



LISTING AGENT  
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**LISTING #16393**

# GRANT COUNTY

1460 CROW BRANCH LANE | LIVINGSTON, WI 53554

85.71 ACRES M/L | \$1,500,000





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## DESCRIPTION

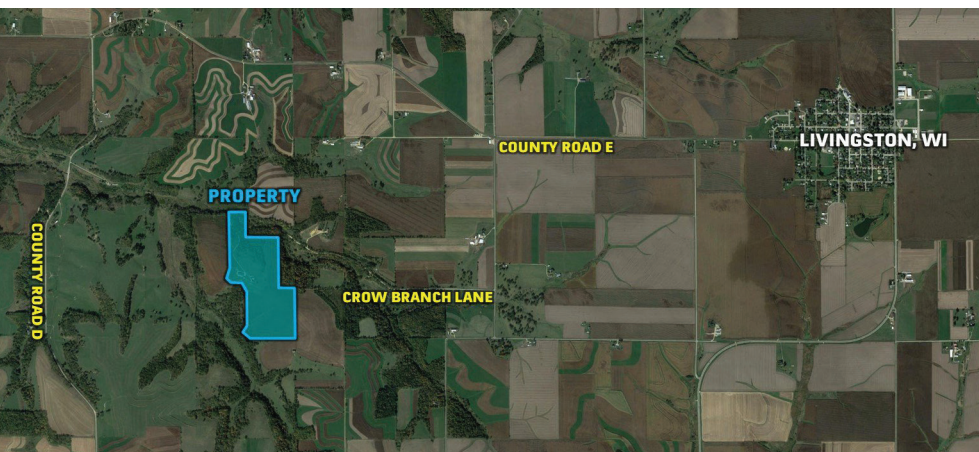
Welcome to the highly sought-after, driftless region of southwestern Wisconsin where this phenomenal 85 ± acre horse and sportsman's property sits with endless 360-degree views! The entrance to the property is located at the end of Crow Branch Lane giving all the privacy one desires and showcasing the rolling terrain and sweeping valleys. As you crest the ridgetop you'll be greeted by breathtaking views in every direction.

**HOME FEATURES:** Boasting 2,512 sq. ft., there is plenty of space for everyone in this well-appointed home with three bedrooms, three bathrooms, and an office/sunroom. This house offers plenty of natural light with endless windows throughout the main level, which invite the cheerful Wisconsin sun. Other features in the home include coveted hardwood floors, vaulted ceilings, custom hickory cabinets, and a luxury master bedroom on the main level with a walk-in shower. In the kitchen you will find a large kitchen island, eat-in dining area, and granite countertops. The basement is finished and ready to entertain all your guests with a finished bar. These are just some of the amenities you will find in the home alone.

**HORSE FACILITY FEATURES:** The massive 12,784 sq. ft. barn is host to ten large stalls with five heated stalls. The barn was custom designed and built in 2005. The stall dimensions are 12' x 16', 12' x 12', 10' x 10', and 8' x 8'. Each stall is equipped with rubber mats for secure footing and safety. Water is readily available at each stall. There is also a large tack room, storage room, wash rack, shavings bay and a large loft for storage. On the south side of the barn, you will find the 60' x 136' indoor riding arena equipped with excellent lighting and sand footing. But wait, there's more. A large portion of the barn (80' x 36') has heated floors with additional living quarters! The living area consists of 570 sq. ft. with an open kitchen and dining area, one bedroom, one bathroom, and laundry area. With so many amenities in this barn, you really need to come and see it for yourself.

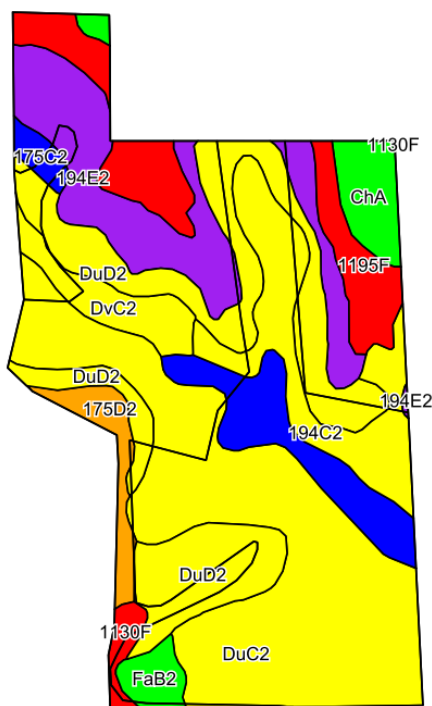
Just to the east of the barn is a large 56' x 40' three-car garage. The garage has the possibility of being finished off and turned into a heated shop. Multiple other outbuildings are located throughout the property.





**FARM FEATURES:** The farm consists of  $85.71 \pm$  acres with approximately  $49.87 \pm$  FSA tillable acres, with Newglarus and Palsgrove silt loam being the primary soil types. The tillable portion of the farm is leased out for \$320 per tillable acre and will be open for the 2023 growing season. This area of Grant County is well known for Boone and Crockett-class whitetails. The ample food sources from the tillable farmland acres provide great vegetation in the spring and fall months. There are also numerous places to erect an elevated tower stand to overlook the rolling hillsides and deep valleys. Multiple trophy deer have been harvested off this hidden gem over the years.

As you can see, this home and property have it all! Whether you're looking for an add on to an existing farm operation, premier hunting destination, investment property, or that forever place to call home, consider yourself lucky as the real estate of this stature rarely reaches the market.



## DIRECTIONS

From Livingston, Wisconsin: Travel west on County Road E, turn left onto Rock Church Road, and turn right onto Crow Branch Lane, property is at the dead end.

## DETAILS

Bedrooms: 3	Dishwasher
Full Bathrooms: 3	Dryer
Garages: 2	Microwave
Year Built: 2015	Refrigerator
Heating: Forced Air	Stove
Cooling: Central Air	Washer
Living Area: 2512 ft <sup>2</sup>	
Basement: 507 ft <sup>2</sup>	

## TOTAL SOILS MAP

Code	Soil Description	Acres	Percent of Field	NCCPI Overall Legend	NCCPI Overall
DuC2	Newglarus complex	30.67	30.6%		54
DuD2	Newglarus complex	19.17	19.1%		49
194E2	Newglarus silt loam	12.86	12.8%		13
194C2	Newglarus silt loam	9.63	9.6%		54
1195F	Elkmound-Northfield complex	8.36	8.3%		10
175B2	Palsgrove silt loam	6.13	6.1%		76
DvC2	Dubuque soils	3.58	3.6%		59
ChA	Chaseburg silt loam	3.47	3.5%		86
175D2	Palsgrove silt loam	2.56	2.6%		68
FaB2	Fayette silt loam	1.72	1.7%		86
1130F	Lacrescent-Dunbarton complex	1.10	1.1%		12
175C2	Palsgrove silt loam	1.03	1.0%		74
Weighted Average					47.4



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