

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

EAU CLAIRE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

120 +/- ACRES WITH RIVER FRONTAGE IN EAU CLAIRE COUNTY, WISCONSIN

120 wooded acres on the banks of the Eau Claire River near Fall Creek. Predominately red pine and river bottom, the property has been very well managed. The past logging has left plenty of mature oaks blended through the landscape with very strong oak regeneration throughout. Lots of cover, browse, and deer sign makes this property ready to hunt! Hop in a canoe or kayak at Harstad Park and enjoy the scenic paddle to your property, where smallmouth and musky await! There are many great natural funnels on the property as well as several river crossing sites that are well traveled by wildlife! The property is enrolled in the Managed Forest

Law (closed) program which gives the owner tax benefits in return for agreeing to timber management practices. Property is managed for both timber growth and hunting purposes.

Multiple beautiful sites to build your home or cabin with easy access to Lincoln Drive. Two gated driveways with main road access. A trail system throughout with a blend of driveable trails as well as some natural hiking trails, all located right on the property! The perfect country setting is just 15 minutes from Eau Claire and 1 hour and 15 minutes from the Twin Cities.



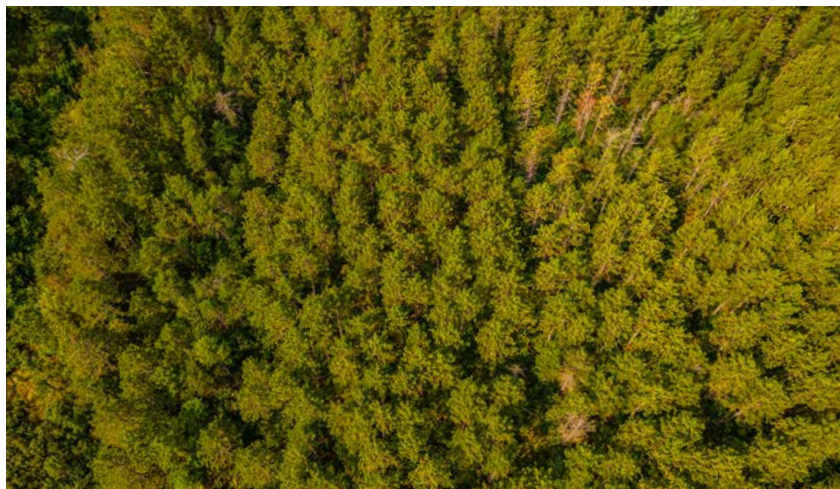
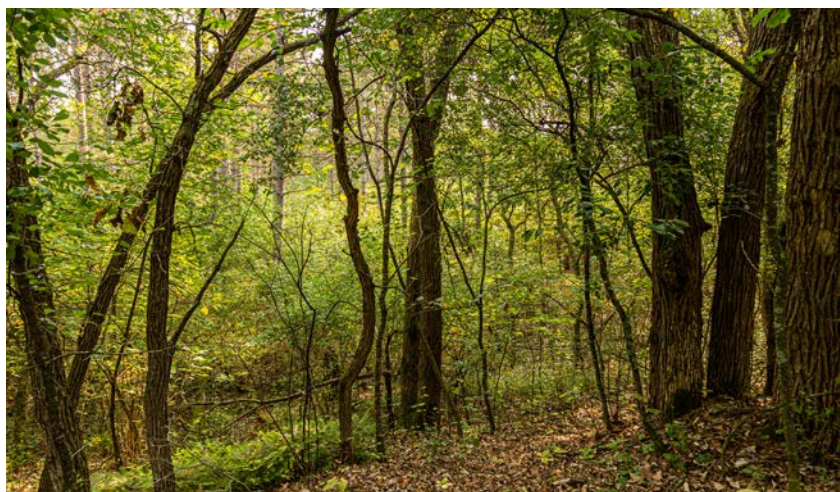
PROPERTY FEATURES

