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OFFERING DOCUMENT

Five Bridges Farm

2797 LALOR ROAD · OREGON, WISCONSIN 53575

80.37 acres · Ten structures · Five bridges
Offered at \$6,000,000

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Available under separate cover: Site Survey · Real Estate Condition Report · Replacement Cost Study Analysis · Grant of Conservation Easement and Development Rights · 2019 Property Improvements Guidance Document · Drawn expansion plans for an attached garage, new entry and elevator

Five Bridges Farm

2797 Lalor Road · Oregon, Wisconsin

Eighty acres of protected woods, prairie and spring-fed water, five and a half miles from the Wisconsin State Capitol.

Mornings here begin with mist lifting off Swan Creek as it bubbles along its bed and under the five bridges that cross it. Coffee on the screened porch while sandhill cranes call from the meadow and deer step out along the edge of the woods, then a walk down to the pasture, where the horses and alpacas wait at the fence.

Afternoons wander four miles of trail, on foot or on horseback, beneath the oak grove and past willows leaning over the water. And as the tall prairie grass turns gold in the last light, friends gather around the fire pit and the evening stretches on.

Between the woods, the water and the pastures, the farm makes a slower, fuller way of living feel natural in every season.

OFFERED AT \$6,000,000

Included: 80.37 acres, the 2018 modern residence, four restored historic buildings (c. 1837–1843), a 12,605 sq ft arena, studio barn and workshop, Martini Barn, machine shed, tree house and five bridges.

At a Glance

80.37 ACRES	1837 HOMESTEADED	10 STRUCTURES 6 MODERN AND 4 HISTORIC
1999 PERPETUAL CONSERVATION EASEMENT	5 BRIDGES OVER SPRING-FED STREAMS	4 MILES OF PRIVATE TRAILS

The Lalor family worked this ground from the 1840s, and in 1999 chose to protect it for good, granting a perpetual conservation easement to the Town of Dunn so its woods, fields and open views would stay as they are. Four original farm buildings have since been restored and six modern ones added with the same care, and four miles of trails wander through hardwoods and prairie, crossing the spring-fed streams by way of the five bridges that give the farm its name.

How the 80 acres divide (approximate)

Woods	37 ac.
Pasture	15 ac.
Homestead	15 ac.
Meadow	10 ac.
Watershed	3 ac.

A modern home with midcentury roots, built from the farm's own walnut and maple

A glass entry opens onto a 30-foot circulating core with a floating three-story stair, and straight through the house to the land beyond. Walnut from the farm forms the stair stringers, floors and window surrounds, and the columns that pass through the glass curtain walls tie inside to out.

The main level brings together the library, living room with a rotating Scandinavian wood stove, dining and a demonstration kitchen with 300 degrees of seasonal views. A separate prep kitchen and pantry keep the working side out of sight. Cabinetry and doors are quarter-sawn from a 200-year-old storm-downed maple on the property.

A screened porch seats ten at a cherry, walnut and spruce table, with a protected grill for cooking in any season and a floating deck for the afternoon sun. The walkout lower level has been fully finished with two bedrooms, a full bath, a family room with fireplace, a rec room and bar, and a climate-controlled humidor that could as easily become a wine cellar or sauna. The primary suite, set for privacy on the upper level, looks northwest over prairie, meadow and forest.

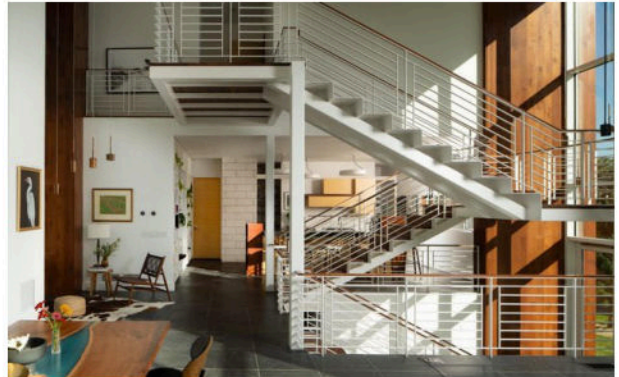
Four bedrooms, three and a half baths, a finished walkout lower level and a vaulted boardroom. Plans are already drawn for an attached garage, a new entry and an elevator for barrier-free access to every level.

Bedrooms	4
Bathrooms	3 full, 1 half
Finished area	4,515 sq ft on three levels
Ceilings	27 ft entry · 21 ft living room

