**Blue River Valley Home**
**17685 Bluff Rd**
**Muscoda, WI 53573**

**$599,000**
**1.75± Acres**
**Grant County**







ARROWHEAD
LAND COMPANY



**MORE INFO ONLINE:**

**https://arrowheadlandcompany.com/**

## SUMMARY

**Address**
17685 Bluff Rd

**City, State Zip**
Muscoda, WI 53573

**County**
Grant County

**Type**
Recreational Land, Residential Property, Single Family

**Latitude / Longitude**
43.1476 / -90.5181

**Dwelling Square Feet**
3,310

**Bedrooms / Bathrooms**
3 / 2.5

**Acreage**
1.75

**Price**
$599,000

**Property Website**
arrowheadlandcompany.com







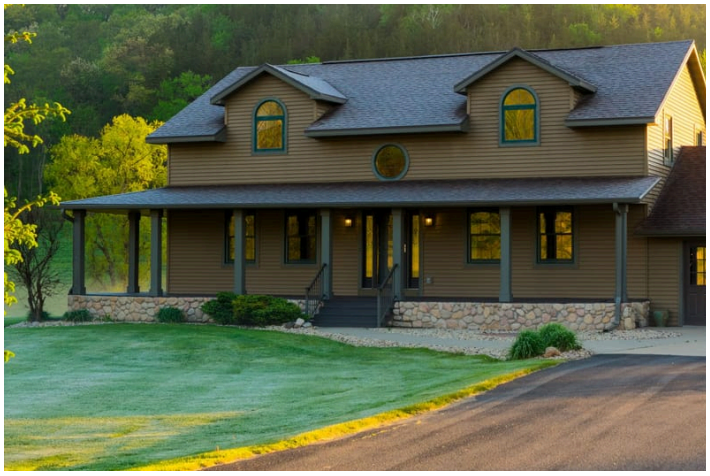
## PROPERTY DESCRIPTION

Introducing the Blue River Valley Home, 1.75 +/- acres located in Grant County, Wisconsin! When looking to set roots in a beautiful location, this property does just that! Being the last residence on a dead-end road, this brings a level of privacy that is hard to find. Located just 5 +/- miles from Muscoda, this 3-bedroom, 2.5-bath home sits in an incredible location overlooking the valley below, where the Blue River winds through the countryside. The views here are something special; whether it's the morning sunrise spilling across the valley, turkeys gobbling in the spring, or endless wildlife moving through the landscape, this is a setting that's hard to put into words! A paved driveway leads to the home, which features a two-car attached garage and a full wrap-around porch perfect for taking in the panoramic views from every angle. Inside, the home has a warm and inviting feel with beautiful wood finishes and design throughout, creating the kind of rustic charm that fits perfectly with its natural surroundings. The outdoor setup is equally impressive and made for entertaining or simply enjoying quiet evenings at home. The backyard features a custom outdoor bar and grilling station complete with a built-in mini fridge, making it an ideal place to host family and friends. A private spring-fed pond, firepit area, fruit trees, and established perennial plants add even more character to the property. If you have been in the market to set roots in a breathtaking location and experience comfortable living, the Blue River Valley Home is the kind of place you do not want to overlook! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Billy Kellogg at (608) 639-0155 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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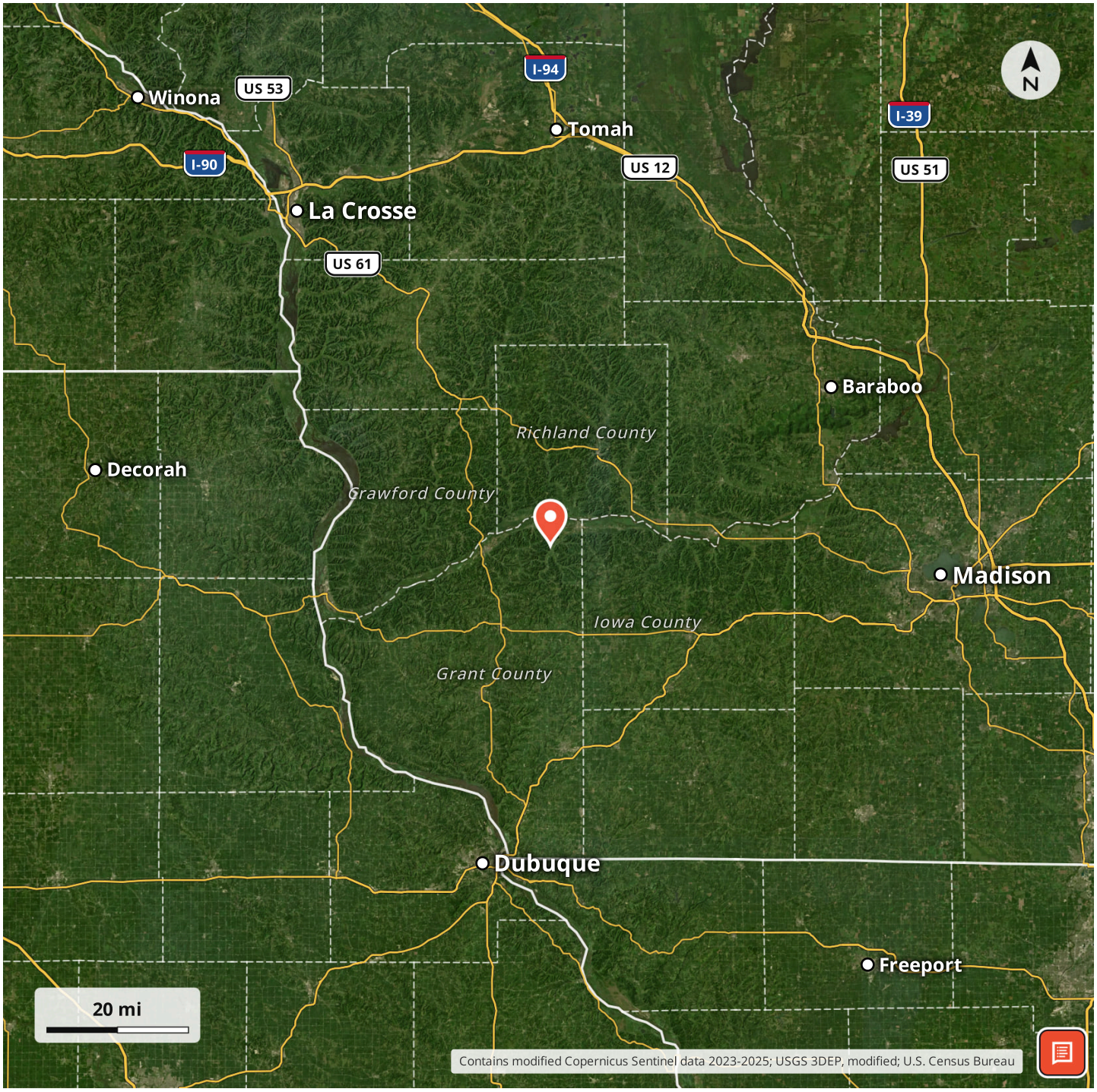








# Regional Map



# Locator Map


N
House
Bluff Rd
Co Rd G
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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## NOTES

**NOTES**

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