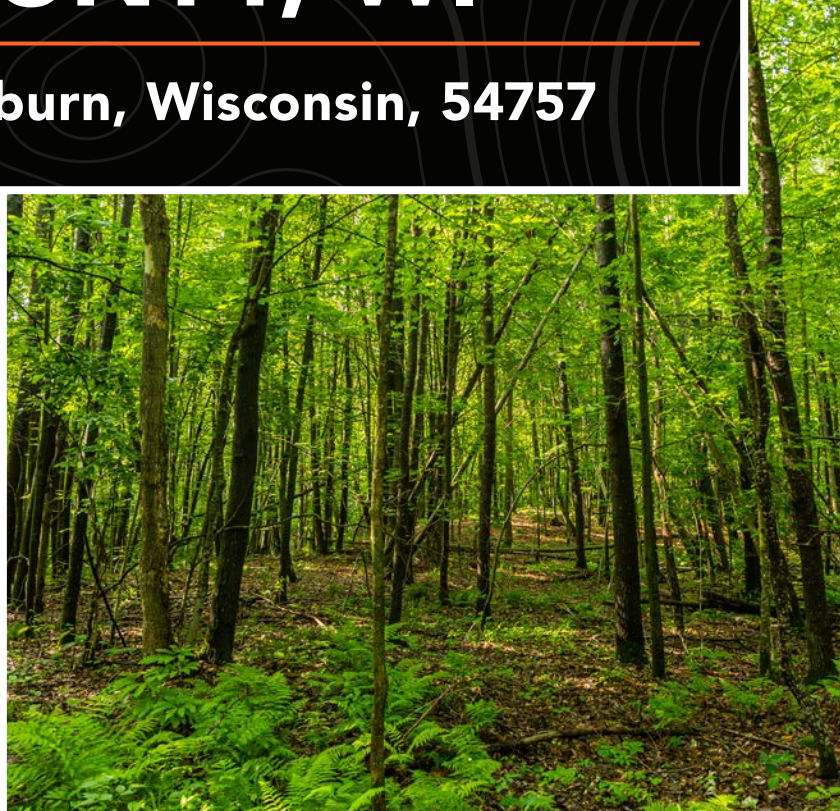


MIDWEST LAND GROUP PRESENTS



80 ACRES
RUSK COUNTY, WI

Buckrun Lane, New Auburn, Wisconsin, 54757



MIDWEST LAND GROUP IS HONORED TO PRESENT

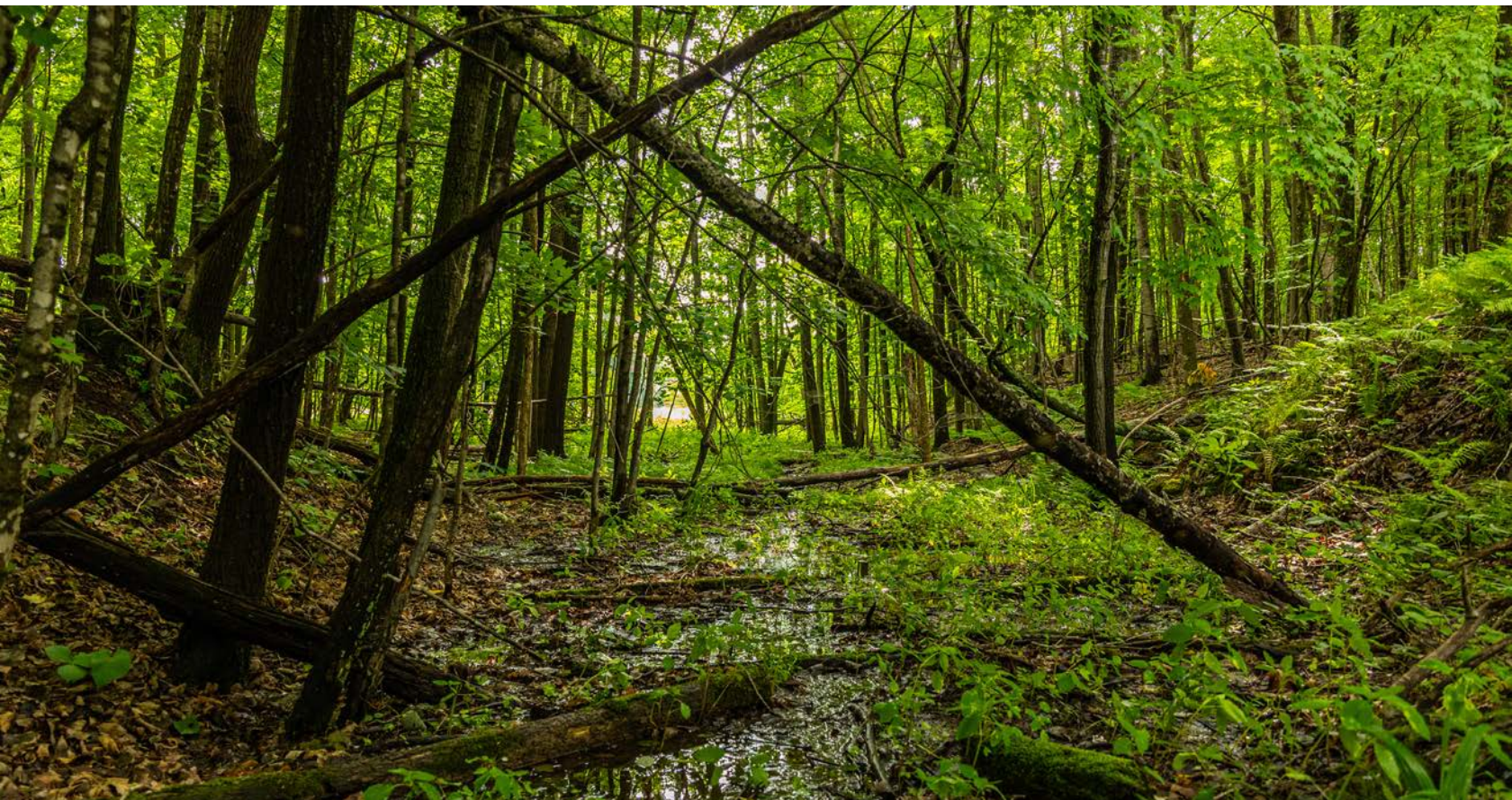
80 +/- RECREATIONAL ACRES IN QUAINT RUSK COUNTY

Come check out this quiet 80 +/- acres in northwestern Wisconsin, located in Rusk County. The property comes equipped with 3 ladder stands and 1 hunting blind. You will find the lakes of Sand, Fireside, and Island within 5 miles of the property. The Chippewa River also offers some great fishing just a few miles away. The property is secluded 1/2 off of Old Highway D and has a great easement road for access. The property also has its own private 4 acre lake with depths over 10 feet deep.

The property borders 3,600 acres of public forest land to scratch any avid outdoorsman's itch. The property

has great access with being just a few miles off of a paved county road. The property has abundant deer sign including many rubs from this fall. The property has multiple building sites whether you want to pull in a camper or build a cabin for a weekend getaway. This property honestly has it all for any outdoorsman.

