lot with spectacular 180 degree east to west views. Here is surely one of the most beautiful views of the Iowa County's driftless landscape. This magnificent place is completely secluded, with only one visible distant farm. This 3400 sf home is situated on its own rock ridge, surrounded by a 2700 sf multi-level redwood deck with pool and hot tub.



The house has NEW: Roof, Kitchen and bath granite counters, Toilet and bidet, Custom bath vanities, Radiant heat in bath Floor, Glass brick walk-in double shower, Window and door trim, Kitchen cabinet doors, Vermont slate floors and carpeting, All Jenn-air appliances, Water softener, Well pressure system, Furnace, Pool liner, Pool pump and filter system, Pool solar heat system, Marvin sliding doors to patio, Paving of the entire drive to Sweeney Road.



Spectacular views to the horizon from sunrise to sunset -- east toward Mount Horeb, south to Blue Mounds State Park and far west toward Dodgeville.



The paved driveway leads to the house and to a 2600 sf shop with two large rooms and a ½ bath. The rooms can be configured for a variety of uses – any combination of shops, garages, party rooms, etc. The building has its own water system, septic system and new gas furnace. It has all new high efficiency lighting. It has its own separate 200 amp electrical service plus a 30 HP 3-phase converter to operate industrial-sized machinery.



A 12.4 acre building lot adjoins the 20 acre house lot. It shares the same hilltop ridge and the same wonderful southern views. It extends south, well beyond the ridge to the valley below. A good portion of the lot is a well-tended field currently in hay which is shared with a local farmer. These six or more acres are perfect for a home and/or an equestrian facility.

The lot has been perc tested is and certified for building. It has underground electrical power in place. Anyplace along its 500' ridge will make a perfect building site -- near the rock-outcroppings just beyond the hay field. Only a few trees need to be removed to open a direct view to the valley below and the Blue Mounds Bringham hills to the south.