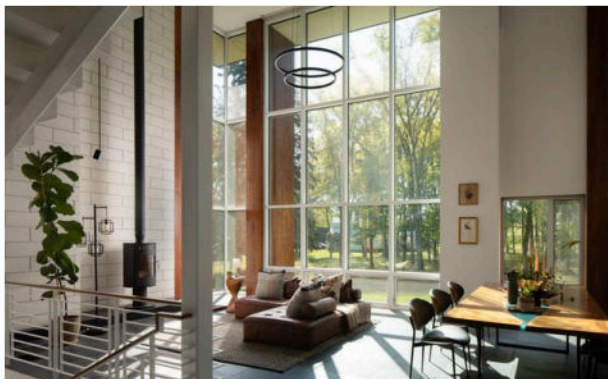
Inside and around the house



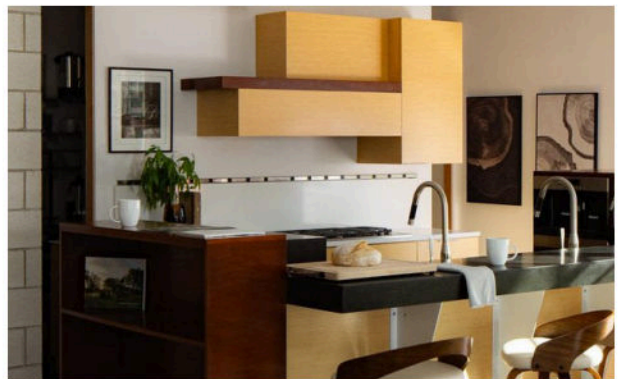
The Residence, c. 2018



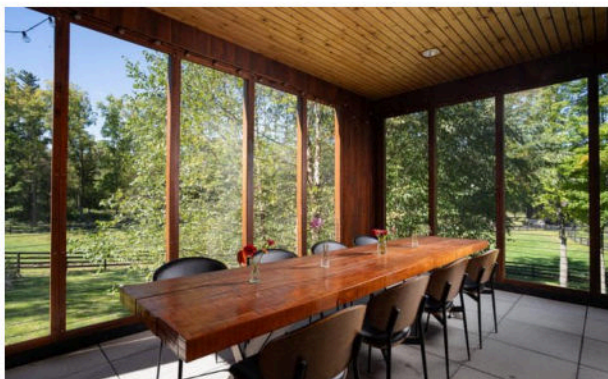
The Circulating Core and Stair



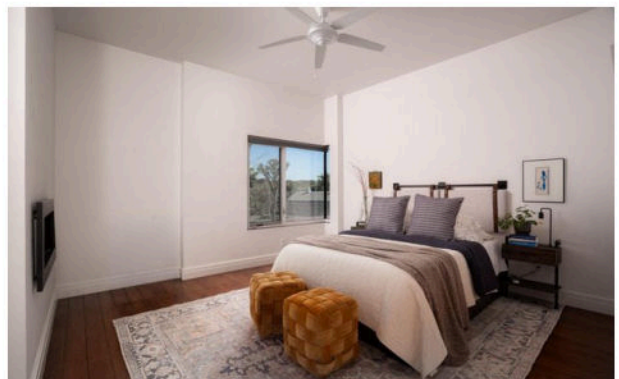
Living Room and Curtain Wall



Demonstration Kitchen

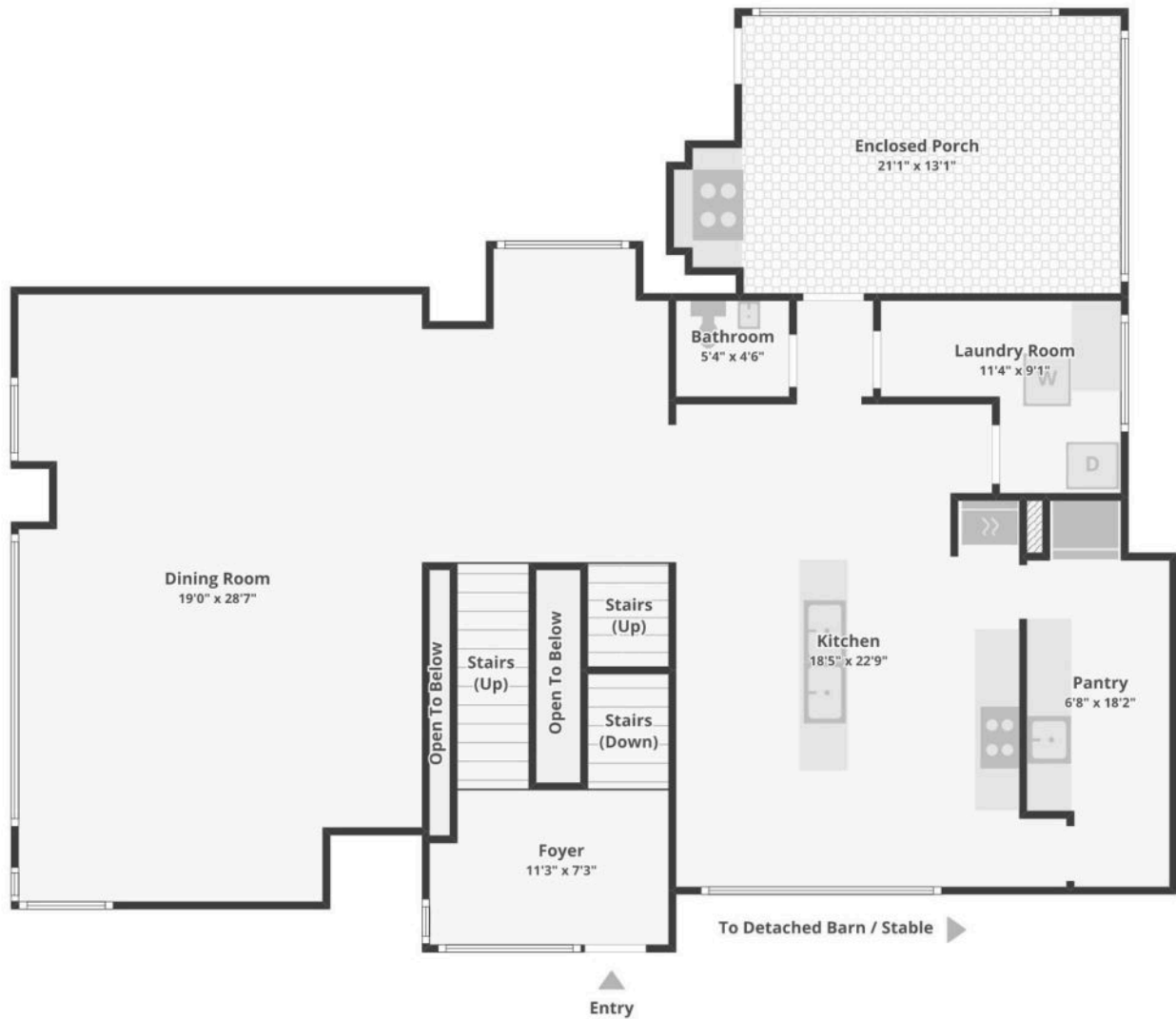


Screened Porch, Seating for Ten



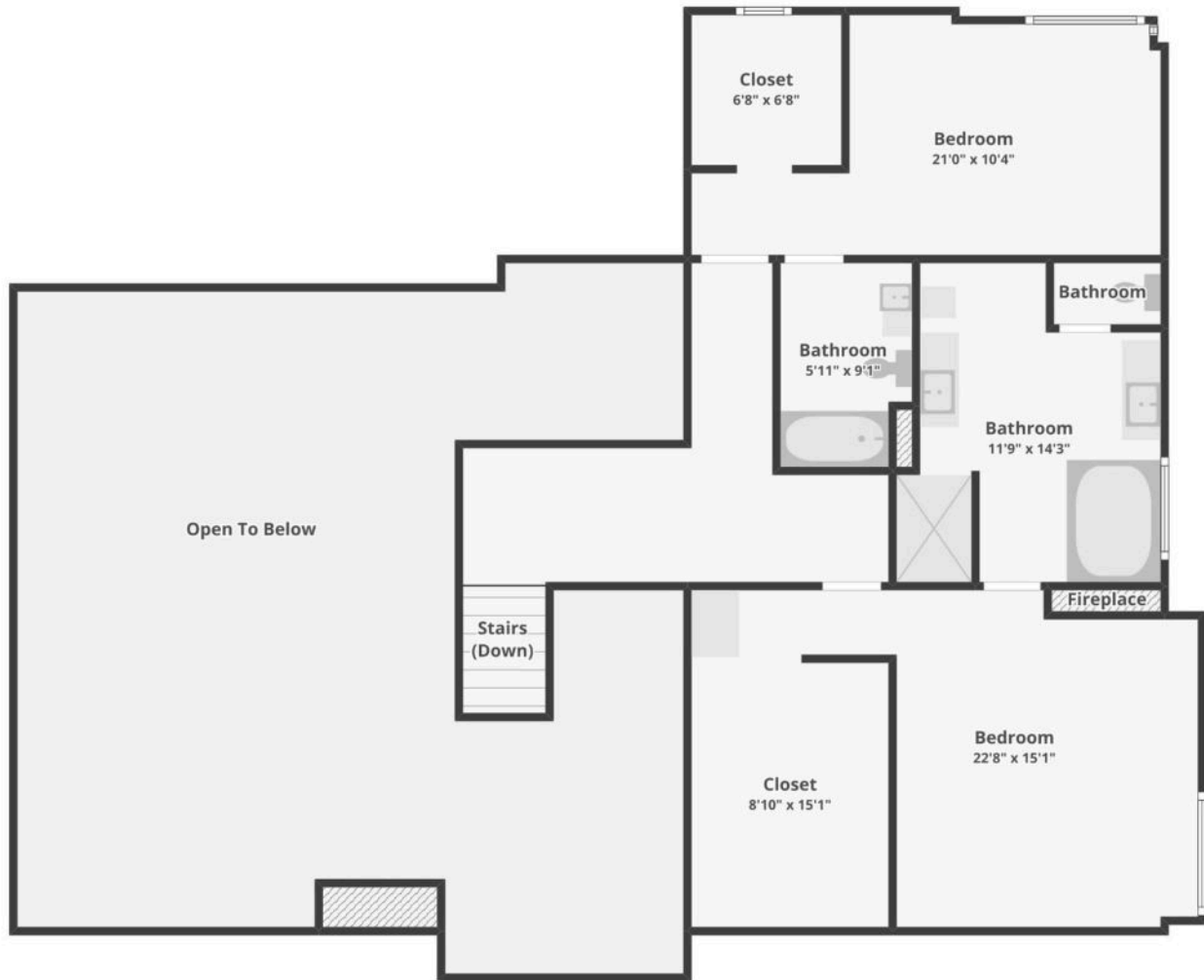
Primary Suite, Upper Level

Main Floor



Floor plans are for information only. Measurements are approximate.

Upper Floor



Lower Level



Drawn plans for an attached garage, new entry and elevator are available to qualified buyers.

Woods, prairie, pasture and a creek that feeds the Waubesa Wetlands

Invasive species were cleared with controlled burns, grazing goats and equipment chosen to tread lightly. Storm-downed and diseased trees were milled on site and returned to the farm as flooring, cabinetry, fence lines and bridges.

The woods hold oak, cherry, walnut, hickory, spruce and maple. Wildflowers and native plants fill the prairies and wetlands, and the land is home to otters, turtles, deer, foxes, wild turkeys, owls, hawks, eagles, osprey, blue heron and sandhill cranes. A vegetable garden and 20-tree orchard sit near the homestead.