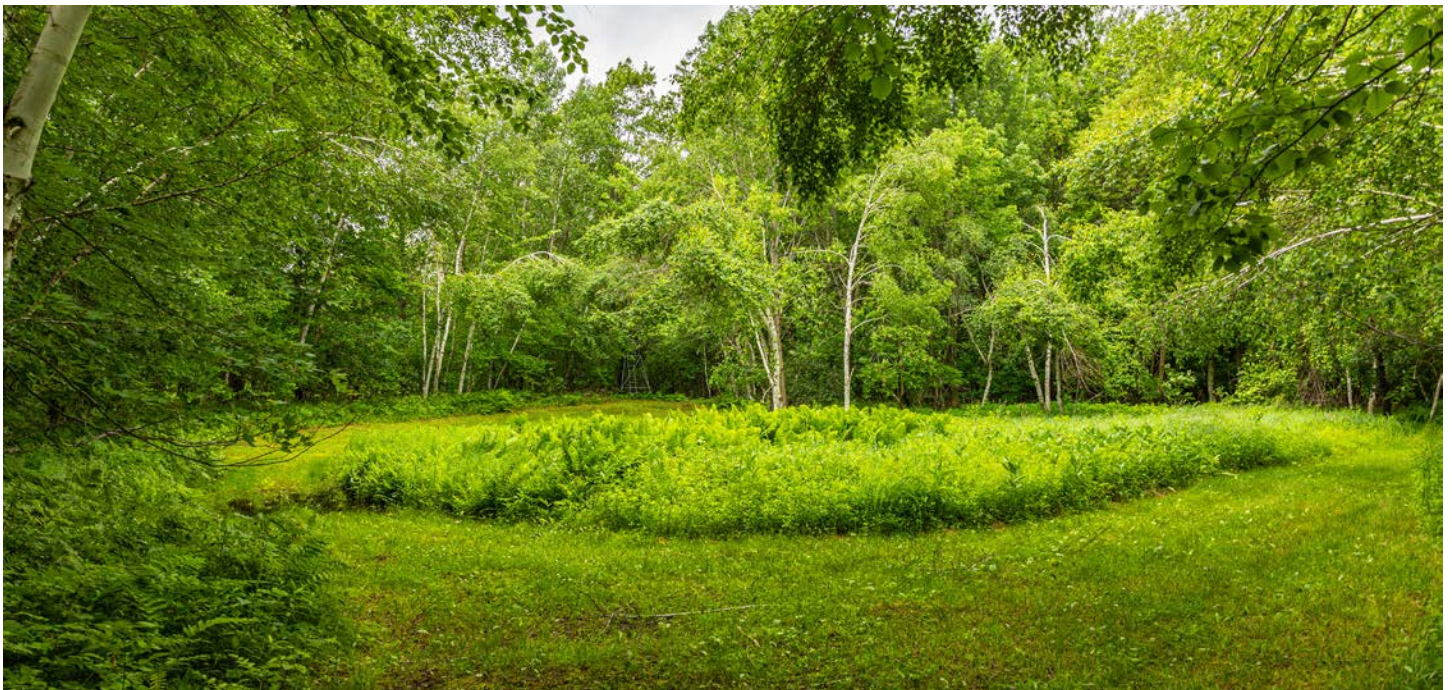
Whether you enjoy trail riding, hunting, fishing, or hiking there is something to do here in all 4 seasons. There are over 300 miles of ATV and snowmobile trails located just a 1/2 mile away. Rusk County is home to over 250 lakes and flowages.



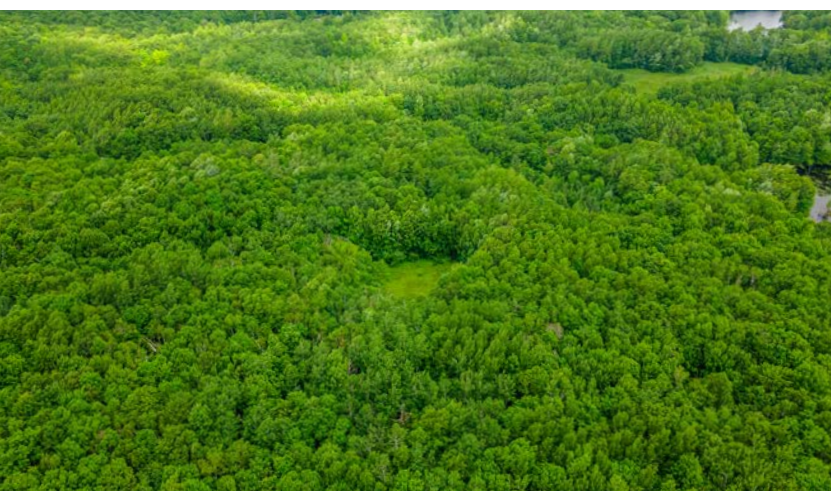
PROPERTY FEATURES

PRICE: **\$299,000** | COUNTY: **RUSK** | STATE: **WISCONSIN** | ACRES: **80**

- Trail system
- Private setting
- 4 +/- acre private lake
- Good hunting
- Borders 3,600 public acres
- UTV and snowmobile trails within 1/2 mile
- 124 miles from Minneapolis
- 22 miles to Ladysmith
- 42 miles from Eau Claire