PRICE: **\$584,725** | COUNTY: **EAU CLAIRE** | STATE: **WISCONSIN** | ACRES: **120**

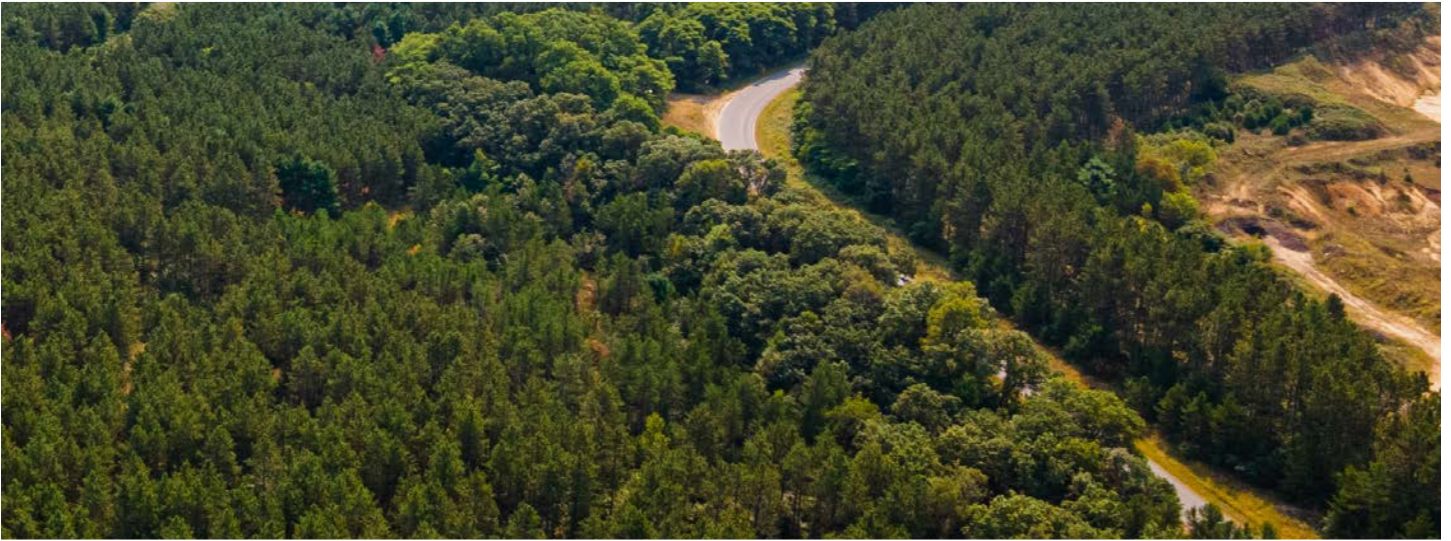
- 120 +/- acres
- Trail system
- River frontage
- Great hunting
- Recreation opportunities
- Mature oaks
- Mature pines
- Blacktop frontage
- 12 miles from Eau Claire
- 80 miles from La Crosse
- 98 miles from Twin Cities
- Sellers willing to divide



