

MIDWEST LAND GROUP PRESENTS

2 ACRES IN

CRAWFORD COUNTY WISCONSIN

50220 TURKEY RIDGE ROAD, GAYS MILLS, WI 54631



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING IN RURAL CRAWFORD COUNTY

Discover rustic charm in central Crawford County with this country home and acreage. This charming home sits on 2 +/- acres, complete with a detached two-stall garage and a large historic barn. The home features approximately 1,200 sq. ft. of living space including 2 bedrooms and 1.5 bathrooms. Original hardwood floors exist in approximately half of the home. The kitchen and dining room offer an open concept, ideal for day-to-day living as well as entertaining guests. The living room also boasts an incredible view of the Crawford County countryside! Each of the bedrooms boasts spacious closets, offering ample storage for all your belongings. The structure itself is a mobile home that has been added onto to create additional living space. Recent updates include a new furnace, new water heater, newer steel roof, as well as a reinsulated attic. Outside the home, you'll find the rural space you've been searching for! The property spans approximately 2 +/- acres and is located in an ideal location at the end of a dead-end

road, ensuring minimal disturbance and the peace you've been searching for. The acreage also provides ample space for a garden or a few animals if desired. Situated conveniently next to the home is a two-stall detached garage perfect for housing vehicles or toys. Highlighting the south side of the property is a large historic barn that remains in fantastic shape for its age. This barn features nearly all of its original features as well as a well-maintained tin roof which has attributed to the barns above average interior condition. Also worth noting is a survey is to be completed before closing to create a separate tax parcel for the property. Conveniently located just 40 minutes from Prairie Du Chien, 1 hour 10 minutes to La Crosse, and 2 hours from Madison, this rural retreat offers the perfect balance of seclusion and accessibility. So, if you are looking to move to a private and secluded setting in the country this is one to take a look at! For more information or to schedule a private showing, contact Jason Heller at (815) 858-4403.



PROPERTY FEATURES

PRICE: **\$194,700** | COUNTY: **CRAWFORD** | STATE: **WISCONSIN** | ACRES: **2**

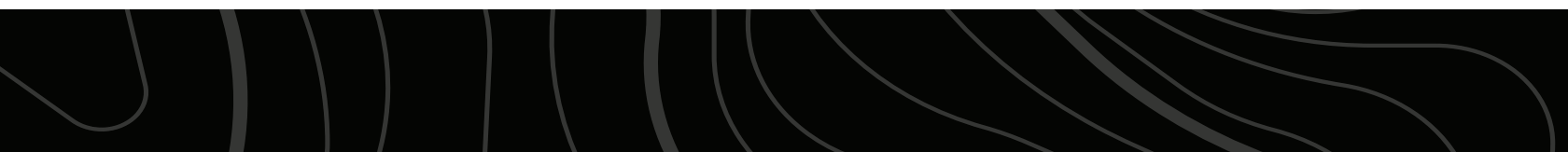
- 1,200 +/- sq. ft. home
- 2 bedroom, 1 1/2 bath
- Hardwood floors
- Multiple recent updates
- Detached two-stall garage
- Historic barn
- 2 +/- total acres
- Taxes to be determined due to parcel split
- 40 +/- minutes to Prairie Du Chien, WI
- 1 hour 10 minutes to La Crosse, WI
- 2 hours to Madison, WI



1,200 +/- SQ. FT. HOME



MULTIPLE OUTBUILDINGS



AERIAL MAP



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Boundary Center: 43° 20' 53.98, -90° 52' 5.52

0ft 216ft 432ft



Maps Provided By:



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17-10N-4W
Crawford County
Wisconsin



3/3/2024

OVERVIEW MAP



AGENT CONTACT

Jason Heller is a dedicated, hard-working land agent who possesses a deep passion for land, hunting, and agriculture. Jason's journey into the world of hunting began at the age of 12 when he started bowhunting whitetails and instantly fell in love with it. As years went by, he became more interested in managing the family farm to produce quality deer, completing all forms of habitat projects from timber stand improvement to prescribed burns. These experiences gave him a unique perspective on what works, what doesn't, and what can be done to improve a property to increase its value.

Born and raised on a farm in rural Jo Daviess County, Illinois, Jason earned a degree in agricultural business from the University of Wisconsin Platteville. His professional background includes agricultural banking, which has provided him with first-hand knowledge of real estate financing including the utilization of government programs and FSA loans. Combining his professional expertise with his land management background, Jason is well-equipped to guide buyers in acquiring their dream hunting property, expanding their farming operation, or investing in income-generating land real estate. Sellers also benefit from his extensive knowledge, as he assists them in maximizing the value of their land during the selling process.

In his spare time, Jason enjoys spending time with his wife Amber and their two dogs, Jaxx and Ace. When he's not spending quality time with his family and friends, you'll likely find Jason playing a round of golf or bass fishing. If you're in the market for farmland, recreational, or investment properties in Illinois or Wisconsin, be sure to give Jason a call.



JASON HELLER, LAND AGENT
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