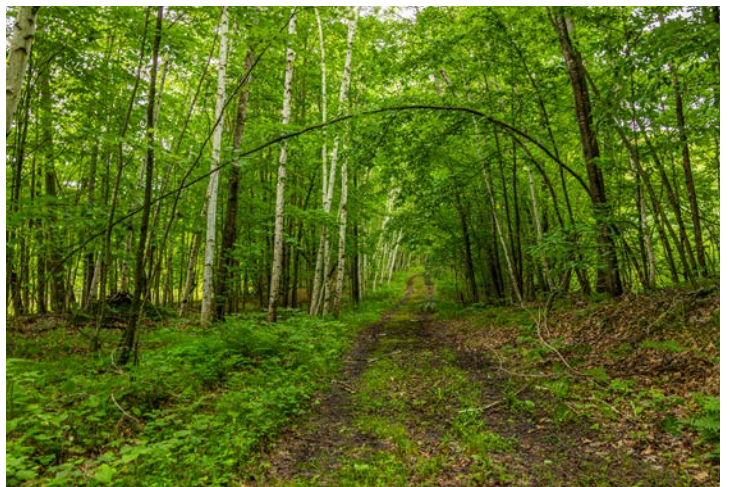
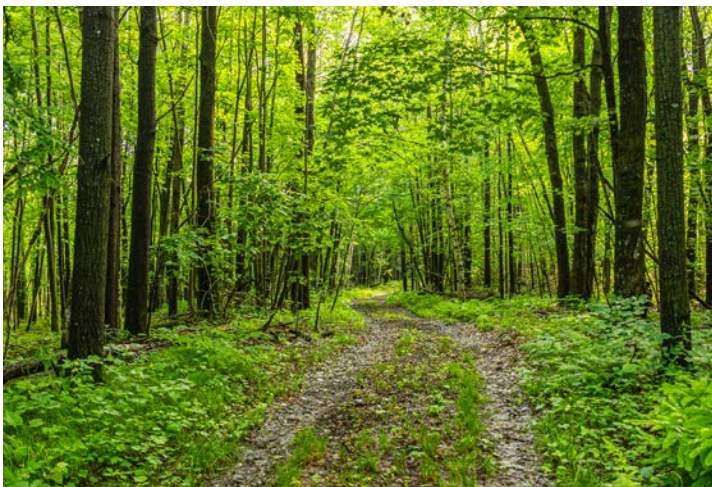
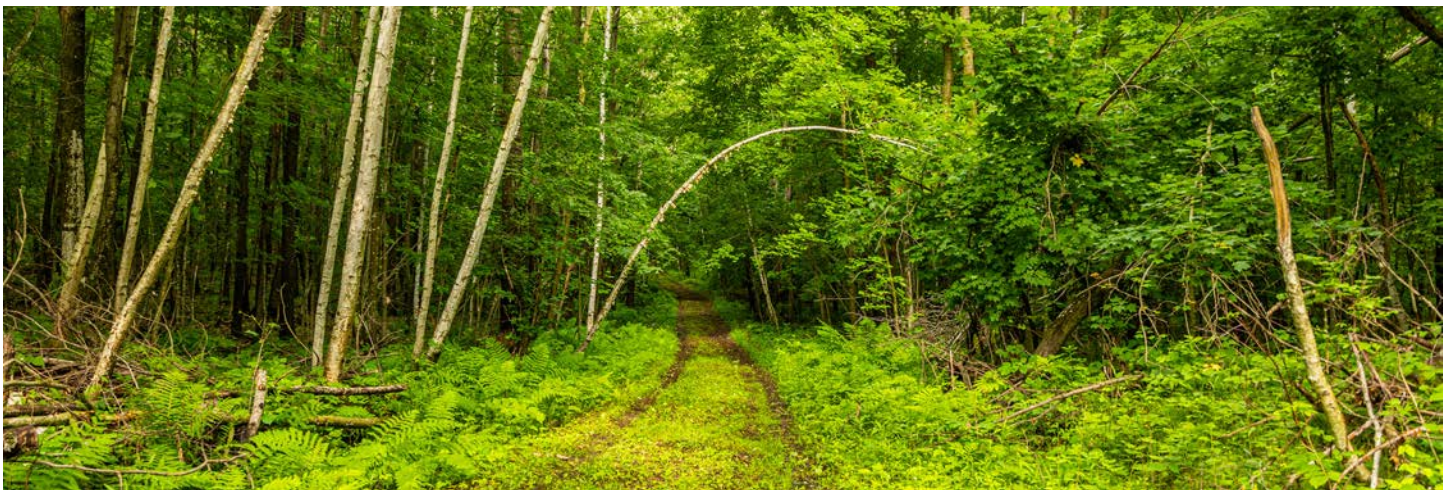
80 +/- ACRES



