



HAWK'S MILL WINERY

Minutes from downtown Monroe, Hawk's Mill Winery has been an established destination since 2015, recognized for its setting, experience, and continued growth.



EVENT PAVILION

Hawk's Mill Winery features an outdoor pavilion with enclosed side panels, ideal for weddings, receptions, and special events.



WINE PRODUCTION

Hawk's Mill Winery is a turn key wine producing business. Currently Hawk's Mill produces 26 different wine varieties each year.



TASTING ROOM

Hawk's Mill's welcoming tasting room offers wine tastings and a relaxed space to enjoy a selection of food and the winery's offerings.

Jeff Maliszewski - Real Estate Broker
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PROPERTY SUMMARY

Total Building Sq. Ft:	15,612	Sq. Ft.
Winery:	2,412	Sq. Ft.
Production:	2,688	Sq. Ft.
Warehouse:	5,760	Sq. Ft.
Pavillion:	4,536	Sq. Ft.
Residence:	2,742	Sq. Ft.
Lot Size:	17.59	Acres
Taxes:	7,378	(2025)

PURCHASE OPTIONS

Real Estate & Improvements ONLY
\$900,000

Winery Business & Real Estate
\$1,200,000

Winery Business & Residential Home
\$1,950,000





AREA ATTRACTIONS

- Historic Downtown Monroe - **10 mi**
- Sugar River State Trail - **>0.5 mi**
- New Glarus Brewing Company - **25 mi**
- Swiss Historical Village - **25 mi**
- Yellowstone Lake State Park - **20 mi**
- Cadiz Springs Recreation Area - **>0.5 mi**
- Downtown Albany - **25 mi**
- Downtown Brodhead - **25 mi**
- Cave of the Mounds - **45 mi**

PROPERTY LOCATION

Ideally situated in southwest Wisconsin, Hawk's Mill Winery offers a peaceful countryside setting while remaining easily accessible to regional destinations, including but not limited to:



- Monroe, WI - ~10-15 min
- Madison, WI - ~1 hr 15 min
- Rockford, IL - ~1 hr 15-1 hr 30 min
- Dubuque, IA - ~1 hr 30-1 hr 45 min
- Milwaukee, WI - ~2 hr 15-2 hr 30 min
- Chicago, IL - ~2 hr 30-3 hr



RESIDENTIAL PROPERTY HIGHLIGHTS

W8176 Pilz Road, Browntown, Wisconsin

3 BEDROOMS | 2.5 BATHROOMS | 6.6 ACRES | 3 CAR GARAGE | LARGE SHOP

PROPERTY OVERVIEW

A rare blend of refined rural living, functional design, and hobby-farm capability on a private, feature-rich estate.

INTERIOR

RESIDENCE

- 3 Bedrooms | 2.5 Bathrooms | Main-Level Office
- Thoughtfully designed for comfort and flow, offering defined yet connected living spaces suited for both everyday life and entertaining.

PRIMARY SUITE RETREAT

- Private 3-Season Sitting Room
- Ensuite Bathroom with Jacuzzi Tub + Double Shower
- A private retreat designed for relaxation, with seamless access to a light-filled seasonal sitting space.

LIVING SPACES

- Main Living Room with Electric Fireplace Built-In Theater Surround Sound System
- Whole-Home Integrated Speaker System
- Lower-Level Living Area with Freestanding Stove
- Two Additional Lower-Level Bedrooms
- Private Sauna

KITCHEN + COMFORT FEATURES

- In-Floor Heating in Kitchen and Primary Bathroom
- Heated Lower-Level Concrete Flooring
- Efficient, comfortable design with targeted heating in key living and utility spaces.

EXTERIOR

GARAGE + WORKSHOP - Attached 3-Car Garage

- Insulated and Heated Workshop (Currently Set Up as Woodworking Shop) Integrated Automatic Dust Collection System Equipment Negotiable
- A rare combination of residential storage and professional-grade workspace functionality.

EXTERIOR LIVING

- Large Composite Deck Overlooking Private Pond
- 7-Foot Deep, Plastic-Lined Pond Operated as Licensed Fish Farm Stocked with Minnows
- Outdoor living centered around water, privacy, and expansive views.

LAND + AGRICULTURAL FEATURES

- Three Total Pastures One Large Pasture Two Smaller Pastures (One with Rich Black Soil, Ideal for Gardening or Cultivation)
- Livestock Building with Water Access Heated Water System with Auto-Rotate Feature Currently Set Up for Alpacas Suitable for Horses, Goats, Chickens, or Small to Medium Livestock

NATURAL FEATURES

- Established Purple Martin Colony with Approximately 30 Returning Birds Annually
- A property that offers both refined residential living and highly functional land use, designed for flexibility, privacy, and long-term versatility.



EXIT PROFESSIONAL REAL ESTATE

All information provided by seller. Buyer to verify if material.

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