



Detailed Property Description
E6791 A County Road Y - Viroqua, WI 54665

Nestled in the heart of Wisconsin's beautiful Driftless Region, this charming rural property offers the perfect blend of country living and modern convenience. Ideally located between Westby and Viroqua and less than 2 miles off Highway 14, you'll enjoy peaceful countryside surroundings without sacrificing easy access to nearby amenities.

Situated on approximately 2.0 picturesque acres, this property is a rare opportunity for those seeking space to homestead, hobby farm, raise animals, grow their own food, or simply enjoy a quieter way of life. The setting is truly special, featuring mature shade trees, productive apple trees, established perennial gardens, and thriving native prairie landscaping filled with colorful blooms such as coneflowers, bee balm, black-eyed susans, and numerous other pollinator-friendly plants. The land has become a sanctuary for birds and wildlife, creating a peaceful retreat where every season brings new beauty.

The adorable farmhouse, originally built in the late 1800s, combines timeless character with thoughtful updates. In 2006, the home was relocated to its current site and placed on a full poured-concrete basement, providing a solid foundation and excellent future potential. The walkout basement offers direct access to the backyard, is already stubbed for a bathroom, and presents an outstanding opportunity to create additional finished living space or recreational areas.

Inside, the well-maintained home offers 4 bedrooms and 1.5 bathrooms. Over the past several years, numerous improvements have enhanced both comfort and functionality, including beautifully refinished hardwood floors, a remodeled full bathroom completed in 2020, the addition of a half bath in 2022, new windows in 2022, a new water heater in 2023, and new roofs on both the home and detached garage in 2023, complete with gutters and gutter guards.

The property's outbuildings add tremendous versatility and value. A detached 2-car garage is complemented by 3 additional structures, all equipped with electrical service. The impressive 23' x 23' shop/garage features durable concrete flooring and provides ample workspace for projects, equipment, or storage. An animal outbuilding includes a chicken coop and feeding area, while the barn offers additional space for livestock, storage, or hobby farming operations. Portions of the acreage are already fenced for rotational grazing, making it easy to accommodate a variety of agricultural pursuits.

The entire property has been meticulously maintained, cleaned, and cared for, offering truly turn-key condition for its next owners. Adding even greater peace of mind, pre-listing inspections for the home, well system, and septic system are already on file, providing confidence that this property is ready for its next chapter.

Whether you dream of gathering fresh eggs each morning, tending gardens filled with homegrown produce, keeping animals, or simply enjoying a little extra elbow room surrounded by nature, this beautiful rural property offers the perfect balance of comfort, functionality, and opportunity in one of the area's most desirable locations.