ABUNDANT DEER SIGN

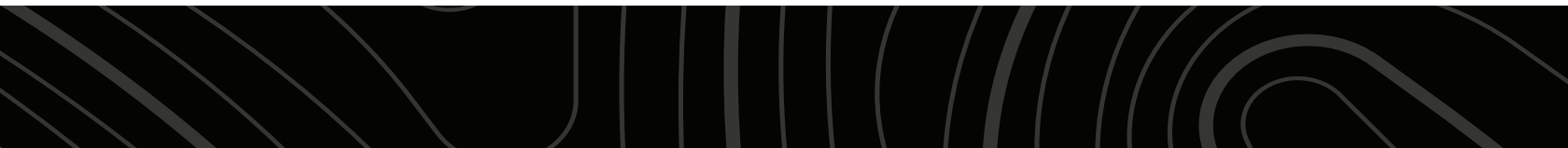
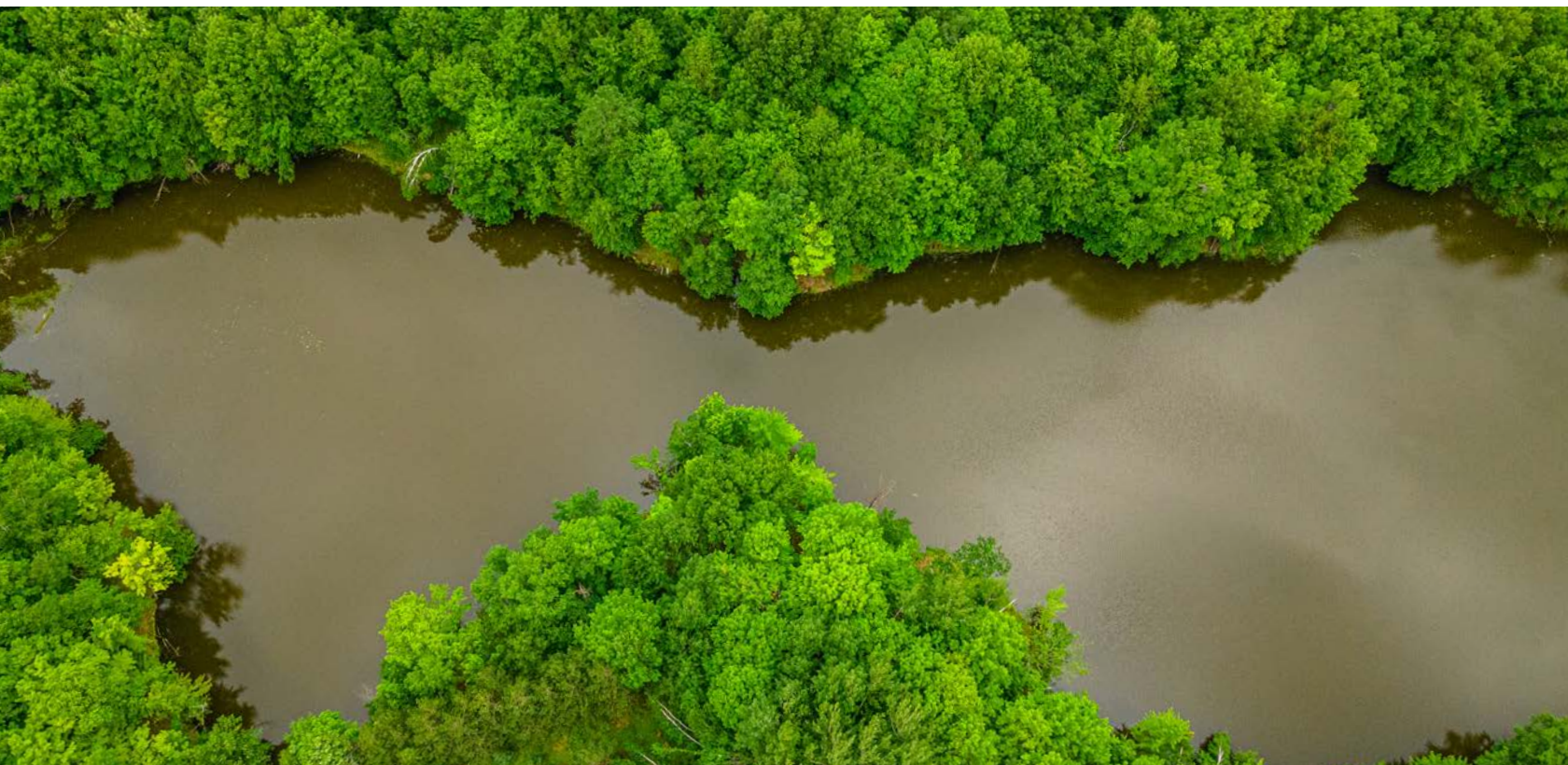