Oak-board fencing milled from the property forms the gated entry and borders the woods and pastures, and trails follow the property lines through woods and wetland.

Swan Creek is fed by two streams and numerous constantly flowing springs. Particular care was given to the watershed throughout the restoration of the farm, and the creek enters Waubesa Wetlands State Natural Area a quarter mile downstream.

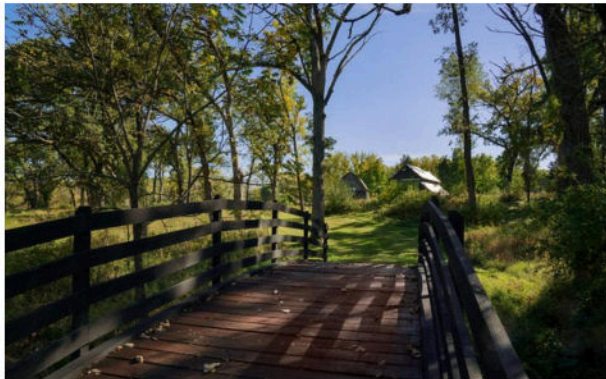
The grounds



The Farm Cluster Through the Oaks



Swan Creek



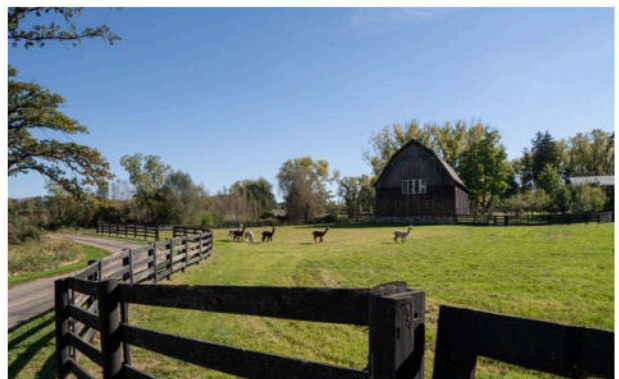
Swan Creek Bridge, c. 2018



Alpacas in the South Pasture



North Meadow and Woodland Edge



Oak-Board Fencing, Milled on Site

Four chapters on one piece of ground

1837

Homesteaded beside a cluster of springs, before Wisconsin joined the Union. The springhouse, gambrel barn, granary and little barn follow within six years.

1840s

William Lalor, an Irish immigrant who had lost his first claim to a claim-jumper, passes a spring here on the walk to the Milwaukee land office and chooses this land for its water. Generations of Lalors work it as an all-purpose farm, later training harness racing horses, and the road still carries their name.

1999

The family, long involved in shaping the town plan, grants a perpetual conservation easement and the farm's development rights to the Town of Dunn and the Dane County Natural Heritage Foundation, now Groundswell Conservancy.

