



**Oakwood  
Realty LLC**



## **S5724 Olson Lane, Viroqua, Wisconsin**

**99+/- Acre Driftless Region Farmstead**

Bev Schultz, Lifestyle Property Specialist, REALTOR®. SRS, PSA, GRI  
United Country Oakwood Realty, LLC

206 N. Washington St., Suite A, Viroqua, Wisconsin 54665  
BevSchultz.com | (262)388-3722 | BevzInbox@mwt.net







*Welcome to Kolb Farms!*

**Iconic Two-Story Early 1900s Foursquare Farmhouse with Multiple Barns and Outbuildings on Sprawling 99-Acre Midwestern Farm near Viroqua, Wisconsin**

Nestled in the quiet, rural countryside of southwestern Wisconsin's driftless region, this boundless 99+/- acre farm lies within minutes of Viroqua and features a well-kept two-story classic American foursquare farmhouse (aka "Prairie Box" or "Denver Square"). The property also features a bunker silo, corn crib, and several capacious barns, sheds, and outbuildings that can easily accommodate livestock, feed, and farm machinery.

The seller has owned the property since 2002 and has made several upgrades and improvements to the property during his ownership including windows, siding, roofing, concrete parking areas, a Goodman furnace, Amana condenser unit, a pellet stove, and all copper plumbing to name a few, all while preserving a large part of the home's original historical integrity and character.

# S5724 Olson Lane, Viroqua



## Classic Early 1900s American Foursquare "Prairie Box" Farmhouse

This iconic foursquare home resembles the style of home one might find in the classic mail-order catalog of yesteryear. The American Foursquare incorporates elements of the Prairie Schoolhouse and Craftsman styles. The hallmarks of the style consist of a basic square or box design, two and a half stories high with boxy rooms on each floor, a center dormer, and a large front porch with wide stairs.

The dry, spacious fieldstone basement features a solid concrete floor, Goodman furnace, water heater, circuit breakers, water-softener, pressure pump, and whole-house water filter. The first floor consists of the sitting room, living room, pantry, kitchen, and laundry room/bathroom with a full-size walk-in shower. The second floor consists of three chamber rooms, attic space access, a hall, and a full bathroom.



# S5724 Olson Lane, Viroqua



## **Cropland Leasing, Storage, and Other Income Generating Opportunities**

If purchased in its entirety, approximately ninety-five acres are available on this property that could provide the fortunate new owner the opportunity to generate income. Whether the purchaser is the owner/operator of his or her own agribusiness, or is interested in crop sharing or leases the land to a neighboring farmer, this property has the possibility of generating income for the new owner if he or she so desires. Income from providing hunting rights and pasturing livestock could provide other income opportunities as well as leasing the outbuildings for storage.

**NOTE: Part of the property is currently under lease until 1/1/2024.(See last page of this booklet for lease information). Approximately 60 tillable acres and 35 pasture acres are leased as well as the grain bin (corn crib), silo, Pole Barn, Tobacco Barn, Hoop Shed (canvas shed), and former dairy barn. Cattle are pastured here year-round and hunting rights also accompany the property. Only the house, single-car garage, and machine shed are NOT under lease.**



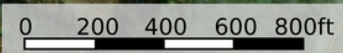


Aerial view only;  
not a survey.  
Borders, acreage, and  
square footage approximated

TAX PARCEL #  
024-00190-0000  
20 ACRES

TAX PARCEL #  
024-00249-0001  
40 ACRES

TAX PARCEL#  
024-00249-0001  
39 ACRES



mapbox



## The Buildings



### The Barn

This vintage wooden A-Frame barn is believed to be part of the original homestead. The former dairy barn boasts traditional post and beam construction, features a hay hood, has been re-sided with steel siding and roofed with corrugated sheet metal. The lower part of the barn was converted into a cattle chute and the former milk room was converted into a chicken coop.

### The Granary Shed

The granary shed adjacent to the barn provides ample storage and space to store small farm or garden machinery.



### The Garage

The 14'x24' Single-Car Garage has a concrete floor, an electric door opener and is just large enough to store one small to mid-sized vehicle.



# The Buildings

## The Machine Shed

The Machine Shed with concrete floor is approximately 40' x 99' (about 3960 sq ft) with a floor to truss height (ICH) of approximately 11'8" and features two 10'x15' doors with electric door openers, one on each end of the building for easy ingress/egress.



## The Hoop Shed

The Hoop Shed (aka Canvas Shed) is approximately 16 feet high by 36 feet wide by 42 feet long (about 576 sq ft).



## The Tobacco Barn

The Tobacco Barn with gravel floor was recovered with sheet metal siding and roofing approximately eight years ago and is approximately 33' by 70' (about 2310 sq ft) with a floor to truss height (ICH) of nearly 12'7". This barn features two 12'x13' doors on opposing walls for easy ingress/egress.





# The Buildings



## The Pole Barn

The youngest of all the buildings is the Pole Barn which is less than five years old. The 72'x45' (approximately 3240 sq ft) has a gravel floor and easily accommodates large farm machinery with its floor to truss height of nearly 14 feet. This barn features two 14'x17.5' sliding doors for easy ingress/egress of large farm machinery or vehicles.

## The Bunker Silo

The Silo is the latest upgrade on the farm. It's less than 3 years old and features a Keho centrifugal fan. (Note: The contents of the silo and the Westfield conveyor are the personal property of the tenant.)



## The Corn Crib

This corn crib is approximately 30 feet long and 6 feet wide.

# More Information

## Negotiable Items

- Appliances, catch chute, oiler-mineral feeders, fence-line feed bunks
- Freestanding fuel tank (in the Machine Shed)
- Generator
- Cattle equipment

## Other Information

Farm Service Agency Farm Number: 8358

Fiber optic service coming soon.

Seller may be willing to divide acreage.

One or more persons may have hunting rights to the property.

## Material Information Regarding the Current Lease

59 acres tillable crop land and 35 acres of pasture land are currently under lease agreement with a termination date of 1/1/2024.

The Lessee has access to: bunker silo, tobacco shed, pole shed, canvas hoop shed, concrete silage area, and the granary shed adjacent to the barn to make ordinary use of during the term of the lease.

Lessee pays the electric bill for the grain silo and plows snow from the property.

Lessee is allowed to apply manure to cropland in compliance with DNR approved Nutrient Management Plan. In the event that harvestable crops remain on the land after the termination of the current lease, the Lessee shall have a reasonable amount of time in the following winter or spring, as weather permits, to remove any remaining crops.

In the event that any of the currently existing fencing is damaged or destroyed the Lessor shall purchase the materials needed for repair or placement and Lessee shall provide the labor to make repairs.

Lessee is responsible for controlling all noxious weeds on the subject premises during the term of the lease.

The tenant pastures the cattle year-round.