



2017726	Active	Business/Comm	Price: \$2,250,000
(if lease only = annual lease amount)			
4352 Highway 23	#	Town	Dodgeville J10
Dodgeville WI 53533		County:	Iowa
Trade Name: White Oak Savanna		Units in Bldg: 5	

RE For Sale:	Yes	Ann Rent/SqFt:	\$
Bus for Sale:	Yes	Bldg Gross SqFt:	13,266 <i>Seller</i>
Lease Only:	No	Net Leasable SF:	0
# of Stories:	1	Onsite Parking:	100+
Bldg Dim:	100x132	Parking Fee/Mo:	\$ 0
Year Built:	2017 <i>Seller</i>		
Show Date:			



Highway 18 west, go north 4 miles on highway 23							
Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	n/a	n/a		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	0	Est Acres:	72.0000	<i>Assessor</i>	Land Assess:	\$ 80,000
Ann Op Exp:	\$ 0		Lot Dim:			Improvemen...	\$ 897,100
Net Op Inc:	\$ 0		Street Front:	1250	# Loading	Total Assess:	\$ 977,100 / 2024
Zoning:	RB-1, A-1		Ceiling Hgt Min:	8	Max: 20	Net Taxes:	\$ 16,329 / 2024
Parcel #:	008-0845.02		Industrial Park:			Owner:	
Included:							
Excluded All personal property at the property.							

Type	Service, Recreation, Motel/Hotel/Bed & Brkfst, Vacant land, Other	Building Parking	56 or more spaces, Onsite, Gravel
Location	Near Major Highway, Other	Basement	Full, Partial, Slab/None
Present Use	Recreation, Motel/Hotel/Bed & Brkfst, Other, Campground	Seating Capacity	Over 100 persons
Exterior	Wood, Brick, Vinyl, Block, Fiber cement	Licenses	Food, Liquor, Beer, Wine
Roofing	Composition, Metal	Sale Includes	Business name
Heating/Cooling	Forced air, Central air	Lease Type	None
Fuel	Natural gas	Tenant Pays	N/A
Water/Waste	Well, Non-Municipal/Prvt dispos		

An extraordinarily rare offering has arrived on the market. Spanning 72 pristine acres, this certified organic farm has been meticulously maintained & represents a dream estate. At the heart of the property stands a magnificently restored barn, originally constructed by Charles Lloyd Jones, cousin of Frank Lloyd Wright. Nestled in Wisconsin's Driftless Region, five miles north of Dodgeville, less than 45 min from Madison, & a mile from Governor Dodge State Park. This is a turn-key operation & facility that has been operating as a wedding venue & event space. The property features thoughtfully designed living quarters (4Bed 2Bath), Quonset hut, Morton Building, & a professionally designed commercial-grade kitchen (4,000SF w/ 2 dressing rooms, plethora of bathrooms & ADA accessible). The event venue is fully equipped w/ restaurant, beer, liquor, & camping licenses in place. It must be seen to be believed. Create the next chapter of memories at White Oak Savanna Events Farm & Sanctuary. Showings per appointment only, please coordinate with listing broker. Need 24 hour notice.

ListAgt Tyson Hall	56516-90	CoList:	
Pref: 608-698-4391		Sold Price:	
tyson@mastershall.com		Concessions:	
Masters-Hall		DO... 15	CDOM: 15
Off: 608-203-6235		Accepted Offer:	
PO Box 620298		Closing	
Middleton WI 53562-0298		Financing:	
Sale Agent:		Sale Factors:	
		Competing Offers:	
		CashOffer@Acceptance	
		List Date:	3/4/2026
		Expiration:	11/13/2026
		Electronic	Yes
		Exclusive Agency:	No
		Licensee Interest:	No
		Limited Service:	No
		Multiple	No
		Named	Yes

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2026

Orig MLS: South Central WI

4352 Highway 23

\$2,250,000

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