

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

**\$629,000**  
1.75± Acres  
Grant County



**Blue River Valley Home**  
**Muscoda, WI / Grant County**

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**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**

\$629,000

**Property Website**

<https://arrowheadlandcompany.com/property/blue-river-valley-home/grant/wisconsin/106151/>



## Blue River Valley Home Muscodá, WI / Grant County

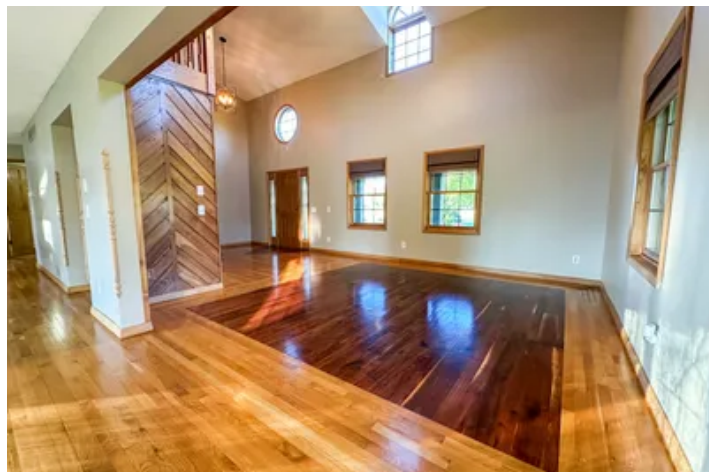
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### **PROPERTY DESCRIPTION**

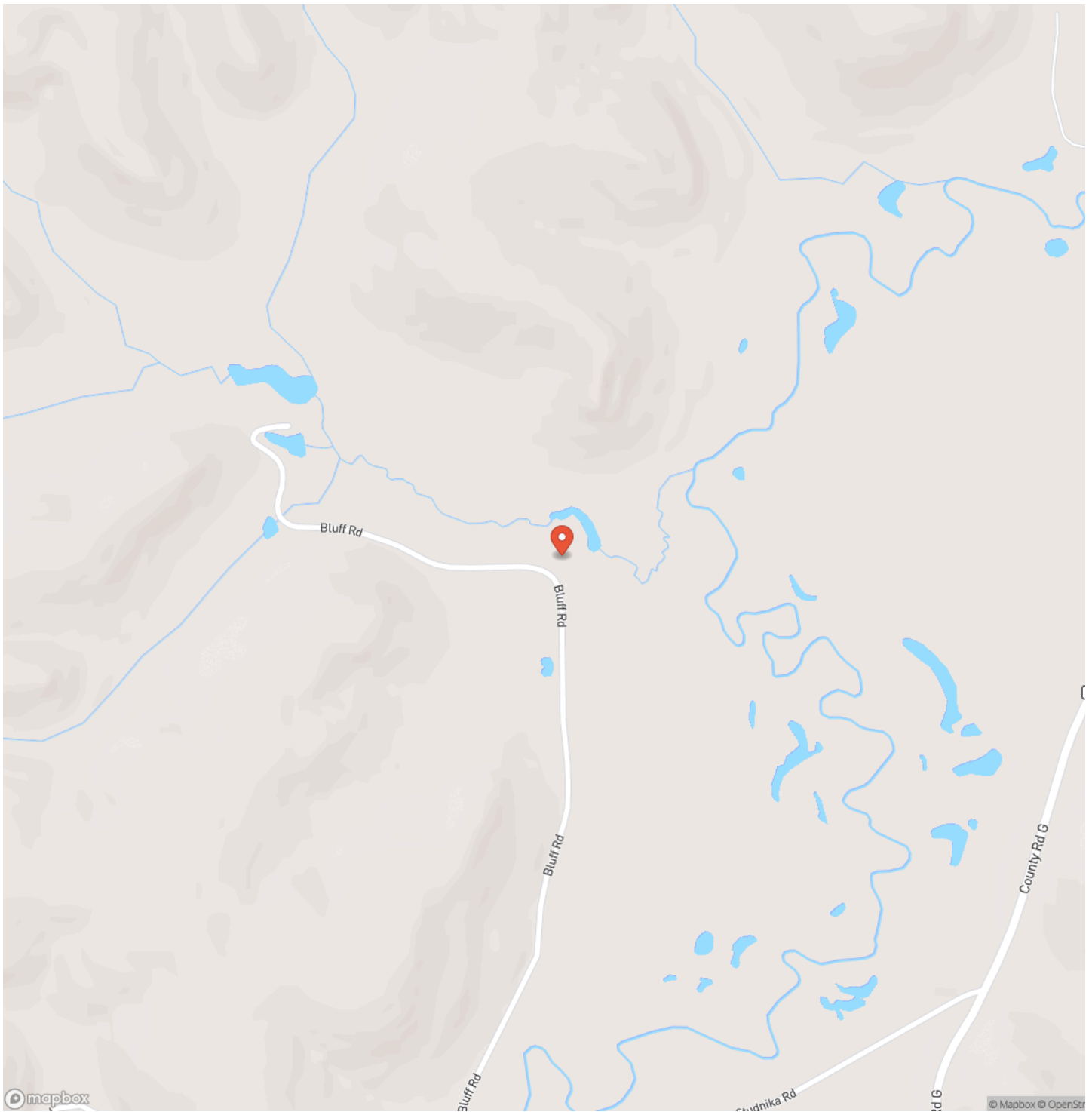
Introducing the Blue River Valley Home, 1.75 +/- acres located in Grant County, Wisconsin! When looking to set roots in a beautiful location, this property does just that! Being the last residence on a dead-end road, this brings a level of privacy that is hard to find. Located just 5 +/- miles from Muscodá, 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](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.