120 +/- ACRES



BLACKTOP ROAD FRONTAGE

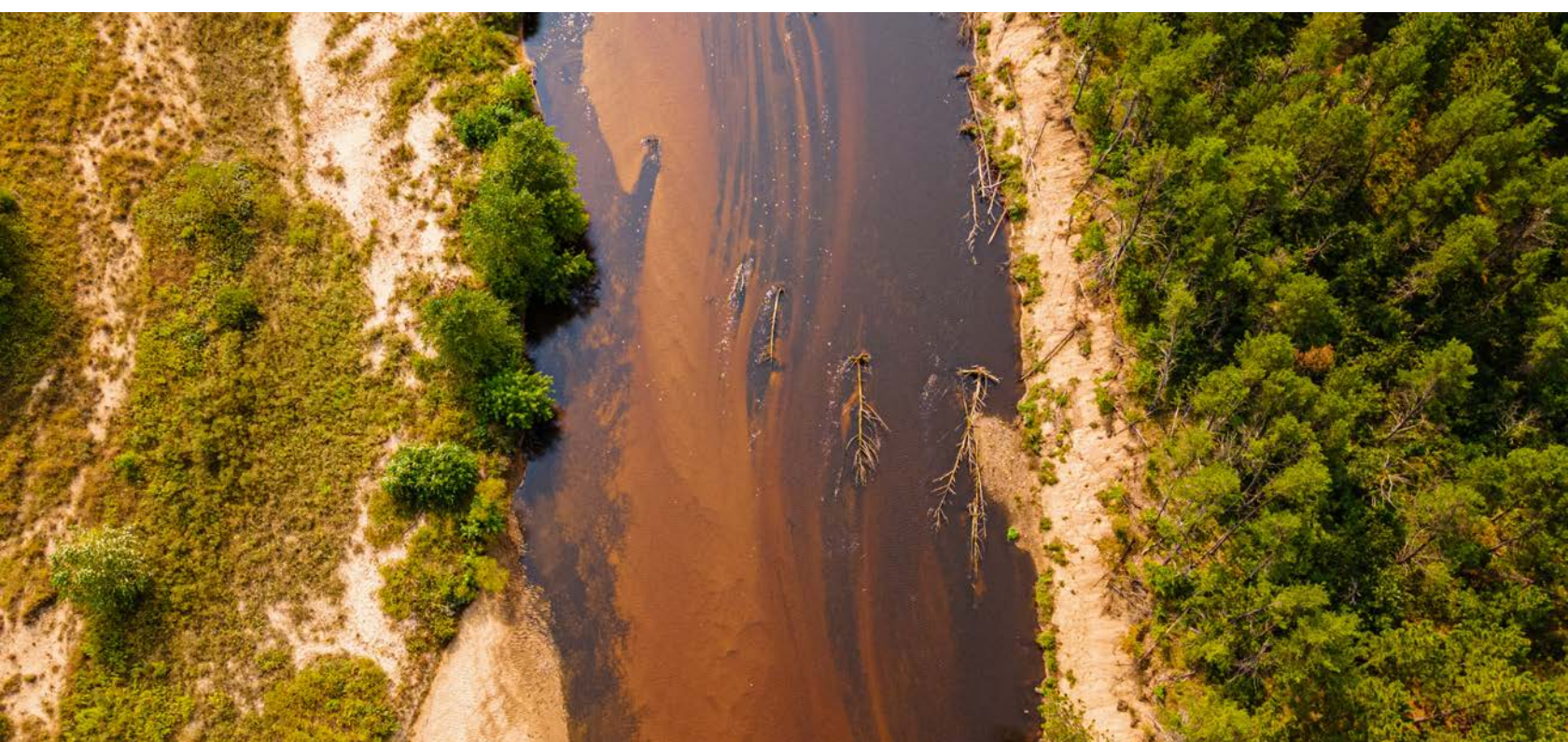


GREAT HUNTING



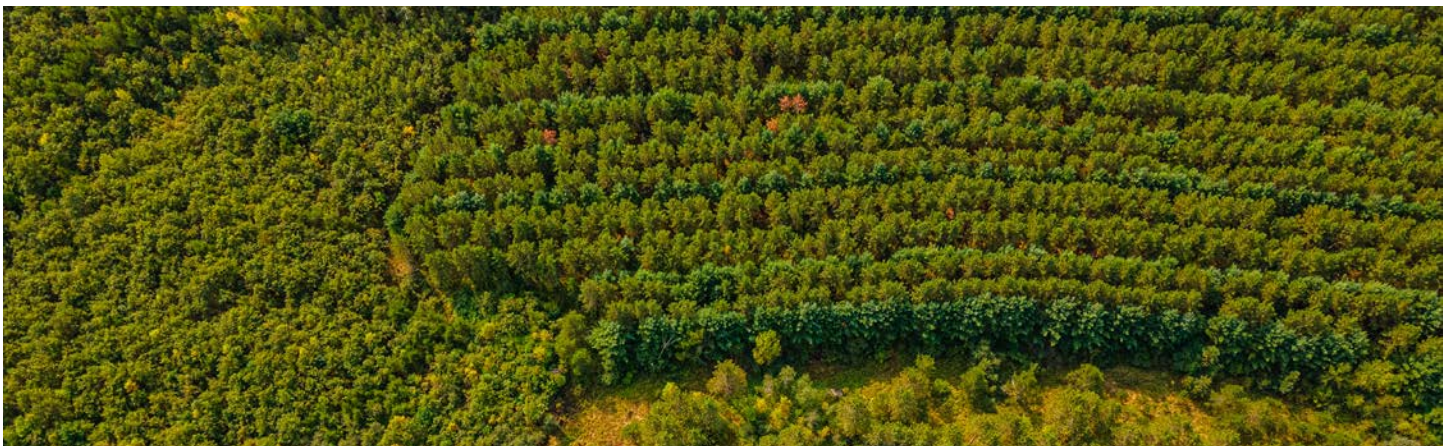
