



Farmhouse features

- 2015 New well, septic system, plumbing throughout, electrical, windows, HVAC, on-demand water heater and new appliances.
- 2019 Outside painting
- 2020 New Furnace
- Custom features in the home include a barn-wood dining light fixture; guest bath vanity harvested from wood found on the property; pottery sink from a local artisan; custom entry built-ins, vent hood and kitchen cabinets made from a spring valley craftsman. Granite from Neil Brown in Knapp, Wisconsin.
- Entire house gutted and design reconfigured to include two master suites, upstairs dormer, nook and new upstairs bathroom. The flooring and walls in the upstairs bedrooms and closets are original to the house as well as the bead board ceiling in the kitchen and guest bath.
- Entire basement water- proofed from Badger basement in 2014.
- Front porch totally replaced, we added a side screened in porch, new woodburning fireplace & new patio to the back of side porch.
- Old corncrib converted to a garage, new flooring, electric, sides original to keep the corncrib look. Bunkie concrete floor added, new electric in Bunkie. Concrete sidewalks were added around the house and garage. All new landscaping around perimeter of the

house includes beautiful hydrangea bushes and colorful maple trees. Existing flowering crab trees add beautiful seasonal color.

- Property includes hundreds of black walnut trees- a future investment in harvesting black walnuts. Black walnuts around the back of the barn. Black walnut grove planted by previous owner over 10 years ago. Pasture area with some fencing for future animals. Google harvesting black walnuts!
- Groomed trails to the river with over 2,675 ft of Red Cedar River frontage. Beautiful views of eagles, cranes, geese, and beautiful sunsets. The potential to cut more trails throughout the 95 acres of land surrounding the property. Land is situated across from the Red Cedar State Trail system and DNR land. Snowmobile and ATV- Dunn County trails nearby.
- Lower level farmland is rented with a yearly income from crops. 20 acres on the lower level is rented at \$1,900 with the potential for more rent. The lower level acreage is on a separate tax bill and must be sold with the farm and acreage. The breakdown is as follows: The upper level includes farmhouse and 57 acres. The lower level includes 38 acres with 27 acres open farmland and 11 acres of wooded land suitable for recreation.
- A hunter's paradise with ample deer, buck and turkey hunting. The wildlife use this as a crossing from the river to the cornfields adjacent to the wooded acreage with herds of deer grazing at sunset!
- Currently the property is a successful high-end vacation rental on Airbnb. Buy this as a personal home or as a business with yearly income potential. Current property managers will continue managing and marketing the property if sellers want. Current guest ratings & feedback are excellent. Furniture & decor will also be for sale as a business with a separate bill of sale at agreed on price.