

OLD OAKS AND WILD PRAIRIE

Land: An opportune situation centered in picturesque Sauk County – either as a weekend nature escape or a wonderful way of life – close to Spring Green and less than 45 minutes to downtown Madison. For your assured privacy, this home is on a short, quiet, country road with only local traffic. At your command is Superb scenery, excellent wildlife watching, and as much gardening as you have desire. If you're a bit more motivated; five minutes away is sport fishing or Robert Trent Jones designed golfing. If the esthetics of your environment is nearly as important as the ambiance of your home, then you really must bring your Nikes (or ATV's); there are paths throughout. The topography is as varied as the woods and wildlife. Rolling knolls nurture stands of manicured woodlands. Rolling soils are home to your own real native prairies – 278 species! And, if 44.5 acres is not quite enough, there is an additional, adjacent 42.1 acres available. There is much to explore, but from your home's deck and porch there is an easier way to survey fauna and flora after a hard day's work...a martini or tea and quiet reflection.

Home: This Stonemill log home exemplifies quality throughout. A delightful combination of rustic charm and functionality, you have the romance of pioneering times adapted to the needs of today's lifestyles. Approximately 2350 sq. ft., with three bedrooms, three bathrooms, and this gracious log home is indeed an extension of its environment. The home's living area is on the main level. Its beamed cathedral ceiling and expansive windows add to all the spacious open feeling that this home provides. Oak flooring and wood trim add to its rustic warmth and a stone hearth accommodates a large efficient wood burning stove – for warmth or ambiance. An open staircase takes you to the large, master loft bedroom with large palladium windows and private, master bath. On the lower level, you'll find two additional bedrooms and spacious den with loads of windows and another wood stove. All are exposed with walk-in closets. The laundry and 3/4 bathroom is nearby for company. Simply rustic elegance...clean lines...understated beauty...an atmosphere of natural tranquility.

Outbuildings: The detached 2 car garage is nicely finished, with big workshop area and built-in cabinetry. A short distance from the home, there's the wooden [not metal!] storage building with a 16' x 24' studio. It's insulated with plank flooring, and canted ceiling. Of course, the additional 32' x 24' storage is something you'll need in the country, too! There is ample space to house whatever "toys" and equipment you have.

Misc. Info:

- Additional 42.1 acres available for \$159,000
- Two zone LP forced air heating plus central air
- Newer 30+ year metal roof
- Kitchen screened porch: 8' x 10'
- Covered living room deck: 10' x 32'
- Crop income (approx. 22 acres) = \$1430/yr.
- List of plants & trees found on property, available if interested
[from cactus to orchids]