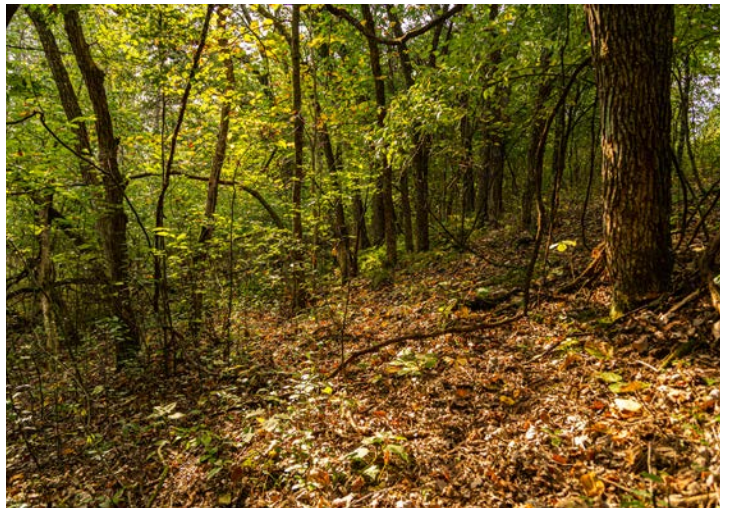
RIVER FRONTAGE

Hop in a canoe or kayak at Harstad Park and enjoy the scenic paddle to your property, where smallmouth and musky await!

