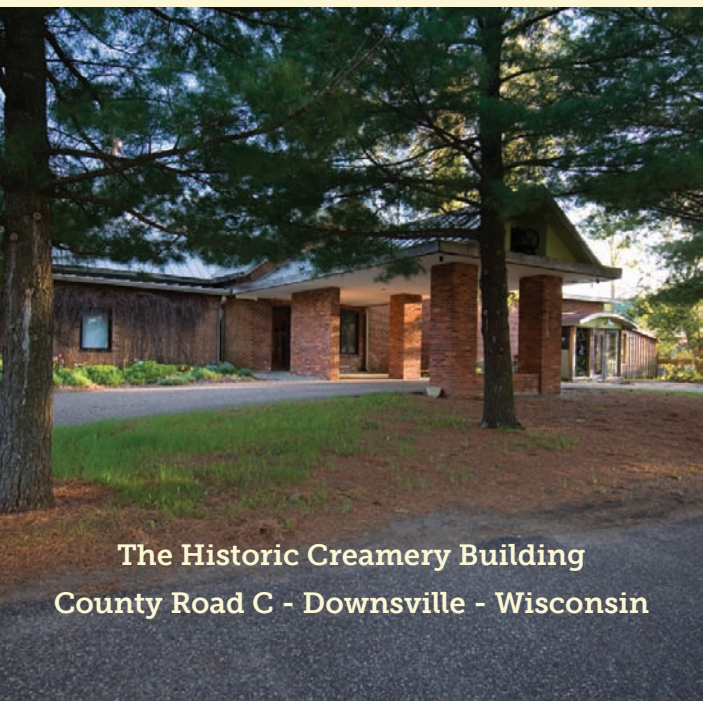


The Creamery Restaurant & Inn

.....

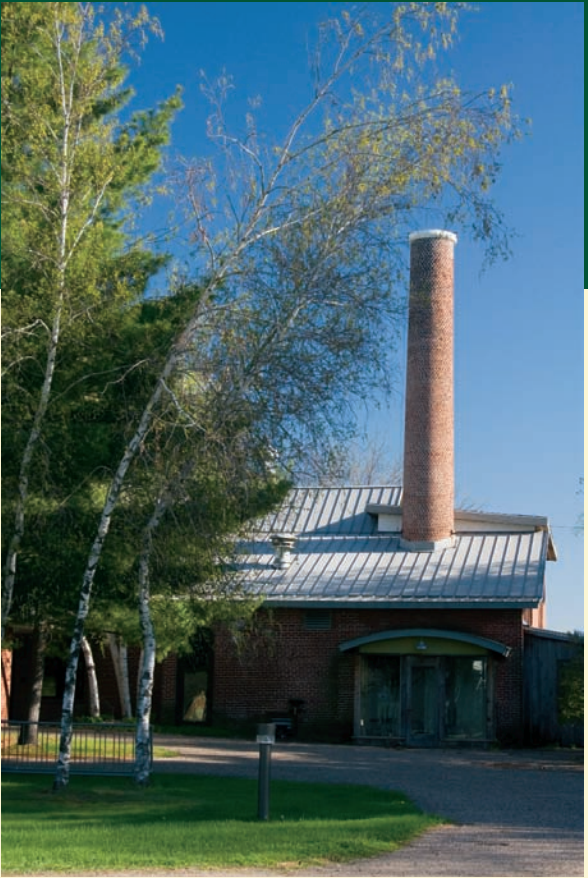
An extraordinary
acquisition opportunity



The Historic Creamery Building
County Road C - Downsville - Wisconsin

TO PURCHASE OR TO LEASE

.....



One of West Central Wisconsin's most iconic heritage properties is available to purchase or acquire on a lease-to-purchase agreement.

Operated as a highly prestigious inn for almost 35 years, this beautifully renovated turn-of-the-century cooperative creamery offers tremendous potential for numerous commercial uses as well as being ideal for purely residential development or possibly a harmonious combination of the two.

