CEDAR HILL RANCH

4976 Lynn Hollow Lane, Potosi, Wisconsin

Supplemental facts about the Potosi property:

The property, known as Cedar Hill Ranch has an electronic gated entrance off  Lynn Hollow Lane and encompasses 170 acres including 30-35 acres tillable.  The remaining acreage is represented by forest and bluffs overlooking the Mississippi River with nearly 1 mile of river frontage.  
  
The electric Gated entrance has electric heat coils in the cement for the first several hundred feet. Bumps in the cement when entering the property are not speed bumps, but are there for water direction purposes during heavy rains. The front gate motors were upgraded and replaced in 2016.  
  
The current Potosi property is the combination of the Cliff and Olive Blum farm purchased 26 years ago (120 acres) and the Veryl Orcutt farm (60 acres) purchased in 2011.  The Orcutt farm has two Indian burial mounds that have been registered with the state of Wisconsin.  The P sign along the driveway up to the compound stands for the last name of the property owners or could stand for Potosi also.  Mailbox: By design, there is no mailbox nor mail service to the property.  Consequential mail is directed to our home in Illinois.

Wildlife: No hunting has been allowed on the property for over 25 years. DEER, TURKEY, BALD EAGLES And SASQUATCH ARE SEEN REGULARLY.  Food plots are scattered throughout the property (hay from the tillable land is bartered for the annual planting and maintenance of the plots).  A national wildlife refuge small watercraft boat landing on the Mississippi River is adjacent to the property.  
  
Lake:  A man-made lake constructed in 2000 is adjacent to the cabin. Maximum depth of the lake is 12 foot with a floating dock and landscaped sandy beach area. It is estimated to contain over 500,000 gallons of water in nearly one acre of water surface.  The lake is lined and is stocked with blue gills , bass ,and walleyes. An underwater aerator system is maintained on a 24/7/365 basis. The motor and compressor which supports the aeration system was replaced in the spring of 2018. The lake is maintained on an as-needed basis by a Madison company.  A man-made stream was added to the lake in 2001. Two pumps in the lake deliver water up to the top of the stream.  
  
Utilities:  Electricity for the farm is from scenic rivers. The electrical lines have been buried.  There are 3 electrical transformers on the property, located at the front gate, next to the original farmhouse,and one by the red shed. There was a 4th transformer next to the “P” sign, but was removed several years ago for lack of need.  Electricity is available around the Lake passing through the gazebo next to the beach area and ending at the South end of the lake at the power box past the stainless steel feeder.  Propane is used on the farm. 2500 gallons of propane is contained in buried tanks to service the bunkhouse, cabin, and a Kohler generator that supports the cabin in case of power outages (which have been historically few and minor in duration). The generator installed in 2000 was overhauled  in 2017 and is maintained annually. The generator tests itself weekly on Monday and has a dedicated 500 gallon propane tank.  
  
Water and sewage: The property has 3 wells, all approximately 300 feet deep. One well is dedicated to support the lake and two 5000 gallon water storage tanks for fire protection purposes. The other 2 wells support three houses on the property. The property also has a spring which flows into the Mississippi River which has never been known to dry up.  A separate leach field supports the original farmhouse. The bunkhouse and cabin utilize a common leach field behind the white vinyl fence South of the pavilion.  
  
Forestry:  No trees have ever been harvested for sale by the current owners. Offers in the past to harvest select black walnut trees have been declined. No external assessment has been made of the worth of existing marketable lumber.  An offer of over $30,000 a few ago was turned down for a few black walnut trees that were adjacent to some trees being removed for fencing purposes.  
  
Cabin (built in 2000 in a cooperative effort by Town and Country Log Homes out of Petosky, Michigan and a high end general contractor from Dubuque, Iowa).  
  
1a. The logs in the cabin are Northern white cedar from northern Michigan. These logs are known for moisture and insect repelling capabilities.  The cabin structure is a half log system with a sealed 8 inch (I recall) piece of structured insulation between the half logs.  
  
1. Originally designed as a 7 bedroom cabin, but reduced to four bedrooms to make room for movie theater, private office, and a junior suite.  
2. Has 7 bathrooms, 6 fireplaces (2 wood burning and 5 propane ignited)