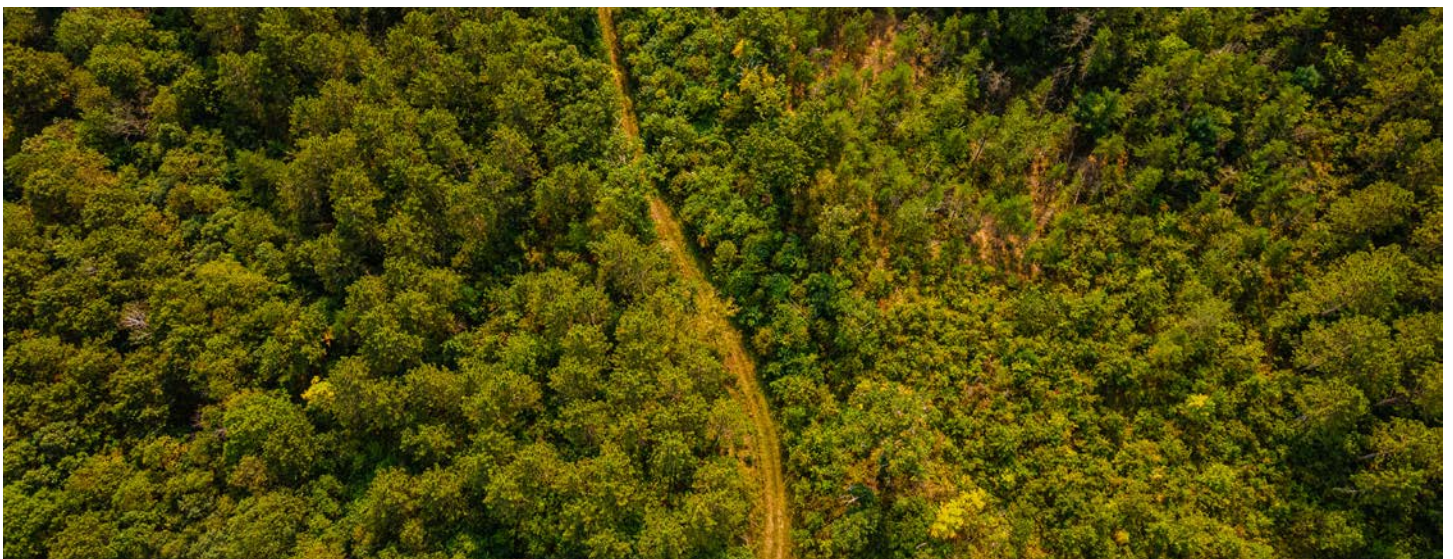
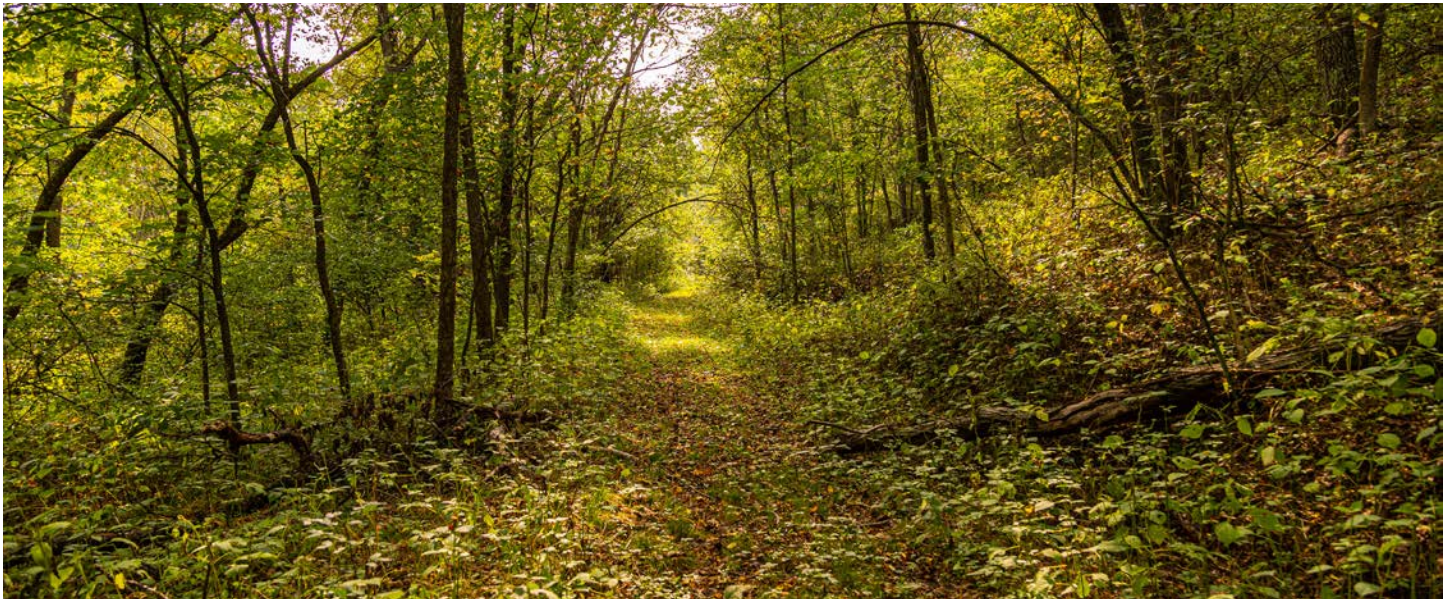


MATURE TIMBER

The past logging has left plenty of mature oaks blended through the landscape with very strong oak regeneration throughout. The property is enrolled in the Managed Forest Law (closed) program which gives the owner tax benefits in return for agreeing to timber management practices. Property is managed for both timber growth and hunting purposes.



