

**River View Paradise**  
00 Great River Road  
Ferryville, WI 45628

**\$125,000**  
4.5± Acres  
Crawford County



**River View Paradise**  
**Ferryville, WI / Crawford County**

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**SUMMARY**

**Address**

00 Great River Road null

**City, State Zip**

Ferryville, WI 45628

**County**

Crawford County

**Type**

Recreational Land, Undeveloped Land, Riverfront, Lot

**Latitude / Longitude**

43.3571 / -91.114

**Taxes (Annually)**

\$1,106

**Acreage**

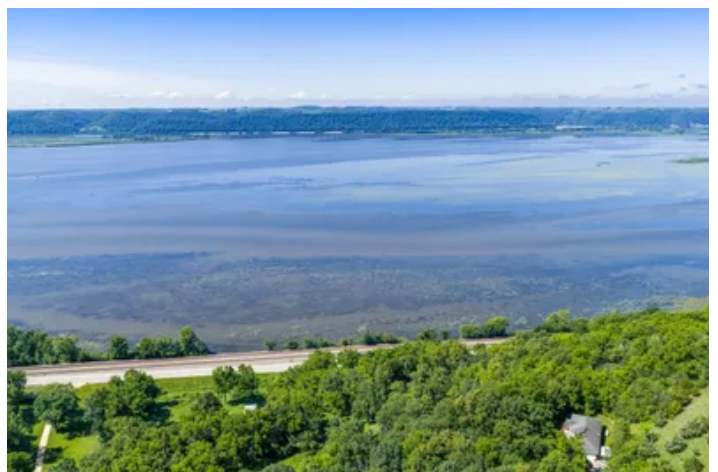
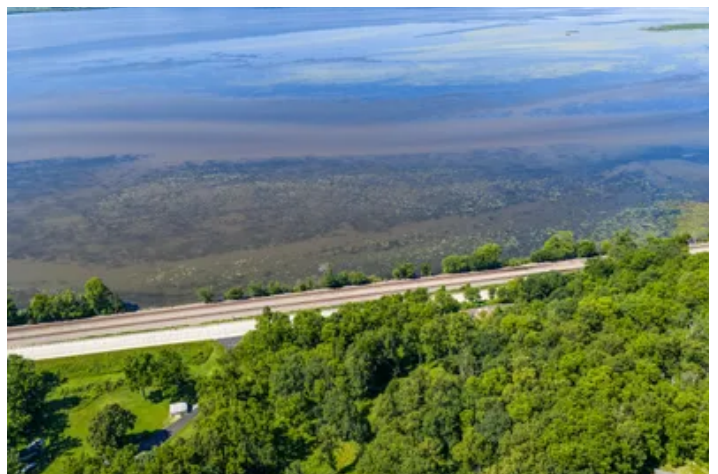
4.5

**Price**

\$125,000

**Property Website**

<https://arrowheadlandcompany.com/property/river-view-paradise/crawford/wisconsin/110979/>



## River View Paradise Ferryville, WI / Crawford County

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### **PROPERTY DESCRIPTION**

