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## FARM



Part of left side of barn not shown

**LISTING NUMBER: 3170F**

**LISTED BY: FRANK ACHERMAN**

**LISTING OFFICE: ACHERMAN ASSOCIATES, LTD**

**315 MAIN ST. DARLINGTON, WI 53530**

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**PROPERTY ADDRESS: 17166 DUNBARTON RD., SHULLSBURG, WI**

**PRICE: \$489,000.00**

**OWNERS: WOODWORTH**

<b>TYPE OF FARM: DAIRY 120 COW</b>	<b>ACRES: 16</b>
<b>BARNs: DAIRY 32X300, COVERED MANURE PIT</b>	<b>TILLABLE: 12 ACRES</b>
<b>CATTLE SHEDS: 2 EACH 40X64</b>	<b>TERMS: CASH</b>
<b>MACHINE SHEDS: 60X240</b>	<b>SCHOOLS: SHULLSBURG</b>
<b>GRAIN STORAGE: 9000 BU BIN</b>	<b>TAXES: \$4,877. 2009</b>
<b>SILOS: 2CEMENT 24X90, 1 HARVESTOR 20X50</b>	<b>COUNTY: LAFAYETTE</b>
<b>YARDS: MOSTLY CEMENT</b>	<b>NEAREST TOWN: SHULLSBURG</b>
<b>SOIL TYPE: ASHDALE</b>	<b>FENCES: GOOD</b>
<b>CONTIGUOUS: YES</b>	<b>MARKET ABLE TIMBER: NONE</b>

**COMMENTS:** The barn at this location has been stripped to the floor and gutters. All stalls equipment are gone. The original barn was for 60 cows and another 60 addition was installed, 4X8 stalls. All the buildings are in very good condition otherwise. There is very good road access to HWY 11. Potential exists here for AG business also.

**HOUSE:**

<b>TYPE: RANCH 4 LEVEL</b>	<b>AGE: EST 35</b>	<b>SQ.FOOTAGE: 2200</b>	<b>GARAGE: 2 CAR</b>
<b>SIDING: VYNYL&amp; BRICK</b>	<b>BEDROOMS: 4</b>	<b>BATHS: 2 1/2</b>	<b>KITCHEN: 11X13</b>
<b>DINING ROOM: 12X15</b>	<b>LIVING ROOM: 11X28</b>	<b>BASEMENT: FULL FIN</b>	<b>HEAT: LP 5 YRS</b>
<b>ROOF:</b>	<b>FURNISHED LOWER LEVEL</b>		<b>CENTRAL AIR</b>
<b>COMMENTS: LOTS OF SPACE, INSIDE AND OUT, NEWER SEPTIC. YOU NEED TO LOOK!!!</b>			
<b>INCLUDED: washer, dryer, range, dishwasher, outdoor pool.</b>			