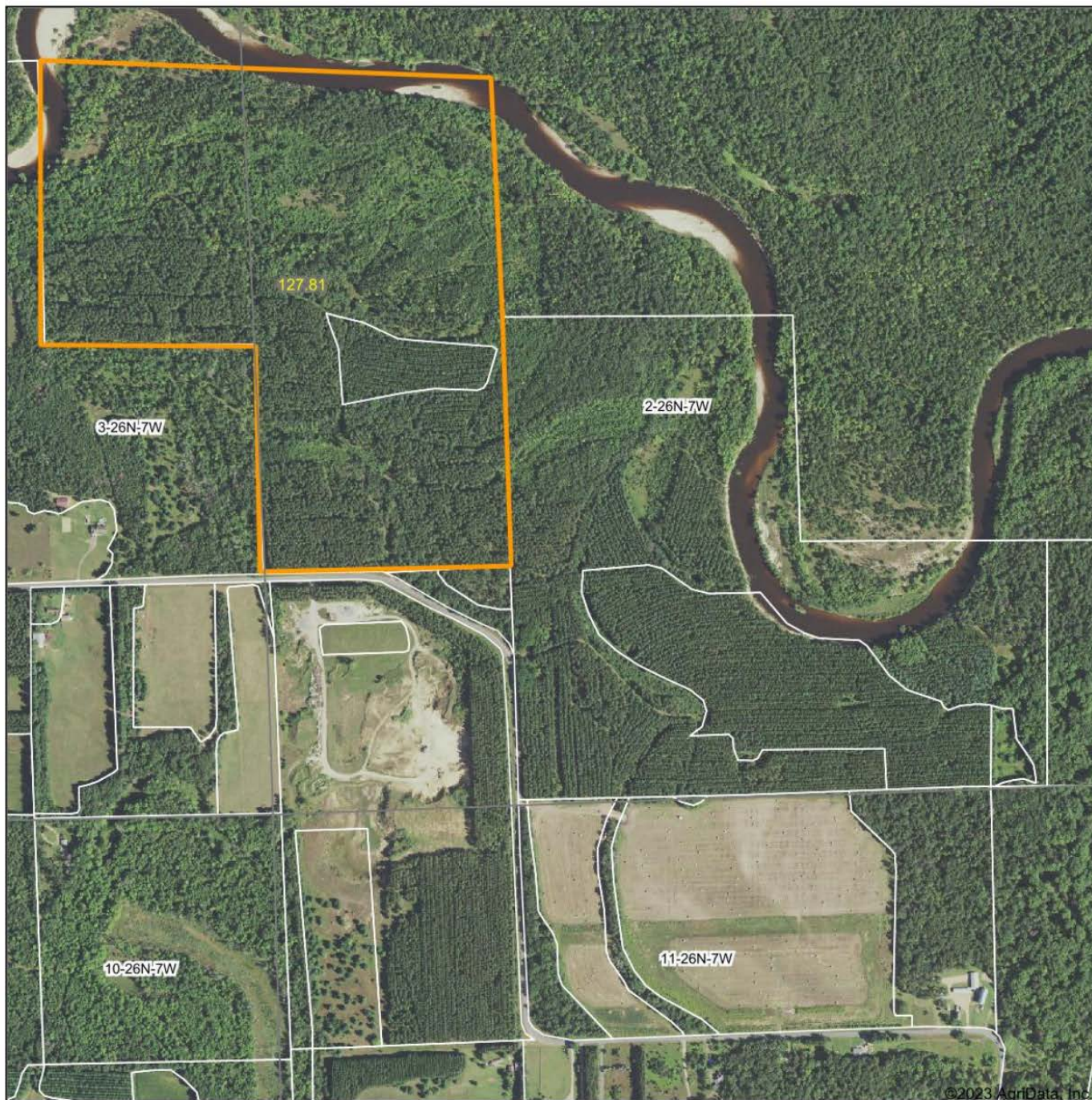
TRAIL SYSTEM



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 44° 45' 51.08, -91° 12' 19.23