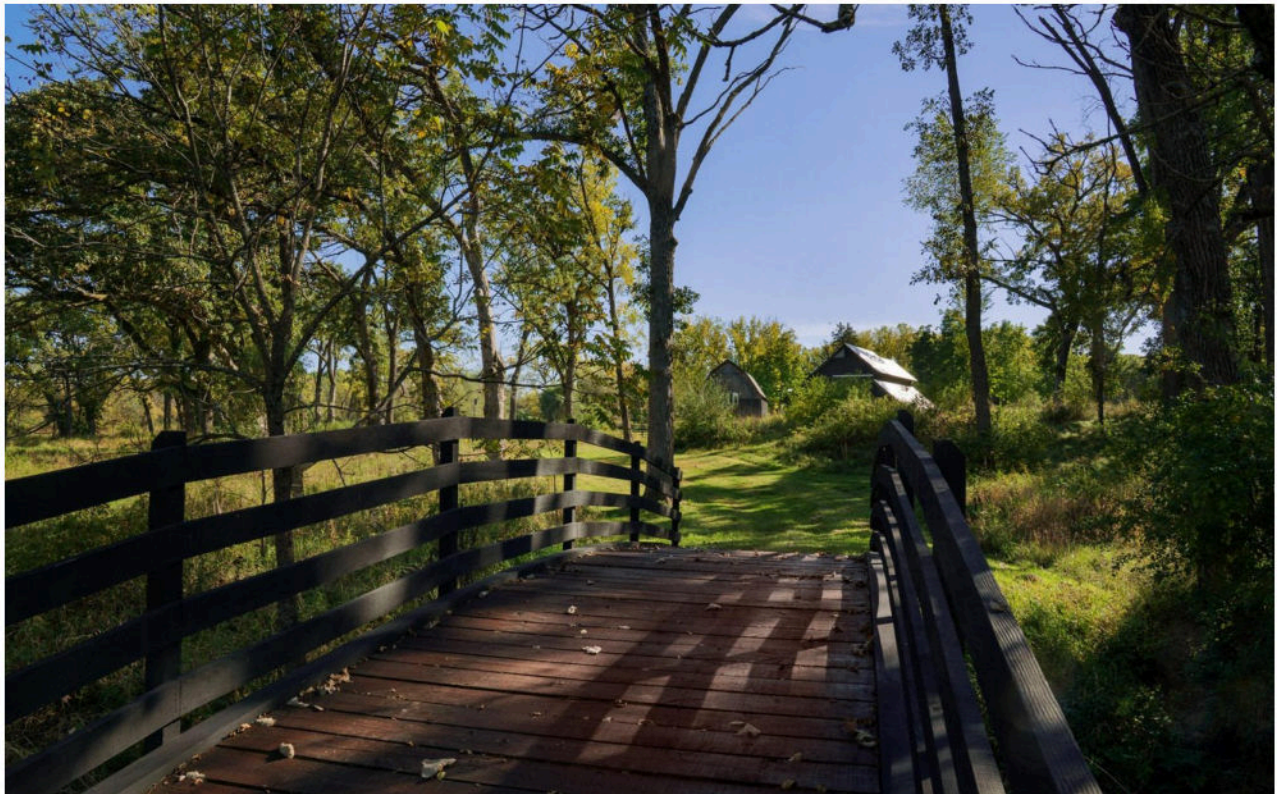
2015–2020

A later owner restores the four historic buildings and adds six modern ones within the terms of the easement.

The five bridges

Three carry walkers across the streams. Two are built stout enough for horses and heavy equipment, including the arch over Swan Creek that joins the 40-acre north woods to the 40-acre south homestead and pastures.

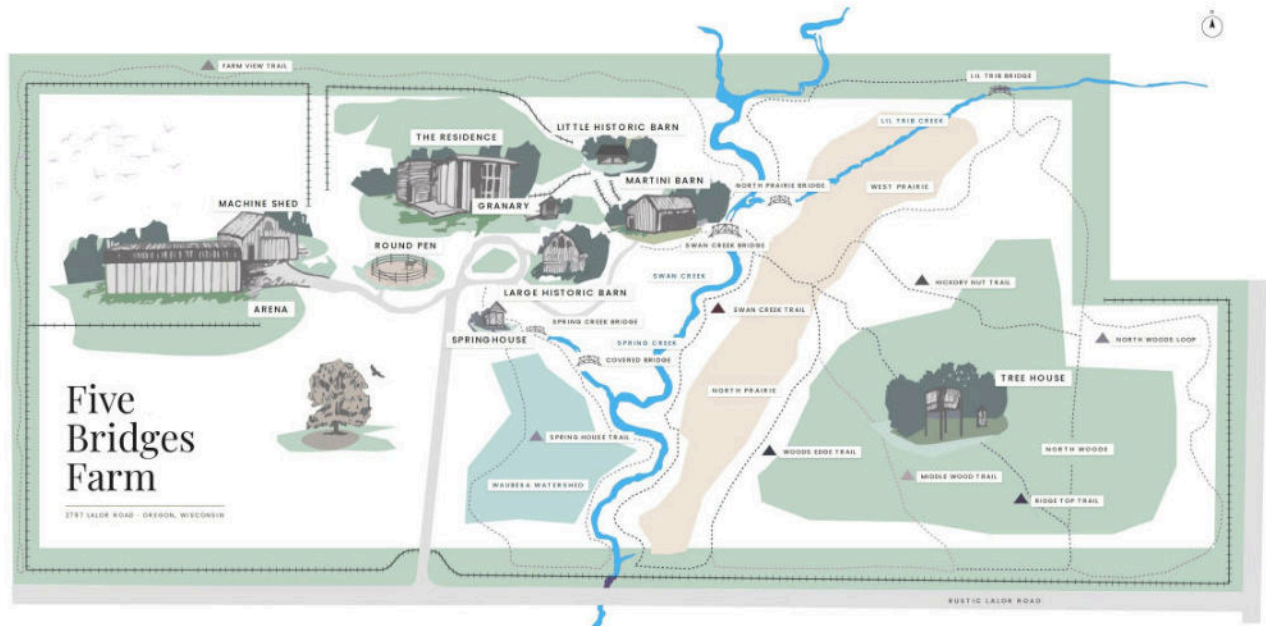
BRIDGE	DESCRIPTION	BUILT
Swan Creek Bridge	Arched. Connects the north woods to the homestead.	c. 2018
Covered Bridge	A recycled corn crib reborn as a passage.	c. 1900
Spring Creek Bridge	Utility crossing for equipment and horses.	c. 2018
North Meadow Bridge	Utility crossing into the north meadow.	c. 2019
Little Stream Bridge	Footbridge on the wetland trail.	c. 2019



Swan Creek Bridge, arched, c. 2018 — joins the north woods to the homestead

Map of the farm

Buildings, bridges, prairies and trails



Trails

- Farm View · Spring House · Swan Creek · Woods Edge
- Hickory Nut · Middle Wood · Ridge Top · North Woods Loop

Water

- Swan Creek, Spring Creek and Lil Trib Creek
- Waubesa watershed at the southwest corner

Illustrative only, not to scale.

The Town of Dunn, protected by design

In the 1970s, with subdivisions spreading out from Madison, Dunn residents met weekly for three years to decide what their town should become. The land-use plan they adopted in 1979 limited new homes to roughly one per 35 acres and protects the shores of Lake Waubesa and Lake Kegonsa, the Yahara River, the Swan Creek watershed and the Waubesa Wetlands. It has since become a national model, recognized by Renew America in 1995.

On Earth Day 1997 the town launched Wisconsin's first program to buy development rights from farmers, paid for by residents who voted to raise their own taxes. What surrounds the farm today is what will surround it tomorrow.

80%+

OF DUNN IS AGRICULTURAL
OR UNDEVELOPED

~4,000

ACRES PERMANENTLY PROTECTED
FROM DEVELOPMENT



Pasture and Fence Line



North Meadow

Ten buildings, two centuries apart

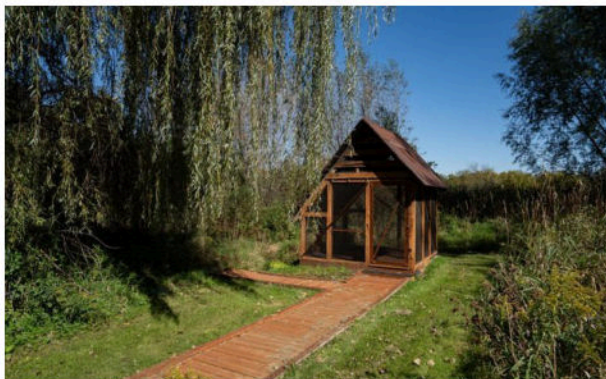
Four restored originals, and six modern buildings designed to sit beside them.



