

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# BARRON COUNTY WISCONSIN



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL BARRON COUNTY FARM WITH IMPROVEMENTS

Located north of Rice Lake, Wisconsin sits this gorgeous farm with 80 +/- acres of gently rolling terrain with approximately 25 acres of tillable ground, 30 acres of fenced pasture, and 18 wooded acres. The two tillable fields are separated by the home site which, if used for pasture, would make for easy rotational grazing. With a 32'x92' barn and hay loft, two 32'x64' sheds, and two grain bins, the farm is very well set up to begin your livestock operation right out of the gate. A 40'x100' sawmill barn and 32'x80' storage shed can be converted to meet a variety of needs.

A two-story Amish-built home sits off the road offering 8 bedrooms and ample living space. The home is very well-insulated and features plenty of natural light and an unfinished walk-out basement.

Located close enough to Rice Lake for convenience but far enough to keep that quiet country feel, this farm is one that needs to be seen to be fully appreciated. There is a well on the property, electricity is on the road.



# PROPERTY FEATURES

PRICE: **\$522,000** | COUNTY: **BARRON** | STATE: **WISCONSIN** | ACRES: **80**

- 80+/- acres
- 30 acre fenced pasture
- 25 acres tillable
- 18 wooded acres
- Large, Amish-built home
- Livestock barn with hay loft
- 2 large storage barns
- 1 silo
- 2 grain bins
- Large sawmill barn and storage shed
- 10 miles to Rice Lake, WI
- 2 miles to Haugen, WI
- Rice Lake Schools



80 +/- ACRES

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# 30 ACRE FENCED PASTURE

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# 25 ACRES TILLABLE

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# LIVESTOCK BARN + 2 STORAGE BARN

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# LARGE, AMISH-BUILT HOME

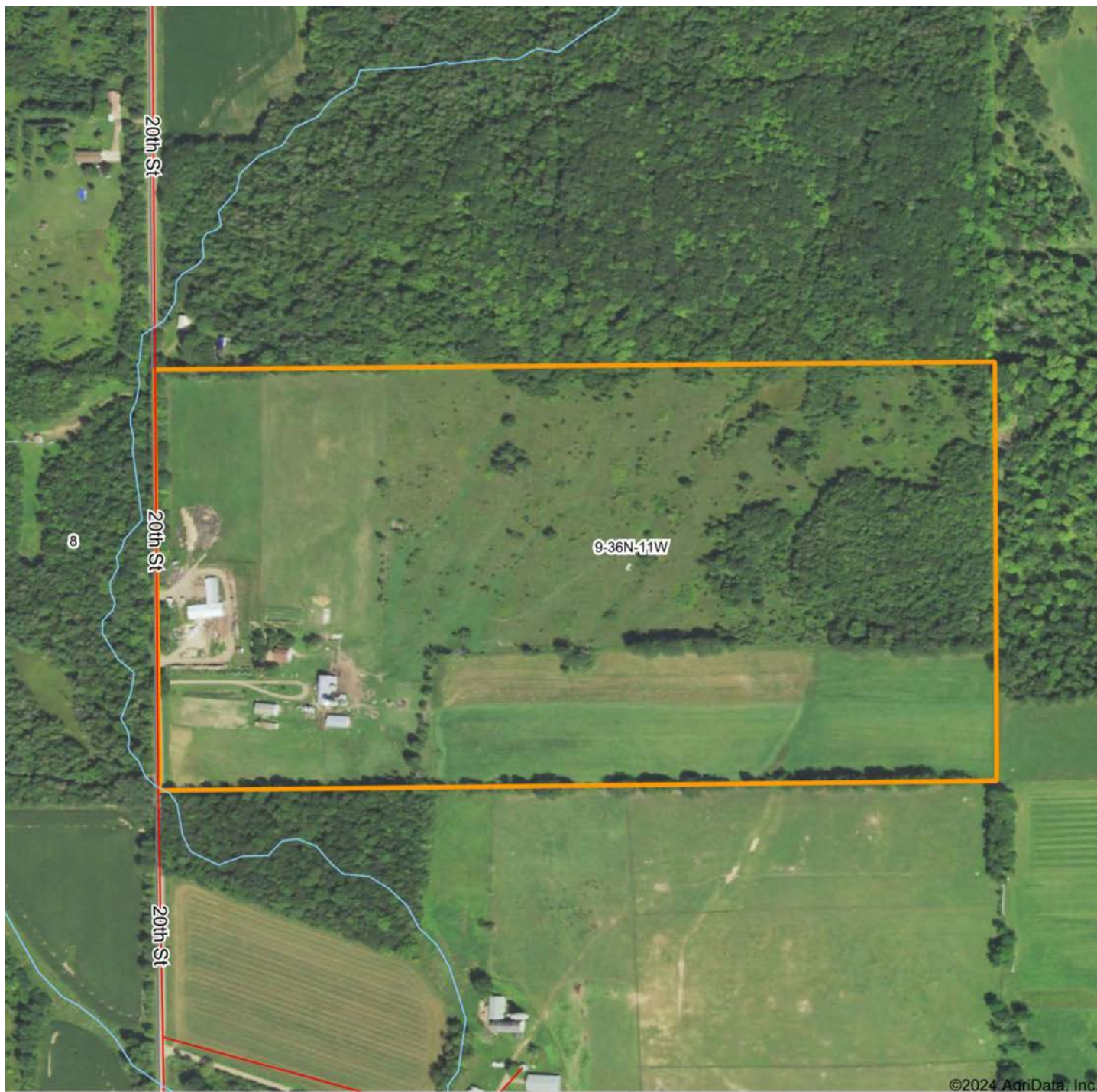


# ADDITIONAL PHOTOS





# AERIAL MAP



Boundary Center: 45° 37' 9.53, -91° 44' 21.55



Maps Provided By:



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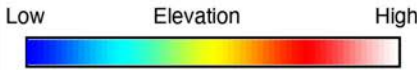
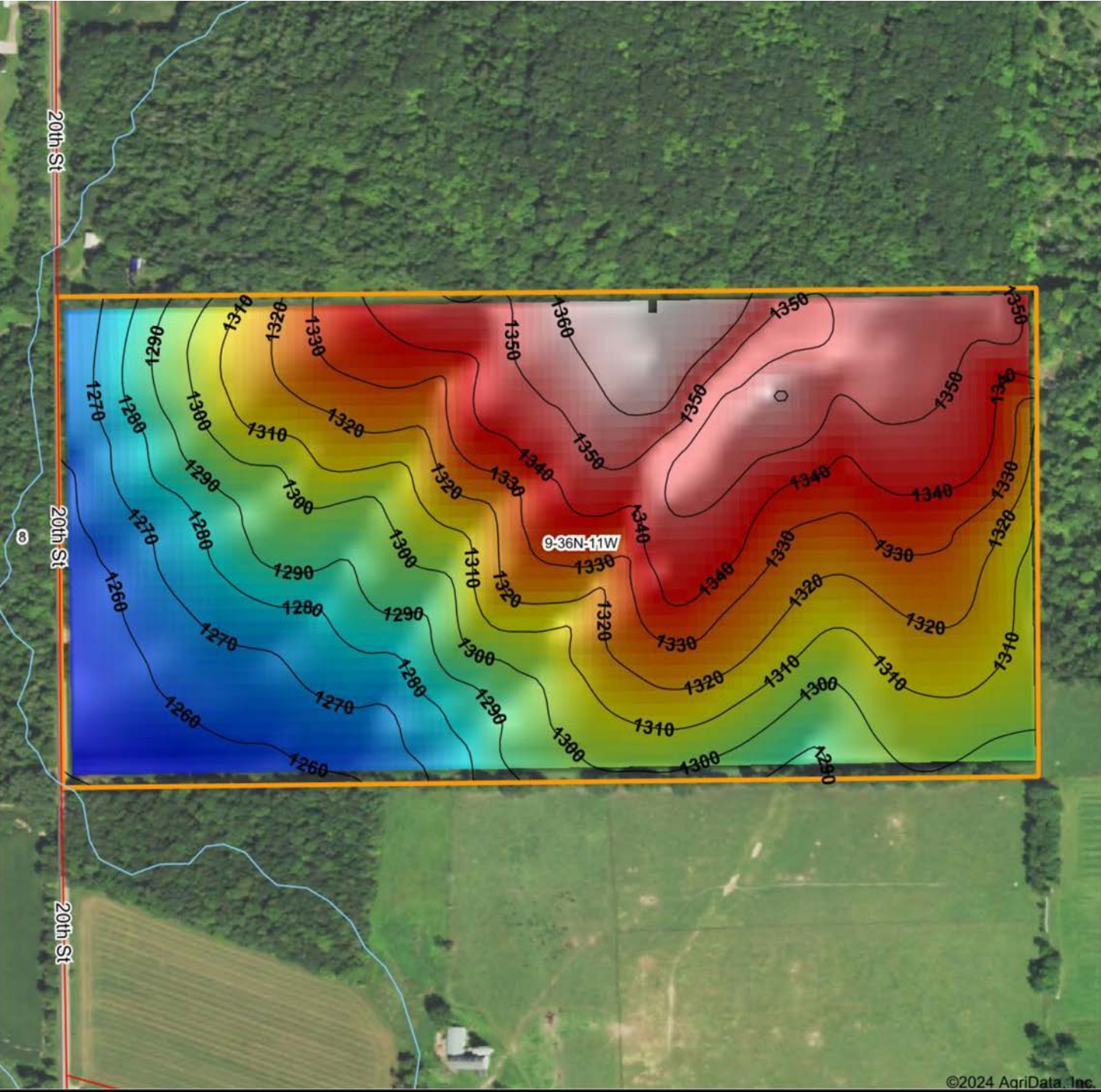
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**9-36N-11W**  
**Barron County**  
**Wisconsin**



1/22/2024

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 1,249.7  
 Max: 1,367.6  
 Range: 117.9  
 Average: 1,311.8  
 Standard Deviation: 30.81 ft



1/22/2024

**9-36N-11W**  
**Barron County**  
**Wisconsin**

Boundary Center: 45° 37' 9.53, -91° 44' 21.55

# OVERVIEW MAP



# AGENT CONTACT

Dan Mozdren understands the gratification that comes from hard work and dirty hands. Although he was born in St. Charles, IL, Dan grew up working on a large cattle ranch in Oklahoma. He graduated from Dewey High School in Dewey, OK, and Pittsburg State University in Pittsburg, KS.

Having worked in sales for several years in a variety of industries with proven success, this driven agent has realized his dream of working in an industry that he's passionate about. At Midwest Land Group, Dan appreciates that he can connect with people who share the same love for the outdoors, as well as develop long-term relationships while helping them achieve their property goals. An influential and bilingual communicator, this self-starter brings first-hand knowledge of, and passion for, the outdoors to each and every transaction, whether buying or selling, standing by his relentless commitment to serve others.

When he's not working, you can usually find Dan in the woods or on the water, whether that be deer hunting, or fishing for bass, pike, and muskie. He also enjoys the occasional golf game and spending time with his family. Dan lives in Jordan, MN, with his wife, Rachel and their two kids, Isaac and Ella. If you're in the market to buy or sell in Minnesota or Western Wisconsin, be sure to give Dan a call.



**DAN MOZDREN**, LAND AGENT  
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**MidwestLandGroup.com**

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