Extended Property Description

A hidden jewel tucked away at the end of a quiet hollow, this approx. 72.27-acre property captures the best of the Driftless landscape with a combination of valley & ridge land, woods, cropland, natural springs, a stream, & rock outcroppings. The property adjoins the **8,500+ acre Kickapoo Valley Reserve**, which offers public lands for hiking, biking, kayaking, horseback riding, & cross-country skiing. It also borders the Bridge 8 Natural Area, recognized for its rare & endangered plants, animal, & bird species. Class II trout streams are within walking distance.

The Home:
The custom-built home offers approximately 2,102 sq. ft. of living space with stained concrete floors and in-floor heat. There is an abundance of windows (Anderson, Marvin, & Pella) with up-down blinds and lots of natural light. Custom cabinetry & woodwork run throughout the home. A spacious tiled-floor entry leads to an open-concept design centered around a Jotul woodstove and a custom brick hearth. The main floor laundry room extends to a utility area. There is a main floor bedroom/office as well and a half bathroom. Upstairs there are two bedrooms and a large family room that could serve as another bedroom. There is also a full bathroom with a shower over tub on the second floor. The front covered deck is wonderful place to take in the beautiful views with cup of coffee or soak up the evening air. An attached two-car garage adds convenience.

The Horse Facility:
Horse enthusiasts will appreciate the 36' x 30' horse barn with tie-stalls for four horses, although the sellers have accommodated up to six. The barn holds approximately 400 bales of hay & includes large feeders & a tack room. There is a 140' x 80’ outdoor arena, & a total of four small pasture areas. Three outdoor hydrants & a heated waterer serve the property. Included in the sale is an electric fencer, ground rods, & posts. Some of the fencing materials are in place, the rest are in the barn. The KVR provides approximately 40 miles of horse trails, with another 15 miles available at nearby Wildcat Mountain. The access to this equestrian paradise is just a short horseback ride down Big Valley Rd.

The Woodworking Shop & Machine Shed: A well-insulated 42' x 30' woodworking shop features 10' sidewalls, and 9' and 7' garage doors. There is 150 Amp electric with both 110- and 220-volt outlets. The workshop is heated by both a 50,000 btu propane ceiling furnace and a Kickapoo Stoveworks wood furnace. A window A/C unit cools the space. Many of the tools may be purchased separately by Bill of Sale. The three-bay machine shed with 20-amp electrical service has one bay large enough for covered RV storage. There is also an outdoor RV pad with a 20-amp service pedestal.

The Landscape, Orchards & Gardens:
On this property, you will find Witch hazel, currant, hazel nut, crampbark, high bush cranberry, gooseberry, wild elderberry, wild blackberry, morel mushrooms, golden oyster mushrooms, 100-year-old concord grape vine, mulberry, 5 apple trees (Cortland, MacIntosh, Spartan, Sweet 16, antique variety). French and local lilacs, peonies, lilies, native grasses, native perennials, native bittersweet, schizandra, rhubarb, asparagus, scented mock orange, 120-year-old scented rose, other rose bushes, other perennials.

Approximately 22 acres of ridgetop farmland, while not certified organic, have not been treated in years and have been maintained in hay since sometime between 1975–1977. There are three springs of which one is close to the ridgetop that once provided water for horses but may need to be dug out to be used again. Surrounded by nature and free from most light pollution, this property offers exceptional opportunities for wildlife watching, birding, dark-sky stargazing, and peaceful country living. The private setting is located at the end of a town road maintained by the Town of Whitestown.