TRAIL SYSTEM



4 +/- ACRE PRIVATE LAKE

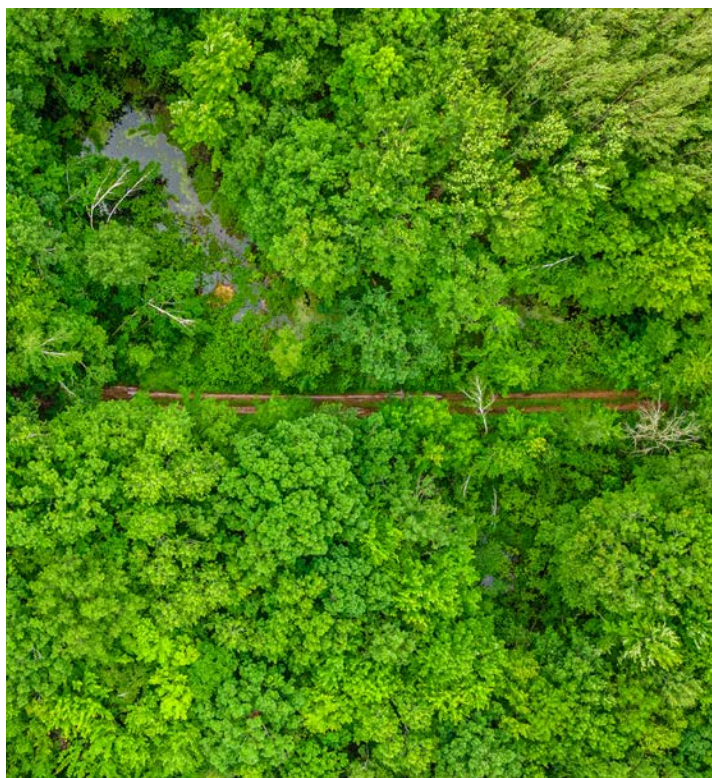
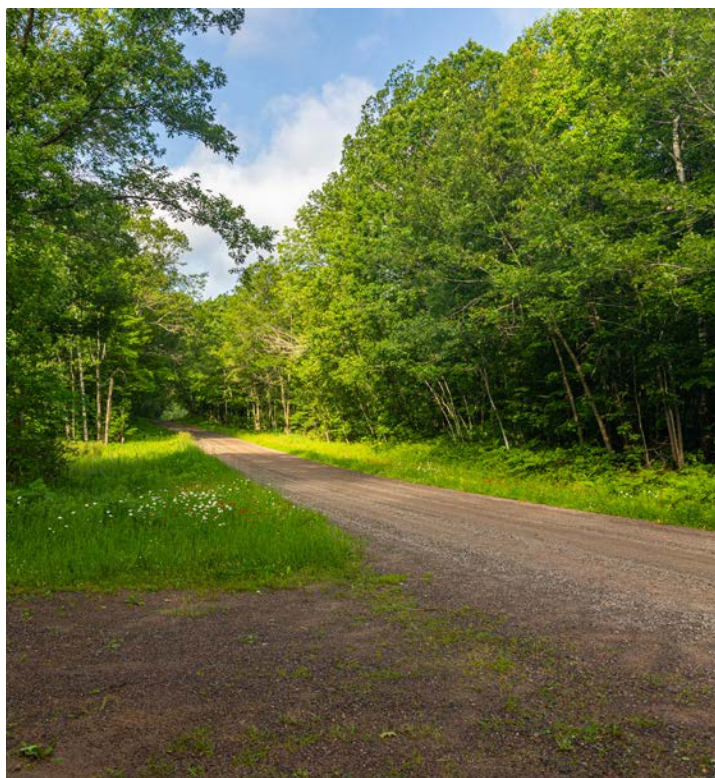
The property also has its own private 4 acre lake with depths over 10 feet deep.