3. Three air conditioners and 3 forced air furnaces support the cabin. The entire bottom floor of the cabin, including the pool area, has radiant, in-floor heat .  
4. The home theater has a dedicated air conditioner and furnace as well as doubling as a storm shelter and panic room. The theater is encased in 12 inch cement walls and ceiling. The door to the theater has been bullet proofed and has special inside  locks. The theater (which has a 10 foot screen) has karaoke and direct TV capabilities as well as DVD movies. Projector and theater management system was upgraded and replaced in 2017.  
5. The indoor pool (with attached hot tub) is a salt water system and has a maximum depth of 5 feet. It was put in by Neuman Pools out of Madison, Wisconsin.  As a construction reference point, the three trusses that support the pool roof were hand-hewn in Northern Michigan and weigh approximately 5000 pounds each.  A second reference point, the three fans that are on 24/7 in the indoor pool room have been running nonstop since construction began in 2000, going on 19 years as of this writing.  A third reference point, the pool ceiling windows are opened electronically, but sensors will automatically close them if it rains.  
6. High speed DSL Internet service is provided to the cabin by local telephone provider-TDS.  Direct TV is the sole TV source for the property (bunkhouse and cabin). An old antenna tower next to the red shed was the original source of over the air TV signal and direct TV for the cabin, but is no longer used.  
7. Millwork throughout the cabin, in particular the sports bar  and office areas, was constructed by the father of the general contractor.  
8. The cabin deck and junior suite deck and all log railings were replaced in 2017. The log railings were replaced with original northern Michigan white cedar.  The original deck (tongue and groove wood) proved not maintainable. The replacement deck is made from an all weather wood substitute which is maintenance free.  
9. The well water to the cabin is filtered by two house filtering systems serving the East and West sides of the structure.  
10. The view of the river from the cabin is looking South to Iowa. One would normally think Iowa would be West of Wisconsin, but we are on an East-West bend in the river which makes the cabin have a beautiful southern exposure.  
11. The little log structure next to the playground equipment was originally designed to be the wood shed for the cabin. It has now morphed into a playhouse for the kids in summer and storage in winter .  
12. The view of the farms on the Iowa side of the river is about 4.5 miles away. The great river road on the Iowa side is visible behind the farms.  When you turn onto Lynn Hollow Lane, you are getting off the Great River Road on the Wisconsin side.  
  
Bunkhouse: (built in 2005 by a local contractor and designed by the current owner) is basically a 5 car and RV garage with living quarters above.  The exterior is constructed of cedar lumber. The clock on top of the bunkhouse is controlled by a computer in the game room storage area by the bar. It was made out East by the same company that made the famous Marshall field clock in the Chicago loop.  Two fireplaces and two air conditioners support the facility.  Radiant in-floor heat is on the entire 1st floor as well as the bunkhouse basement.  
  
Wooden outside steps to the bunkhouse screen porch were replaced in 2018 with a wood substitute similar to the cabin deck replacement.  
  
There are 5 full bathrooms and one fireplace in the bunkhouse.  
There are Four bedrooms and a bunk room (above the RV garage). The bunk room has 10 custom made beds and room for additional sleeping.  
  
Kitchen facilities and a game room, with sitting and TV viewing areas and bar area are also in the bunkhouse upper level The wooden floor in the upper level of the bunkhouse was constructed from an antique (30 years old at time of construction) spalted maple lumber supply that was milled on premises.  A separate well and propane tank support the bunkhouse.  Two of the garages next to the RV bay have been used as a winter party room to accommodate guests at Christmas time. With the RV removed, the 2 garage bays  and the RV bay (all finished trim and wallboard) produce ample room to entertain and feed large groups. A permanent Christmas tree is in the front of the RV bay (wrapped in a sheet when not in use) along with a 500 piece Christmas scene.  
  
Picnic pavilion: constructed in 2007 (by  bunkhouse contractor) as a natural adjunct to the bunkhouse and the basement area to serve large numbers of guests. It was modeled after a wooden structure in Riverview Park in Cassville, WI.  A central firepit and propane fed cooking areas provide ample culinary capabilities. The bunkhouse basement adjacent to the pavilion has refrigeration and a freezer.  A full bathroom is also in the bunkhouse basement.  The pavilion has been painstakingly bird and bat proofed.  
  
Campground (North of the bunkhouse adjacent to the RV bay) constructed in 2005, has two camping sites with adjoining cement pads and shade trees. Electricity is available (up to 50 amps) at the campground.  
  
Original farmhouse (remodeled in  2005) was originally a dance hall brought up from Lynn Hollow Lane.  Two formal bedrooms and two baths with added sleeping capacity for up to 10-12 people.  All appliances in this facility were replaced in the 2005 remodel.  A wood burning furnace is available in addition to a traditional fuel oil furnace.  A cozy wood burning fireplace has  a convenient wood shed next to the house  
  
Red shed:  The first building added to the property in 1995 and expanded in 1999-2000 to its current size.  A mounted antique basketball scoreboard (still works) was once used to keep score of pickup games before the official NBA half cement court was  covered by the 1999 red shed addition. Two 300 gallon fuel tanks adjoin the red shed. The diesel fuel tank is behind the large Texaco sign on the North side of the shed by the grapevines. The 300 gallon red gasoline tank is at the rear end of the red shed  
  
White barn: Is the only remaining non-home structure of the farm dating back over 60 years to the days of dairy farming.  
15 milk stanchions are on the bottom level of the barn with the top level being used for storage (wagon for hay rides,etc.)  
  
Flag poles: The two flag poles were erected after 9/11. They are commercial grade and can withstand sustained wind speeds of over 66 MPH.  
  
God bless America