

## Additional Information

1829 Witek Rd. Muscoda WI 53573

After an extensive search for the perfect property, the current owner of Valley Ridge Farm found this amazing parcel and knew he had arrived 'home'. Since then, loving development of the property has resulted in the spectacular country estate that it is today. It's conveniently located just over one hour from Madison in the Driftless Area of Northern Grant County Wisconsin. Though it's tucked away from it all, access is convenient with all but the last mile being via State and County Roads. Truly, the hardest part of the commute will be forcing yourself to leave the driveway.

The crowning jewel of this 120+/- acre property is the main home. Located at the end of a level driveway, it is oriented towards the south to take advantage of passive solar gain and the amazing views. It's sited and constructed so these views can be enjoyed from each of the main areas of the home. Even though the other buildings are not far distant, a sense of privacy prevails when in the home. Designed and built in 2007 under the direction of a feng shui designer, the 5 bedroom, 4 bath home is laid out well to harmonize with the nature that envelopes it. With approximately 4300 square feet of floor space, there is plenty of room for entertaining yet the unique design is comfortable for just a couple.

Highlights of the main house include a sumptuous master suite with walk in closets, large tile double rain shower and a screened in porch to enjoy your coffee on a summer morning. The living room, dining room and kitchen are the heart of the home. They form one great room to give an open feel and the ample windows provide plenty of natural light. The main entrance to the home is in this area. This entrance includes a modest bridge over a reflecting pool and sets the mood of relaxation in the home. The kitchen is a showcase that any chef would enjoy. The high end stainless appliances include Wolf, Asko and Sub-Zero and a handy pantry is perfect for keeping the kitchen uncluttered. A small sitting area off of the kitchen is ideal for chatting with family and friends while dinner is being prepared. Completing the main floor is a comfortable home office, 2 guest bedrooms with a shared bath, laundry room and a guest bath.

The lower level of the home also takes advantage of the south facing orientation with plenty of windows and a walkout to the yard. A second kitchen and large family room are found here. Also on this level are a full bath, 2 bedrooms and a flex room that could be used for a media room or a 6<sup>th</sup> bedroom.

No expense was spared in the completion of this exquisite home. Walnut hardwood and tile flooring are used throughout the house. Quartz and granite solid surface countertops lend their unique flavor to the kitchen and baths. Double ovens and a wine cooler enhance the kitchen. The cement board siding and premium windows provide a durable low maintenance

exterior. Behind the scenes, multi zone in-floor heating on both levels provides a comfortable even heat while strategically placed water heaters provide rapid hot water to all areas of the home. Listening to your favorite music is easy with the integrated sound system throughout much of the home.

While the main home is remarkable, the rest of the improvements on Valley Ridge Farm are not to be overlooked. The original 4 bedroom, 2 bath four-square farm house has been remodeled and upgraded to provide modern conveniences and energy efficiency while still maintaining the country charm. This would make an ideal guest home, caretaker's home, bed and breakfast or could be rented out. Two other heated buildings offer many possibilities. One which is approximately 1400 square feet, includes a bathroom and is predominately open with the original use as a classroom/ art studio. Other possibilities might include; classroom, home business, retail space, wood working shop, art studio, event rental (wedding, family reunion) workout area or with slight modification, classic car or motorcycle storage. The second heated building is approximately 750 square feet and has a full kitchen and bath. This could be used to entertain guests, as a 'man cave' or rented out for additional income. The last building is a modest classic red barn. The lower level is perfect for storage and the original hay loft has a heater so it could be used for heated storage or a work shop.

No farm is complete without land to go with it and Valley Ridge Farm is no exception. Included are 120+/- acres of Driftless Area beauty. Open ridgetop fields flow into wooded valleys creating the varied terrain that provides the remarkable views. Approximately 34 acres of rolling ridgetop field is enrolled in the Conservation Reserve Program (CRP) through 2022 to provide income for the owner. 64+/- acres of Wisconsin hardwoods blanket the undulating landscape as it transitions to the valley. 56 acres of this timber land are in the Managed Forest Law program (closed MFL) to help reduce property taxes. 2 small fields at either end of the property aren't in the CRP program and would make great wildlife food plots. This combination of mature forest and open ground makes excellent wildlife habitat and as one would expect, the hunting is good. If you want more room to roam, this property corners with 200+/- acres of the Snow Bottom State Natural Area which offers a variety of open and wooded terrain.

If trout fishing is your passion, you'll appreciate the fact that the property has frontage on the Fennimore Fork (more commonly known as Castle Rock Creek). This is a DNR rated class 2 trout stream and is one of Southwest Wisconsin's premier trout fishing destinations. Trails throughout the property are great for ATV's, hiking or horses and one trail leads right to Castle Rock Creek. This gives fishing access to the waterway that few others enjoy.

Don't miss out on this fine property- set up your personal showing today.