



A Naturalist's Dream Retreat

83 Acres of Pristine Natural Beauty
in Southwest Wisconsin

Discover the unmatched serenity and breathtaking beauty of 83 acres nestled in the heart of the Driftless Area, conveniently situated halfway between La Crosse and Prairie du Chien, and just 4.5 miles from the Mississippi River National Wildlife Refuge. This extraordinary property offers a diverse array of habitats, from oak woodlands to thriving prairie plantings and a trout stream, making it truly a naturalist's paradise.

- Thriving Prairie: 20 acres of former pasture and cornfield have been restored with native prairie plantings, hosting over 100 species of forbs and grasses. The project includes a 4-acre hillside prairie remnant, showcasing species such as hoary puccoons, bird's foot violet, and yellow-eyed grass.
- Untouched Woodlands: 60 acres of oak, basswood, cherry, and maple trees, undisturbed for 40 years, offer a tranquil forest experience. Effective management has controlled invasive species like honeysuckle and garlic mustard.
- Rich Biodiversity: This land is home to a variety of wildlife, including wild turkeys, whippoorwills, woodcocks, coyotes, bobcats, raccoons, opossums, weasels, white-tailed deer, bald eagles, wood ducks, beavers, and great blue herons.
- Conservation Excellence: Protected by a conservation easement monitored by the Mississippi Valley Conservancy, this partnership ensures the preservation of its unique ecosystems.

Contact Vance Baker at
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57865 County Highway C, Ferryville, WI 54628

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\$650,000

This 83 acre property is a rare gem, combining natural beauty, ecological stewardship, and modern comforts. Whether you are a nature enthusiast, a conservationist, or someone seeking a peaceful retreat, this land offers an unparalleled opportunity to own a slice of wilderness paradise. Seize the chance to immerse yourself in the tranquility and splendor of Southwest Wisconsin's Driftless Area. Contact us today to explore this unique property and envision your future amidst its natural wonders.

Charming Log Home and Unique Structures

- Cozy Living: The one-story log home, spanning approximately 1,100 sq. ft., features one bedroom, a sleeping loft, a three-season sleeping porch, and a Murphy bed, accommodating up to four double beds. Modern conveniences include power, a well, septic system, high-speed fiber optic internet, and central heating and air conditioning.
- Distinctive Hexagonal Retreat: A 25-foot hexagonal, glass-walled structure provides a unique sleeping experience with panoramic views of the prairie.
- Practical Storage: Two 10x20 storage sheds, one equipped with power and a workbench, offer ample space for equipment.
- Healthy Trout Stream: Sugar Creek, a vibrant trout stream, runs through the northern part of the property. Enhanced with riprap and lunkers, the stream boasts a thriving trout population, shaded by mature cottonwoods.

Email to request the full list of plant and animal species identified on this property.

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