

Sauk County WI Multi-Parcel Real Estate Auction

Live Auction September 16th 1:00PM



E6789 Loop Drive

Reedsburg, WI 53959



Lot 1- Barndominium living at its best. Resting on nearly 67+/- acres is 6313 square feet of luxury living. Communal living space set apart from two private home living spaces. Step into the private home and enjoy natural elements of gorgeous fieldstone, knotty pine, tiled floors, beautiful kitchen with island, gas fireplace and loft master bedroom, master bath and private balcony for morning and evening solace. The main living room offers you breathtaking views and spectacular sunlight. The cement patio brings in tasteful landscaping with stone firepit for evening campfires. 5-acre pond, stocked with fish and includes a pier and small pontoon for you to enjoy!

Lot 2- 35 acres, non-buildable pasture hunting land. Feast your eyes on this fenced in hunting mecca. The bucks on the land grow big-Ridiculous. Monsters. This lot is currently used for rotational grass-fed beef grazing. The north and south boundaries are completely fenced with 5 wire barbed wire. Two cow ponds keep your livestock cool and hydrated through the summer months.

Lot 3- 40-acre hunting/building parcel. Trails meander throughout the woods for easy access to stand locations and incredible recreational opportunities. This lot is home to so seriously large whitetails year-round as not 1, not 2, but 3 established food plots keep them well fed and healthy 365 days a year. A large cow pond sits on the western edge supplying water for your livestock and wildlife.

Lot 4- 20-acre buildable hunting parcel. Beautiful woodland setting, active trails, excellent food sources and water, keep your bounty close by and returning year after year! This lot currently consists of a large destination food plot containing corn, soybeans, and clover. Established trails lead you to every corner of the lot allowing for several different stand locations on a small parcel.

Open House Dates Aug. 28th 11-1pm, Sept 3rd 11-1pm & Sept 11th 11-1pm.

Terms: Real Estate Auction Sept. 16th 2022 1:00pm. Property will be offered in a multi parcel bidding process. High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. A \$20,000 on Lot 1 & \$10,000 on lots 2-4 nonrefundable down payment. Property is sold as is with no warranties. Closing to be on or before Oct. 31st 2022. Lot #1 Home/Shed & 67+/- Acres and Lot #2 35+/- Acres, Lot #3 40+/- Acres and Lot #4 20+/- Acres . Property consists of a 6313+/- square foot barndominium, 40X80 Climate controlled Pole Shed, 30x30 garage 161+/- acres, stocked pond, pasture. Whitetail & turkey paradise. Stated price is a suggested opening bid not a contractual price.

United Country Midwest Lifestyle Properties & Hamele Auctions 1325 W Wisconsin St., Portage, WI 53901. Realtor and auctioneer: Travis Hamele 608-697-3349 #224-052. Wildland Properties First Weber Realtors 2985 Triverton Pike Dr, Suite 200, Madison, WI 53711. Realtor Bob Clyde 608-495-0071.

