

Seven Springs

6160 and 6260 Brewery Hollow Road

Cassville, WI

History of Major Improvements as provided by Owner

All Buildings

- 2016: New Roofs on home, cabin and all out buildings – every one of them.

Main Home at 6260 Brewery Hollow

- 2012
 - New Kitchen including dishwasher, refrigerator, gas stove/oven
 - New Master Bath
 - New Heating System Complete – Boilers, Pumps, Baseboard.
 - Added AC complete system in main living area
 - New hickory flooring upstairs, kitchen and dining
 - Added skylights in LR and master bathroom
 - Numerous windows replaced
 - New washer & dryer.
- 2014
 - Farmstead Stormwater Management
 - Gutters and gutter guards on hose and shed
 - Reclaimed sawdust flats for paddock and buffalo pit for yard.
 - New water softener
 - New artisan antler chandelier
- 2015
 - Expanded deck and retaining wall
 - Added patio door
- 2016
 - New soap stone wood burner
- 2017
 - New water pressure tank
 - Replaced glazing units on LR Windows
- 2018
 - Created family room
 - Resealed exterior logs

Cabin at 6160 Brewery Hollow

- 2012
 - New Boiler and Pumps for heating system
 - New refrigerator, gas stove/oven
- 2014
 - Added deck

Farmstead

- 2012
 - Installed stormwater management systems
- 2013
 - New Fencing: total approx. one mile
 - Reclaimed logging yard for paddock
 - Rebuilt “buffalo paddock”
- 2017
 - New entry gates and fence
- Landscaping, brush management: numerous years.

Log Barn

- Horse stalls rebuilt
- Stairway to haymow

Owner's Notes as provided by Owner

Typically, the property shows best in morning and early afternoon. Unless it is hot. The sun drops below the bluffs about an hour before sunset.

On-site Recreation. We think of this as a “miniature state park”. It offers many choices.

- Prime hunting.
- Some fishing.
- Creek play
- Hiking
- Rock climbing.
- Wildlife including deer, turkey, otters, coyotes, bobcat, fox, etc.
- Flora: Wildflowers in the woods starting early March. Something all year including the diverse ferns and mosses in the canyons.
- Birds galore including eagle family, herons, owls, hawks

Local Notes

- Cassville is a welcoming community.
- Grocery is much better than most small towns. Short of a big city but more than adequate.
- Mississippi River offers infinite exploration by foot or boat (motor or paddle)
- Gov. Nelson Dewey State park and historic sites are fascinating, and our guests always seek them.
- Prime rib at the Town Pump is great.
- Mark the plumber is busy but will show up when you need him like the small-town neighbor he is.
- Ferry. More than a pretty ride, it connects to Gutenberg and other interesting environs.

Creek.

- Spring fed. Runs cold all summer.
- Often has water cress.
- Holds fish on occasion. DNR planted brook trout years ago, not recent.
- Flood level. Major (200 year) storm was over banks up to the fence line at the man-gate below the house. No threat to roadway or buildings.

Roadway

- Shared maintenance per the original easement and still practiced.
- Long ago this was the main road to town – good roadway bed.
- Grant County zoning [Sec. 3.02 (6)(b)] limit of 4 homes on a private road means no further development will occur.

Workshop

- Naturally tempered. Most years, even without turning on the heat, water doesn't freeze in the main workshop. Stays cool in summer if doors kept closed.