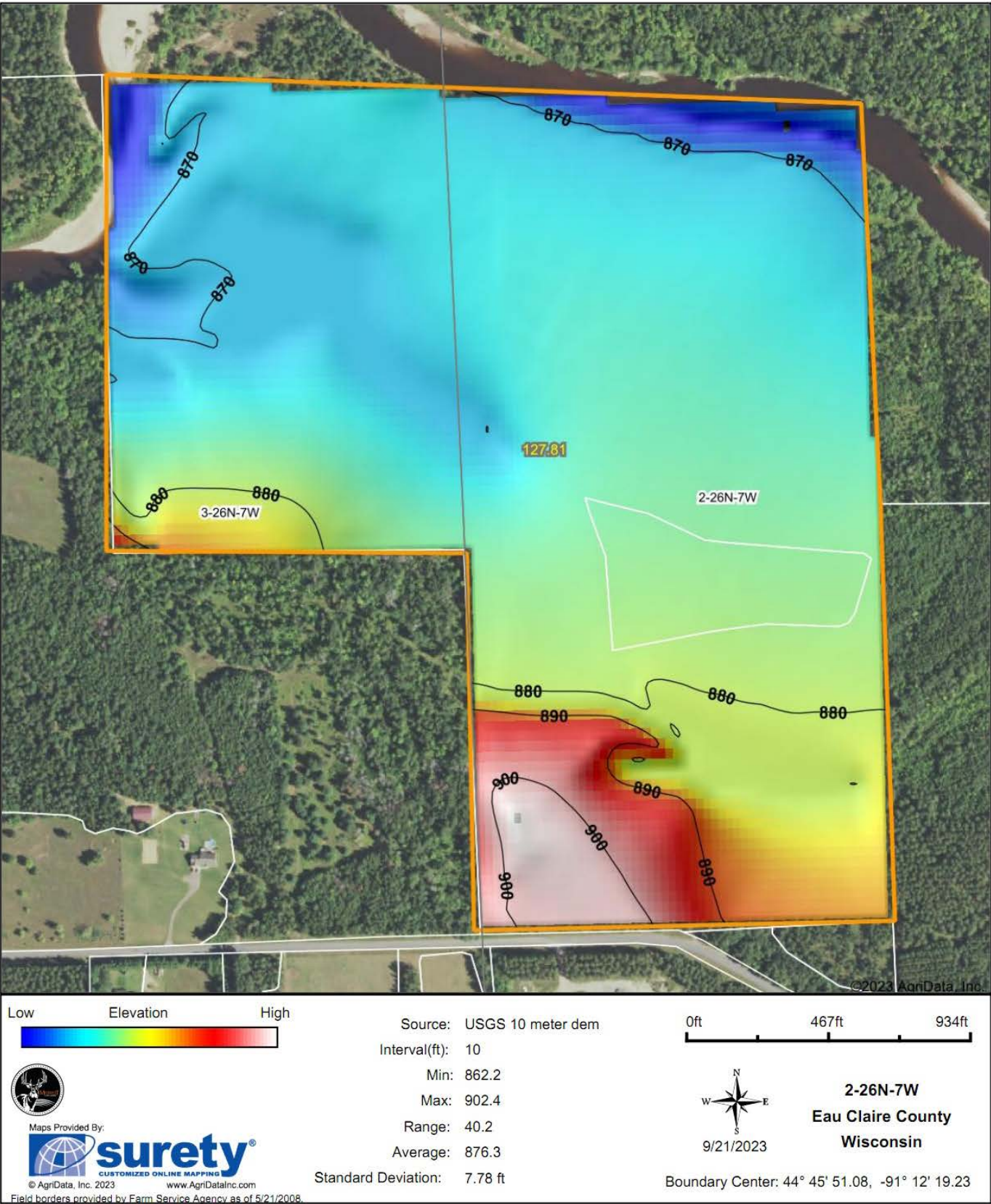
0ft 864ft 1728ft

2-26N-7W
Eau Claire County
Wisconsin



9/21/2023

HILLSHADE MAP



AGENT CONTACT

For Dylan Fluekiger, the outdoors, and especially hunting, has always been his biggest passion. He's guided for whitetail deer and waterfowl, as well as for trophy walleyes and small mouth bass. He has the utmost love for chasing mature whitetail bucks all around the Midwest, knowing exactly what it takes to attract and hold them on a property.

Born in Winona, MN, Dylan grew up and went to school in Alma, WI, and attended Bismarck State College and Pennsylvania State University where obtained a degree in mechanical engineering. Prior to selling land, Dylan worked for the county highway department and owned several businesses, including deer hunting lease operation.

At Midwest Land Group, Dylan is able to combine his passion of the outdoors with his love of helping people. His knowledge and confidence of the land makes him stand out amongst other agents. When he's not working, you can usually find him hunting, fishing or playing sports. If you're in the market to buy or sell land and want to work with a fellow avid hunter or fisherman, be sure to give Dylan a call.



DYLAN FLUEKIGER, LAND AGENT
715.690.3359
DFluekiger@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.