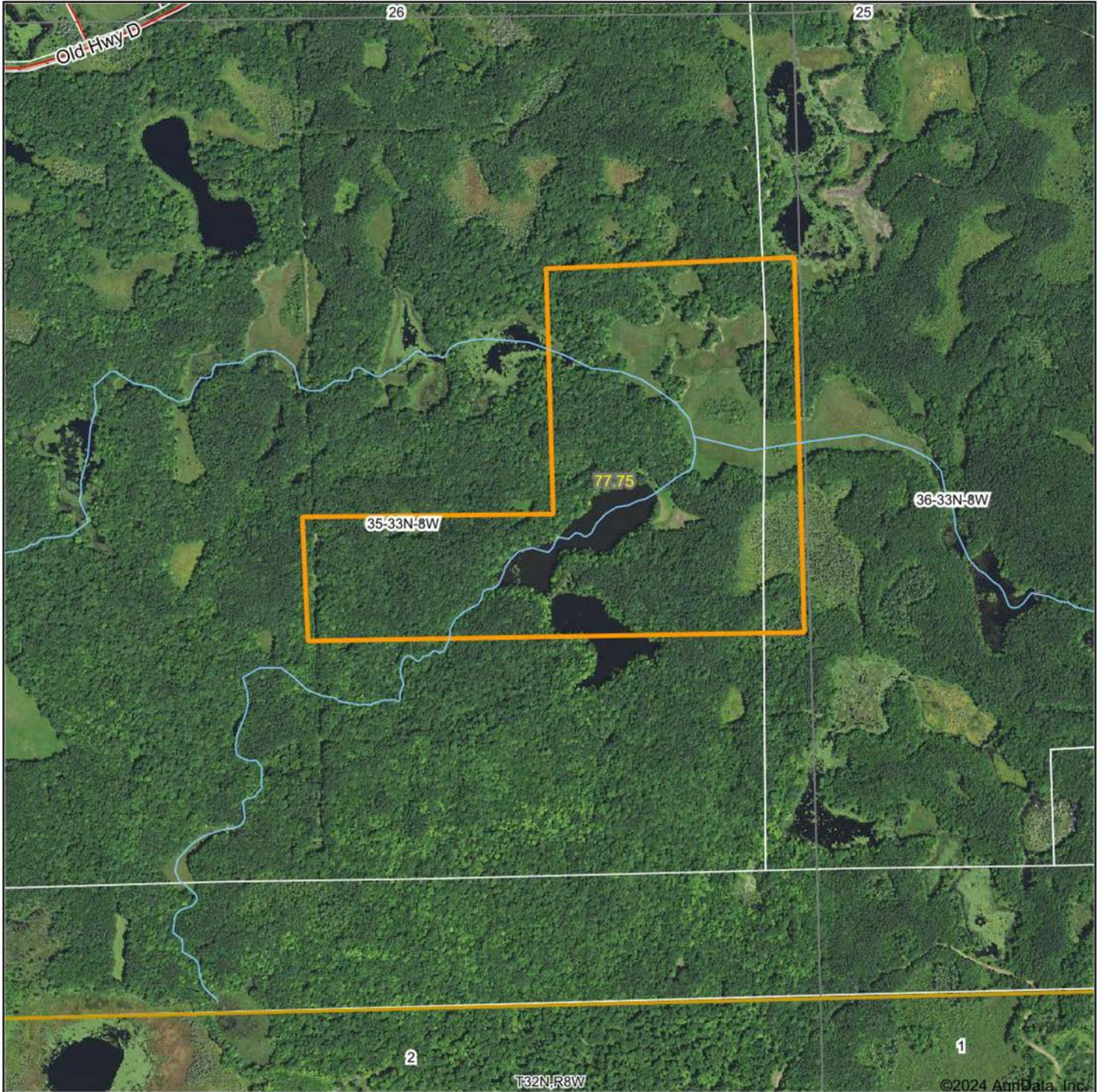
3 LADDER STANDS & 1 BLIND



EASY ACCESS & SECLUSION



AERIAL MAP



Boundary Center: 45° 17' 59.12, -91° 19' 18.23



Maps Provided By:



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35-33N-8W
Rusk County
Wisconsin