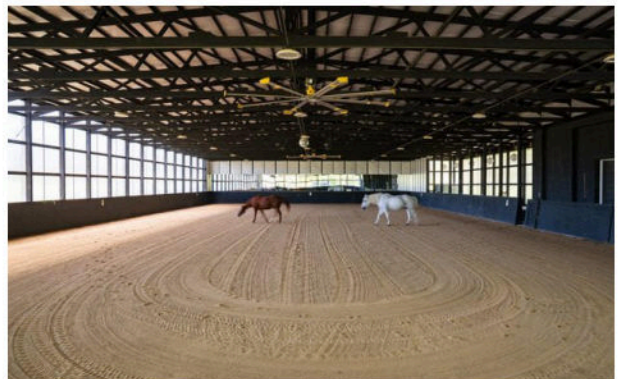
Large Historic Barn, c. 1838



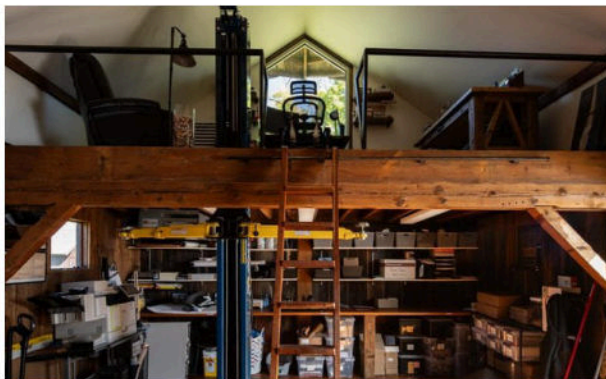
Barn Loft, Thirty-Foot Beams



Springhouse, c. 1837



Arena, c. 2018



The Historic Granary, c. 1840



Tree House, c. 2019

Large Historic Barn & Granary

Large Historic Barn

C. 1838 · 4,724 SQ FT

Designed with a Dutch gambrel roof, the structure retains a significant amount of its original first-cut oak siding, Douglas fir loft flooring, hand-hewn beams, roof ridge trims, cupolas, weathervanes and hay hooks. Restored to function as a multipurpose space for display, gathering or work studio, its design juxtaposes modern finishes and lighting with the original exposed post-and-beam construction.

Insulation and in-floor heating were added to the first floor, making it comfortably human-friendly year-round. With its position on the north-south axis, solar gain is avoided and there is no need for air conditioning in the summer.

The second-level loft has a 30-foot open-beam ceiling; operable windows for cross-ventilation, turbine exhaust vents and reversible commercial fans allow it to function seasonally. Its patinaed floors, ceilings and walls, and a large expanse of glass providing soft light and dramatic views of the north woods and prairies, combine to give an inviting warmth and singular style to the space. The stage is equipped with theatrical lighting and an audio-video system.

The Historic Granary

C. 1840 · 720 SQ FT

Originally used to store grain in its upper loft and blacksmithing tools and tack on its first level, this Wisconsin vernacular farm shed has been restored to meet a variety of more modern needs. Oriented to frame the landscaped garden and drive court of the residence, this workshop studio can function for auto restoration, an art studio or hobby endeavors, or as a library, wine or spirits retreat, or office.

The approach over an elevated plank walkway, necessitated by its raised foundation of large indigenous boulders, is its invitation to a special sense of place. Original plank flooring and wood walls, along with expansive entry glass open to the top story, create an intimate, light-filled space. A cherry library ladder ascends to the second-level lofts, with their view of the east meadow, the approach to the farm and early-morning sunrises.

Little Historic Barn & Springhouse

Little Historic Barn

C. 1843 · 780 SQ FT

This little gem on the hill was constructed as a shelter for farm animals and storage for farm implements. In restoration, the first-level foundation walls were raised from the original 5.5 feet to the current 9 feet, using matching locally sourced stone, making the space more functional for animal habitation or equipment storage. With its palette of stone, weathered wood and roofing, this photogenic little barn shines bright as the sun rises in its face in the morning and sets over its shoulder in the evening.

Springhouse

C. 1837 · 100 SQ FT

When choosing a homesite in 1837, natural refrigeration and a source of fresh water were essential. The original homestead was placed here for its abundance of springs, making fresh water always available. At a steady temperature of 42 degrees, the largest spring provided a way to preserve milk produced on the farm. Placed at the spring head, with its discharge into a watercress-laden stream, it is now used as a contemplative retreat. The conduction of cool air from the water, especially when combined with a gentle southwest breeze, makes this a fine place to cool off on hot summer days.

STRUCTURE	AGE	ARCHITECTURAL STYLE	SQUARE FOOTAGE
Historic Springhouse	c. 1837	Wisconsin Vernacular	100 sq ft
Large Historic Barn	c. 1838	Dutch Gambrel	Main 2,412 · Upper 2,412 4,724 sq ft
Historic Granary	c. 1840	Wisconsin Vernacular	Main 432 · Loft 288 720 sq ft
Little Historic Barn	c. 1843	Wisconsin Vernacular	Main 390 · Upper 390 780 sq ft

Arena & Martini Barn

Arena

C. 2018 · 12,605 SQ FT

Currently used as a riding arena, this structure can be readily adapted for other purposes such as recreation, athletics, training, archery or automobile storage. Decidedly modern in form, it blends quietly into its setting. The voluminous space, with a roof deck height of 18 feet, is both functional and inspirational.

An exterior curtain wall of polycarbonate panels provides abundant natural lighting and passive solar gain throughout the winter months. These panels provide a dramatic play of light and imagery day and night, whether viewed from inside or out. Active solar panels comprise the south elevation and are wired into the energy grid. Summertime solar gain is tempered by mature plantings acting as nature's air conditioning and shading on the north, east and west elevations.

Cool air is drawn into the building from the north while a power vent on the south façade provides air exchanges and exhaust, allowing this insulated yet unheated building to function throughout the year. The open truss ceiling has LED and theatrical lighting, commercial multidirectional circulating fans, and a surround-sound stereo system spaced throughout. An elevated galley provides storage and observation of the arena floor. Overhead and passage doors connect to the adjoining modern barn and workshop.

Martini Barn

C. 2018 · 1,334 SQ FT

The design of this barn was influenced by Wisconsin vernacular farm buildings, and it functions as a garage and workshop with a second-story loft for storage. For donkeys or ponies there is an outdoor shelter and paddock, well loved by the current occupants.

The barn takes its name from the Martini branding that historic race cars promoted in races across North America and Europe. That same branding, commissioned as art on the patina oak walls, provides a nostalgic sense of the ultimate vehicular barn find.

