

255 Powell Rd.; Mineral Point, WI 53565

When ordinary is not enough, this is the place for you. Featuring 620+/- acres for your enjoyment and a home that's easy to love, this estate is perfect for the affluent individual, hunt club or riding club. It is located just west of the historical village of Mineral Point and less than an hour from Madison, 40 minutes from Dubuque and 20 minutes from Platteville. And, it's just a 15 minute drive to the Iowa County airport which offers a 5,000 foot airstrip and jet fuel. Although private, this estate is only 5 minutes off of Highway 151 for easy commuting.

The property is a true labor of love as it was accumulated and developed to be an outdoor person's dream. Four major ecosystems can be found on the property including oak savanna, native prairie, wetlands, and hardwood forests as well tillable ground and food plots.

The beautiful Pecatonica River meanders for approximately 2 miles on the property creating a great place to tube, canoe, kayak or do a little fishing. Other water on the parcel includes multiple springs that feed at least 10 ponds ranging in size from small wetland scrapes to a lake covering several acres. Some of these provide fishing opportunities and all of them create excellent habitat for waterfowl. This habitat has been skillfully created as even though the waterfowl love it, little of it is actually marshy. Enjoying this ecosystem is as easy as following one of the miles of maintained hiking/ATV/horse trails as they curve their way through the property offering a close up of ducks, geese and sandhill cranes.

These trails actually make touring the entire property an enjoyable experience. Where needed, gravel has been added so even travel by truck is possible. A favorite place to drive to for the shooting enthusiast is a 100 plus yard range with a covered shooting bench that closes tightly when not in use to keep out inclement weather and pests. This location by one of the fishing ponds is a great place for a family gathering or a cookout.

Any hunter visiting the property will quickly understand the premium quality opportunities presented. Waterfowl is only the beginning. The 100+/- acres of mixed hardwoods combined with 100+/- acres of crop ground and strategically placed food plots combine to produce trophy whitetails and turkeys. Additionally, hundreds of acres of high grass fields not only provide additional security for these highly sought after game species but create ideal habitat for pheasants and other upland birds. Much of this high grass area is enrolled in the Wetland Reserve Program (WRP), as well as the Conservation

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Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP) which provide yearly income while in effect. And for those who have never hunted deer in high grass terrain...it can be an exciting and effective way to experience the hunt of a lifetime.

If bird hunting is your passion, the on-site brood pen in the garage and flight pen in the upper floor of the barn have accommodated approximately 400 birds at a time. The back side of the 3 car garage is also home to several covered dog kennels to keep your favorite hunting partners comfortable and happy.

The barn itself would make any red blooded man smile. The current owner rebuilt the dairy barn, raising it above the original height so the lower level can now accommodate 10 foot overhead doors with plenty of room for all of your outdoor equipment. The second floor is shared by the pheasant pen and an open flex area. The exterior matches the rest of the outbuildings and is finished with natural cedar siding and a metal roof.

The main residence is a handsome 3 story American Foursquare home that underwent a down-to-the-studs renovation in the 1990s. The result remains a lovely crowning touch to the property. The 3-4 bedrooms and 3½ baths provide ample accommodations for residents and their guests. Locally quarried limestone graces two fireplaces and adds texture to one area of the kitchen which tastefully complements the granite countertops, custom cabinetry and butler's pantry. You will find wood flooring throughout most of the home and bountiful windows in the family room addition that let in the peaceful panorama. The generous master suite has its own fireplace and a bath with a soaking tub and shower. Even the third floor bedroom area has its own bath and the view from the dormer windows makes it worth climbing the stairs.

When extra company comes to stay, there's room for them in the guest house across the yard. This 1-2 bedroom, 2 bath abode has all the comforts of home including its own kitchen and laundry. The tile and wood floors transmit the in-floor heat to keep it comfortable no matter the weather. A limestone fireplace draws your eye on one end, and at the other a loft leads to a balcony with long range views of the land.

Seldom does a rural haven of this quality so rich with amenities become available. This property is a rare find so don't wait to schedule your own private tour.