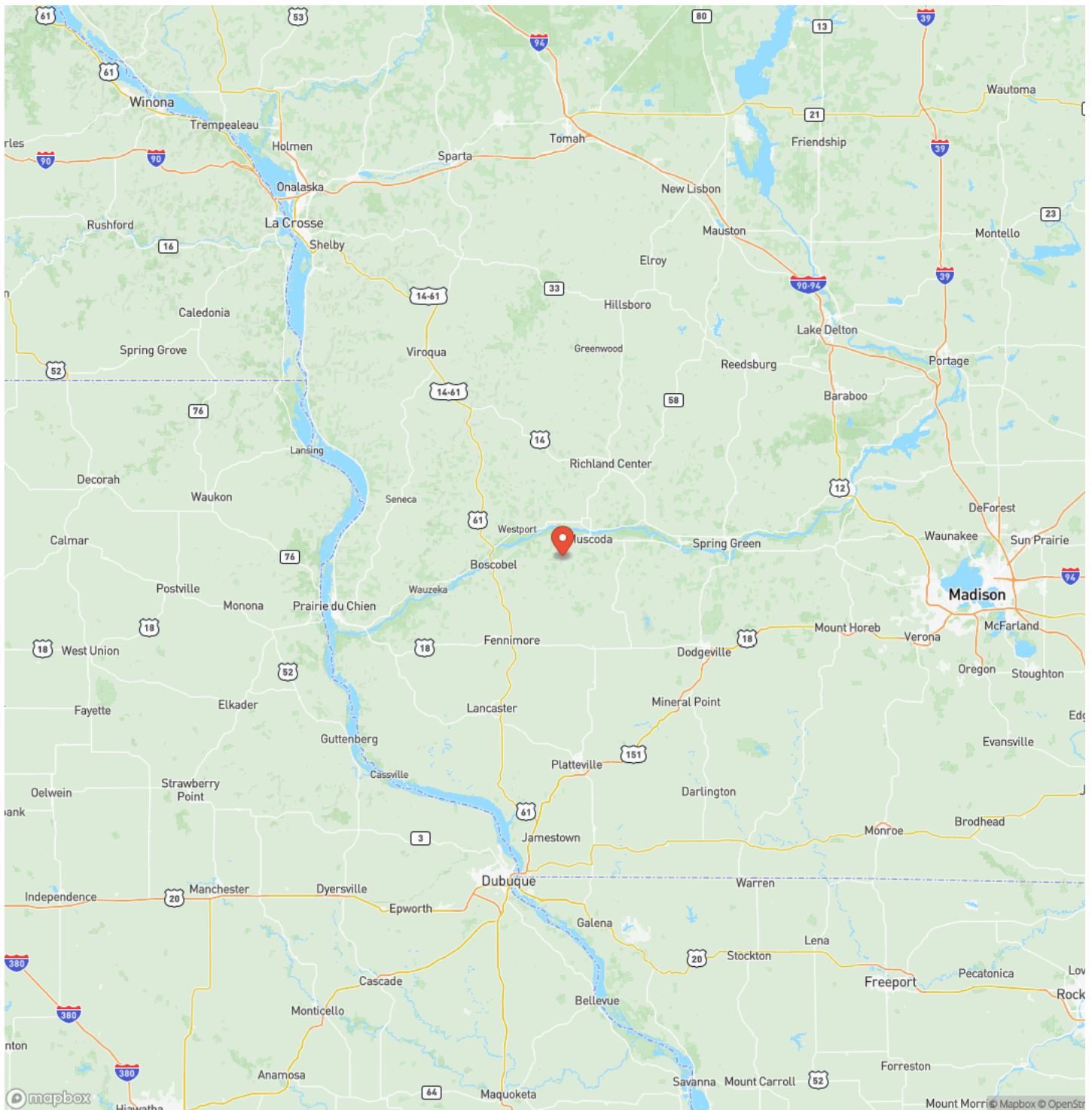
**Blue River Valley Home**  
Muscodia, WI / Grant County



## 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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