Studio Barn, Machine Shed & Tree House

Studio Barn & Workshop

C. 2018 · 2,226 SQ FT

Designed to complement the uses of the arena, this space currently functions as stables for horses but could also be an office, presentation studio, lounge, workshop or garage. The ceiling height in the entry galley is 18 feet, with clerestory windows that bring in natural light. The walls are lined in rough-hewn red oak and hardwood trims. Its adjacent lounge is finished with slate floors and a marble-tiled bath. Bluetooth-enabled garage doors, architectural globe lighting, and heat and air conditioning in the lounge provide year-round comfort to this space and the attached garage and workshop.

Machine Shed

C. 2019 · 2,516 SQ FT

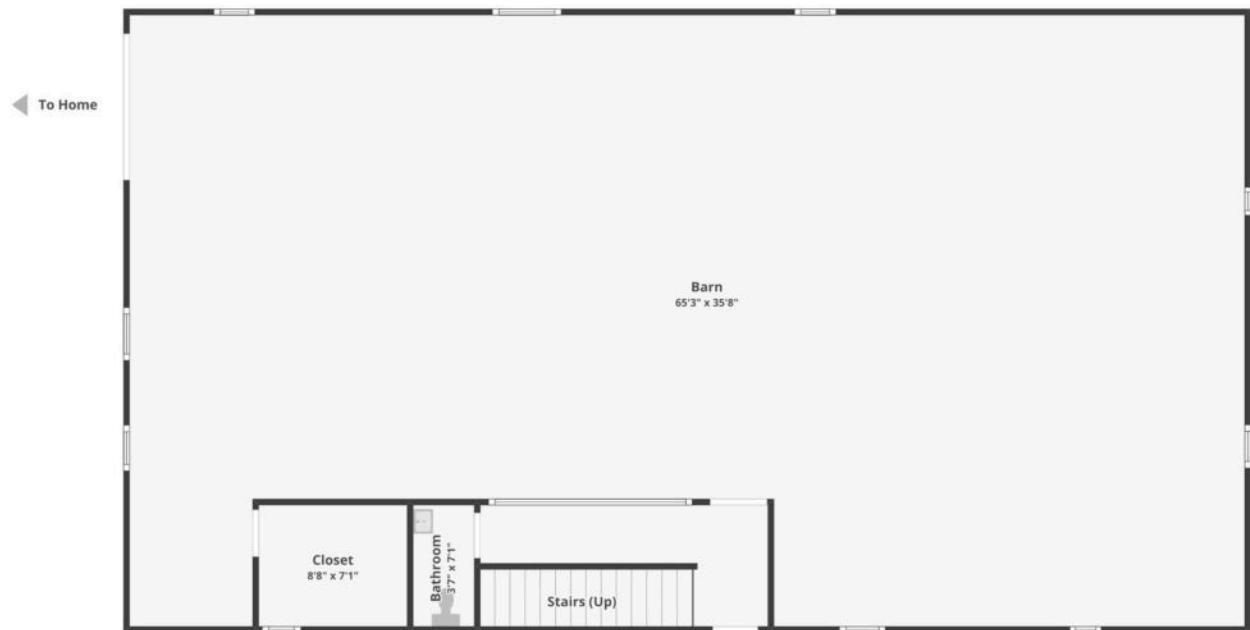
There is a necessity on a farm for storage, be it for harvested wood, implements or toys, and this building is the answer to that need. Currently it also serves as additional shelter for horses and donkeys. Set adjacent to the modern barn and workshop, the vernacular design took its cues from traditional implement buildings from the turn of the 20th century. The steep and varied rooflines, corrugated siding and architectural arbors allow for an interesting play of light when viewed from the house through the mature walnut grove where it is sited.

Tree House

C. 2019 · 244 SQ FT

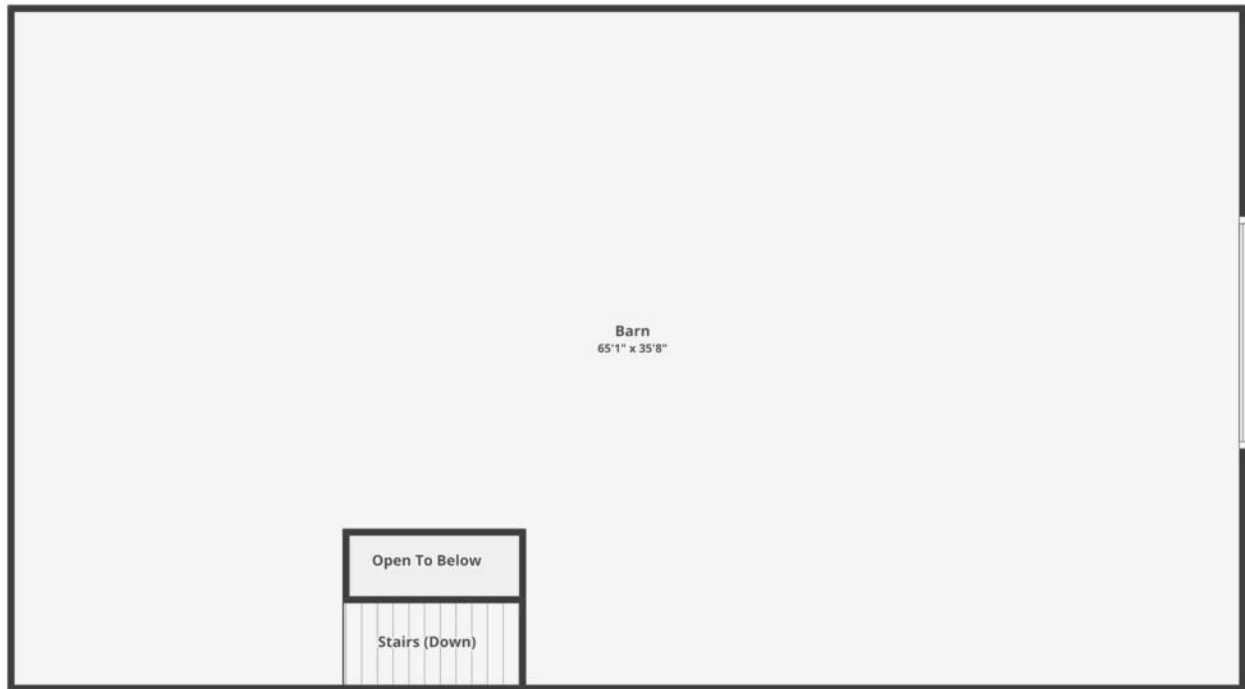
Located on the north woods trail, this retreat was designed to avoid any physical attachment to its surrounding neighbors, the cherry, hickory and oak trees that share the ridge. Cantilevered over a wooded valley, this elevated pavilion serves as a place for picnics, relaxation or camping, and the hill is perfect for wintertime sledding. A transparent roof, walnut-framed screens, sleeping lounges, a dining chandelier — and, of course, a swing. Off-grid power, a toilet and a fire pit add comfort.