The original conversion, which took place in 1984-5, cost approximately \$1,200,000 and incorporated nothing but the finest of materials throughout, giving the finished building its classic prairie home features.

The accommodation is spread out over two floors. Four luxury guest rooms, which are situated on the second floor, have magnificent



views to the south and down across the Red Cedar River Valley. The large commercial kitchen, dining rooms and vaulted lobby are accessed through a covered walkway from the front drive. Additional workshop and retail spaces, also on the main floor, have their own entrance and are located in the industrial heart of this elegant yet totally functional building.

Adjacent to the old Creamery building the original owners had an eight room annex which was added to the complex in 1998. This separate property is now the home of **Woodland Ridge Retreat**, a privately-run quilting center which holds workshops and



quilting holidays throughout the year. To the west of the Creamery, the town's wonderfully restored old octagonal schoolhouse has become the home of **Simply Dunn and the Dunn County Pottery**.

The old Creamery is offered for sale or to rent as part of a lease-to-purchase contract.



NB - It is important to note that many of the photographs used in this leaflet were taken to illustrate how the inn appeared several years ago so as to give readers a better feel for how the spaces were configured. All furnishings have been removed from the building and so a new operator will have a completely unencumbered space in which to create their own offer.

Kitchen infrastructure including, extracts, work surfaces and walk-in cooler are all still in place.

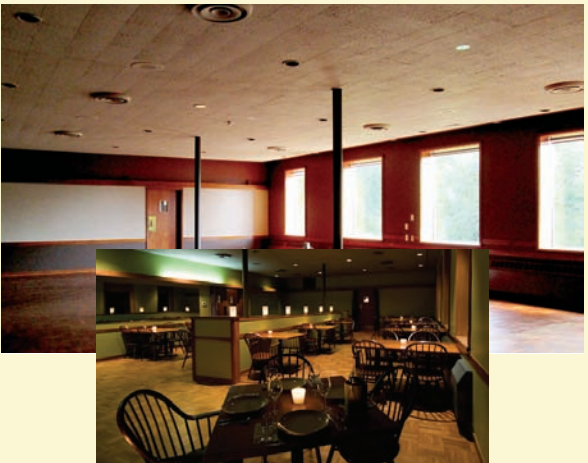


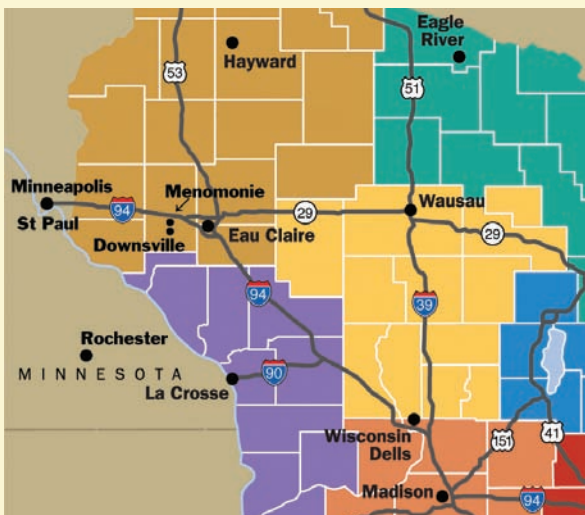
The building stands on a lot that's approximately 2.5 acres, with frontage directly onto County Road C. Rear lawns, flower beds and a wooded hillside make up the rest of the lot.

In addition to the main holding, there is another 5 acre plot of land which is also for sale. This is situated to the east of the Creamery and could be used for housing, to expand the business or other commercial applications.

The current owners of the property are open to exploring various ways in which this special heritage building can be revived.

Asking Price - \$495,000





For the complete listing details and local consumer profile data, please look online at www.creameryinn.com or contact Kathy Ruggles at 715 664 8368 or Donald Cline at 715 664 8191 email - donald.cline@creameryinn.com