Welcome to an incredible opportunity to own 4.5 +/- acres in the scenic hills of Crawford County, Wisconsin with stunning views of the Mississippi River! Located in the quiet village of Ferryville, this buildable lot provides the perfect setting for a full-time residence, vacation getaway, or recreational retreat. Access to the property is conveniently located off the historic Great River Road Highway 35, one of the most scenic routes along the Mississippi River. The lot features a beautiful mix of mature timber and open areas, creating a peaceful setting with abundant wildlife and endless opportunities to enjoy the outdoors. Power is already available on the property, and the lot has access to Ferryville municipal sewer, making future development that much easier. The location is hard to beat, with the Lansing Bridge Mississippi River crossing only about 10 +/- minutes away, providing convenient access to nearby communities and amenities. Outdoorsmen will appreciate the close proximity to the Genoa National Fish Hatchery, along with numerous boat launches along Highway 35 offering excellent access for fishing, boating, and exploring the Mississippi River. Whether you are looking to build a home with breathtaking river views, create a quiet weekend escape, or simply own a piece of the Driftless Region, this property offers the chance to enjoy the peace and beauty of Southwest Wisconsin! 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](tel:6086390155).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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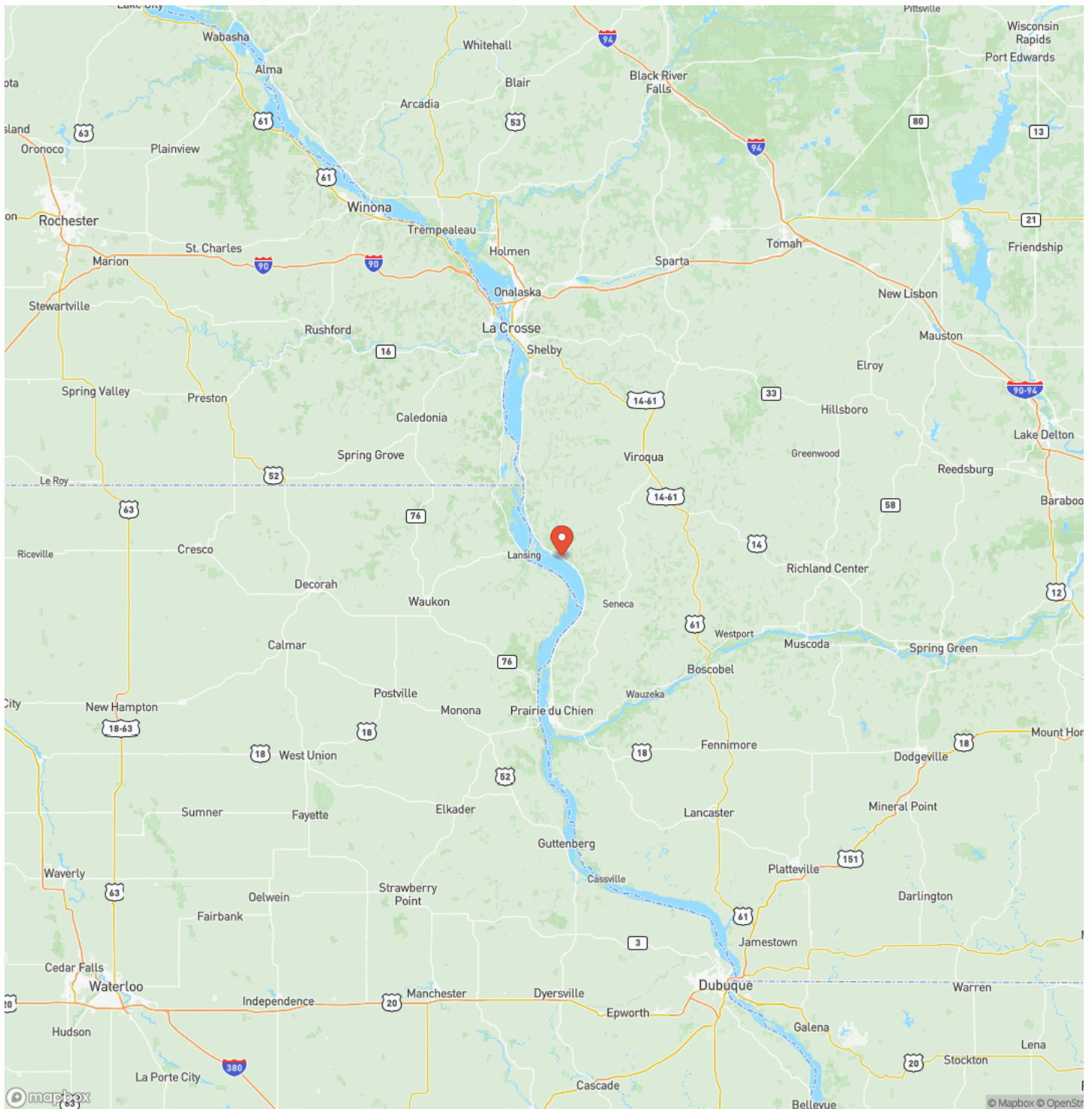
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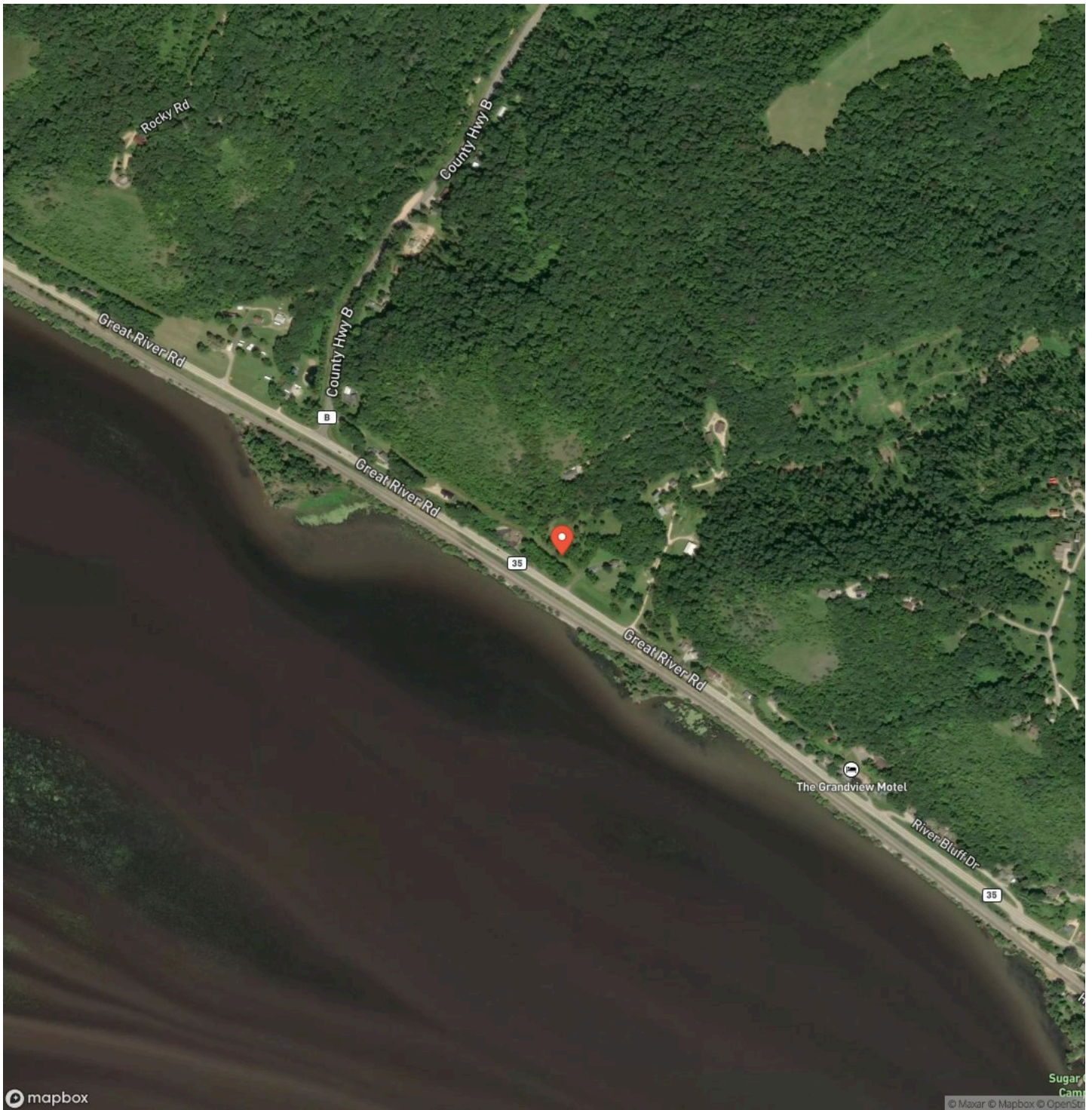
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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