Large Historic Barn, Main Floor

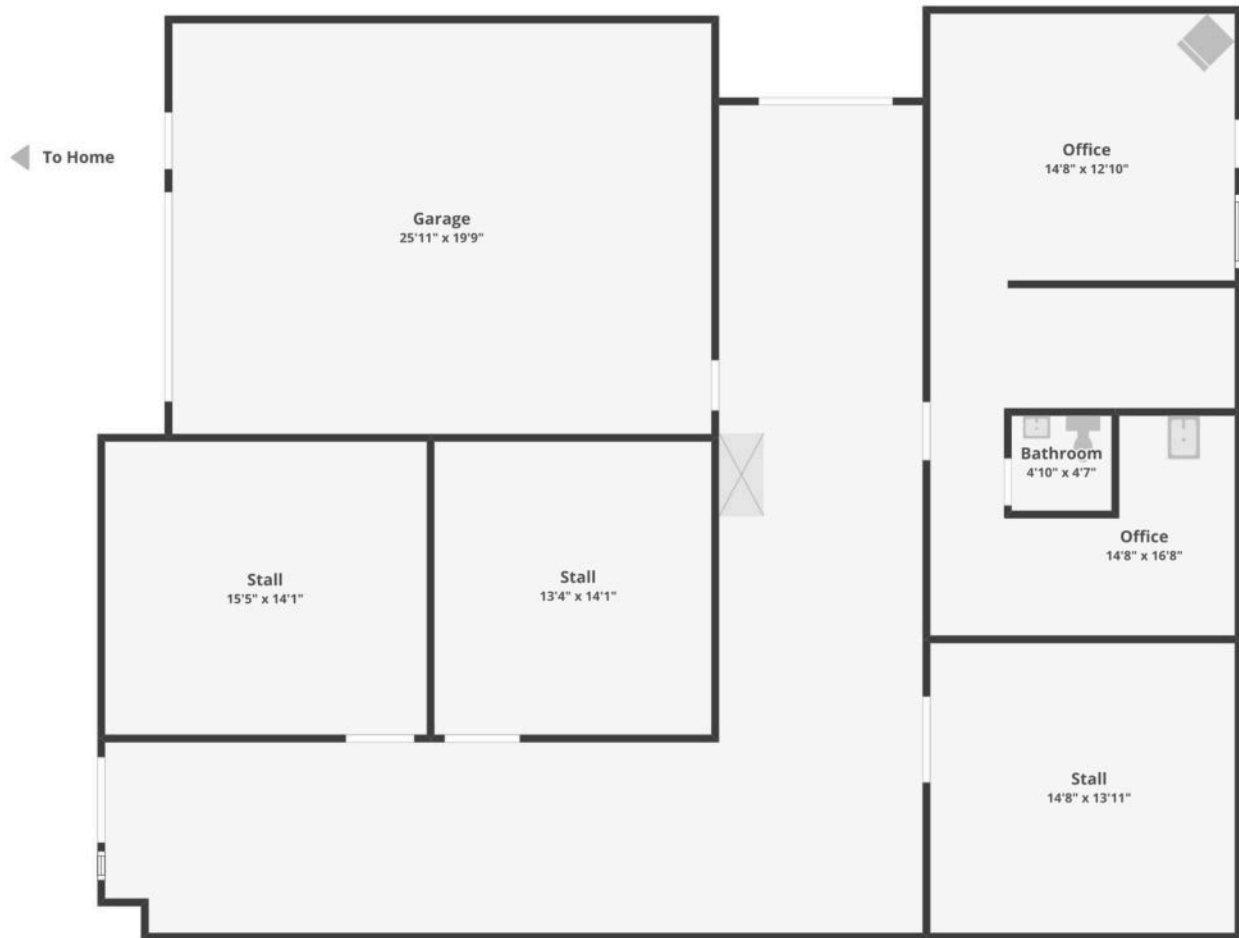


Floor plans are for information only. Measurements are approximate.

Large Historic Barn, Upper Floor



Stable & Garage



Room at the table, indoors and out

Dinners have filled the screened porch and the barn loft beneath its 30-foot beams, and evenings have ended around the tree house fire pit. Downstairs, oversized garage-style doors open the lower level onto the patio for easy indoor-outdoor evenings. Between the residence, the Large Historic Barn and the grounds, the farm makes hosting family and friends feel natural in any season.



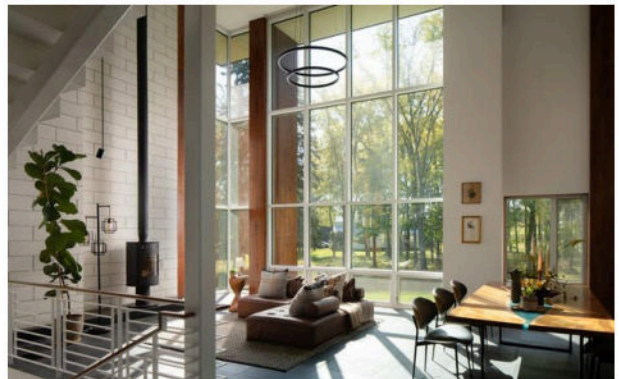
Screened Porch, Seating for Ten



The Barn Loft



Tree House and Fire Pit



Living Room and Curtain Wall

Conservation easement and land plan

Seventy-five acres are protected by a Grant of Conservation Easement and Development Rights, made by the Lalor family on April 19, 1999, and held in perpetuity by the Town of Dunn and Groundswell Conservancy (then the Dane County Natural Heritage Foundation). Its purpose is to preserve the farm's scenic vistas and environmentally significant areas, restrict land division, and keep the land available for agricultural, forest, recreational and open-space use.



Easement Areas, Redrawn From the Recorded Easement Map (Groundswell Conservancy).
Illustrative Only; Boundaries Are Approximate.

The five zones

Woods Tract — oak forest and a 7-acre oak savanna, managed for a healthy canopy	~26 acres
Wetland Protection Area — Swan Creek, a tributary of the Waubesa Wetlands a quarter mile downstream	~18 acres
Farm Tract — prime soils in hay and pasture for the horses and donkeys	~31 acres
Homestead Area — lawns and gardens around the house, granary and original barn	~1 acre
Archaeological Protection Area — a protected cultural resource, buffered	—

Part of a town-wide commitment

The Town acquired the farm's development rights through its purchase-of-development-rights program, the first in Wisconsin, with support from the U.S. Department of Agriculture. It is part of a long partnership between the Town of Dunn and Groundswell Conservancy, the Wisconsin land trust that has worked with the town since 1997 to permanently protect more than 4,000 acres of working farmland across 33 farms, nearly a third of the town.

Care of the land

A ten-year land management plan, in effect through 2031, guides care of each zone. The easement governs how the land may be used, divided and built on, and the holders monitor it against baseline documentation recorded in 1999. The full grant and the 2019 Property Improvements Guidance Document are available to qualified buyers.

PLEASE NOTE

Any new construction is subject to the terms of the conservation easement and requires the written approval of the Town of Dunn and Groundswell Conservancy.

Further reading: "The Little Town That Could," Wisconsin Trails, 1997.

Farm Tract

~31 acres · In effect 1 January 2022 to 31 December 2031

The southern 31 acres of the property, including some of the wooded area around the Homestead Area. The farm fields include almost entirely prime or other highly productive soils.

Land management goals: Maintain the farmland for sustainable production of agricultural crops, including grass and hay used by the landowners to feed their horses and donkeys.

Allowable practices: Follow the practices identified in the Conservation Plan prepared or updated by the USDA Natural Resources Conservation Service or Dane County.

Horse and donkey care

- 10 acres, southeast corner — mix of grass and alfalfa hay
- 10 acres, southwest corner — grass hay; doubles as pasture in fall and winter
- Goal of 1,000 40-lb square bales per season
- Approx. 10 acres of grass pasture west and north of the house, plus the southwest corner after hay is harvested

Dry lots

- 2-acre south zone for dry lot, machine shed and barn/arena compound
- ¼-acre dry lot at the north end of pasture, connecting the 1800s horse barn and the garage and hay loft

Compost

- 100 sq ft containment area between the fields serves as a compost pad
- Compost fertilizes the fields and is shared with friends who garden

Woods Tract & Wetlands Protection Area

Woods Tract

~26 ACRES

The northern acres of the property, dominated by oak. An approximately 7-acre oak savanna is situated between the northwest pasture and Swan Creek. Dead and falling trees are harvested for lumber, and new oaks are being planted and flagged for protection. A heavy-duty bridge, sturdy enough for UTV and horseback traffic, spans Swan Creek, connecting the north and south pieces of the property. The approximately 15 acres of wetland and meadow bordered by Swan Creek to the north, Lalor Road to the east and the largest of the natural springs to the west have a boardwalk and two bridges.

Goals: Maintain a healthy oak forest canopy and understory, and reduce the presence of invasive woody species such as bush honeysuckle and buckthorn.

- Control invasive non-native species by grazing with goats, cutting, treating with herbicide and use of controlled burns.¹ If possible, avoid cutting brush in the spring to preserve bird nests.
- Maintain ground cover to prevent soil erosion by seeding bare areas with Wisconsin native grasses and flowers.
- Individual trees may be cut or removed to control insects, disease and hazards, and for use in building permitted structures.
- Commercial harvesting of trees only under a forest management plan approved by the Town of Dunn and Groundswell.

Wetlands Protection Area

~18 ACRES

Centered on Swan Creek. As a major tributary to Waubesa Wetlands State Natural Area, a quarter mile downstream, preservation of these wetlands helps maintain the condition of the state natural area. They provide flood control, improvement to water quality in Swan Creek, and habitat for frogs, birds and plants.

Please note: management activities in wetlands are regulated. Dane County requires shoreland erosion control permits for land-disturbing activities near streams, wetlands or floodplains.

- Do not drain, tile, ditch or fill any part of the wetlands.
- Woody vegetation may be controlled by controlled burns,¹ mowing, or cutting and treating stems with an herbicide licensed for use over and near water.
- Do not change the banks of Swan Creek or alter the flow or path of water in the creek.

Homestead Area & Protected Resources

Homestead Area

~1 ACRE

The area immediately around the house.

Goals: Maintain landscaping and gardens around the house and other buildings on the property.

- Establish and maintain a lawn with scattered native and manicured gardens surrounding the home, granary and original barn
- Manage and create tree cover
- Vineyard — ½-acre vineyard, melon, berry and asparagus garden between the southwest pasture and black walnut grove
- Herb and vegetable garden — ¼-acre lasagna garden abutting the original 1800s barn
- Orchard — 20 fruit trees on ½ acre behind the granary

Archaeological Protection Area

The easement establishes an Archaeological Protection Area preserving a cultural resource on the property. Its location and extent are shown on the recorded easement map and described in the recorded instrument.

Goals: Protect this cultural resource from harm, especially plowing or other disturbance of the soil.

- Maintain a buffer area at least 5 feet in width.
- Do not disturb the soil or surface of the earth, or erect fences or other structures, within the protected area.

This land management plan has been developed in consultation with the landowner, Groundswell Conservancy and the Town of Dunn. The plan can be amended as necessary; changes may be made with the written agreement of all three parties.

Signed by the landowner 3/22/22. ¹ A qualified professional should develop and implement a fire management plan dealing with fire prescriptions, location of burn units and fire breaks, plans for protecting structures and contingencies, equipment and personnel needs, and smoke management.

The details

Residence

Bedrooms	4
Bathrooms	3 full, 1 half
Finished area	4,515 sq ft on three levels, finished walkout lower level
Ceilings	27 ft entry, 21 ft living room
Kitchen	Sub-Zero/Wolf, Galley 72" workstation, dual dishwashers, espresso unit, dual beverage tap, prep kitchen
Fireplaces	Rais rotating wood stove, Regency gas fireplaces
Glass	Kawneer commercial curtain wall, motorized solar shades
Materials	Farm-sourced cherry, walnut, maple and white cedar; slate, granite, Carrara marble, burnished masonry
Heating and cooling	Zoned forced air and in-floor radiant heat, central air; natural gas and LP
Lower level	Two bedrooms, full bath, family room, rec room, bar, humidor
Garage	Detached, 4+ cars across the Martini Barn and Studio Barn; attached garage plans drawn
Utilities	Private well and septic
Other	Water softener, rainwater catchment, below-grade LP tank, pet wash, 8 ft solid wood doors

The details

Land, equestrian and listing

Land & equestrian

Lot size	80.37 acres
Equestrian	Riding arena, stalls, paddocks, tack and feed rooms, automatic watering
Hay	~20 acres of grass and alfalfa hay
Water	Swan Creek, two streams, numerous springs
Gardens	Orchard, vegetable garden

Listing

Price	\$6,000,000
MLS number	2033150
Annual taxes	\$22,287 (2025)
School district	Oregon School District: Prairie View Elementary, Oregon High School
Zoning	FP-35 (Farmland Preservation), horses allowed
Parcel	0610-072-9000-3
Municipality	Town of Dunn, Dane County

Location

2797 Lalor Road, Oregon, WI 53575. Set on State Rustic Road #19, about twenty minutes from Madison.

Wisconsin State Capitol	7 mi · 20 min
Waubesa Wetlands State Natural Area	$\frac{1}{4}$ mile downstream
UW–Madison	7.5 mi · 20 min
Dane County Regional Airport	15 mi · 30 min
Lake Waubesa	2 mi · 10 min

Directions: County Road MM south, left onto Goodland Park Road, right to stay on Goodland Park Road, then right onto Lalor Road.

Offering documents

Easement documents, site survey and real estate condition report are available to qualified buyers on request.

Melissa LeGrand

Broker Owner, Luxury Specialist
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Five Bridges Farm

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 Oregon, WI 53575
 MLS 2033150
 legrandre.com

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