6/12/2024

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

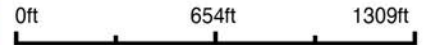
WETLANDS MAP



State: **Wisconsin**
 Location: **35-33N-8W**
 County: **Rusk**
 Township: **Big Bend**
 Date: **6/12/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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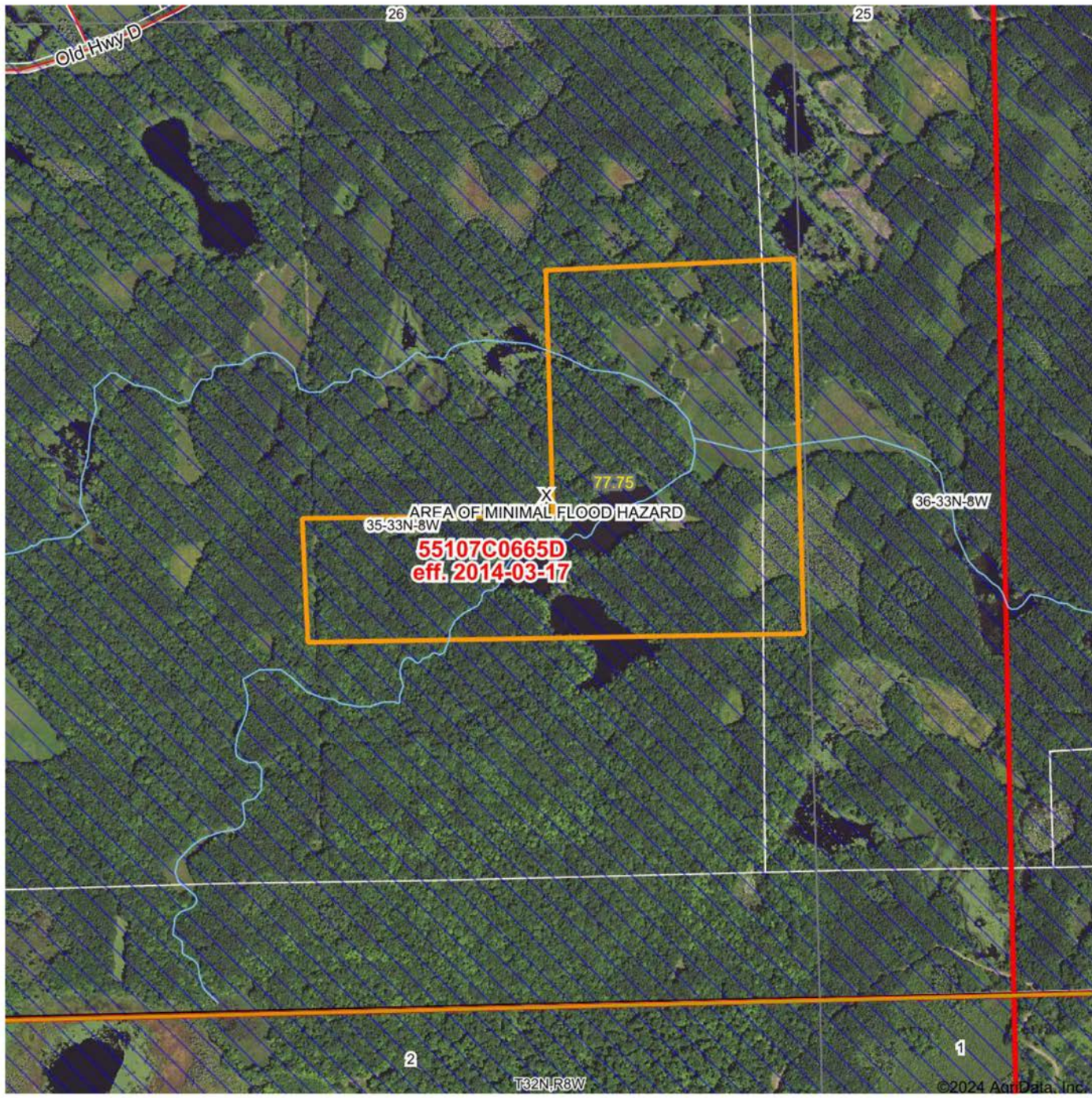


Classification Code	Type	Acres
PSS3/EM1Bg	Freshwater Forested/Shrub Wetland	14.10
PUBH	Freshwater Pond	6.25
PFO2/SS3Bg	Freshwater Forested/Shrub Wetland	3.50
PEM1C	Freshwater Emergent Wetland	0.74
R4SBC	Riverine	0.32
PABG	Freshwater Pond	0.06
	Total Acres	24.97

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA FORM

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF) Form



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

6/12/2024

Mapped Acres:

77.75

Actual Acres:

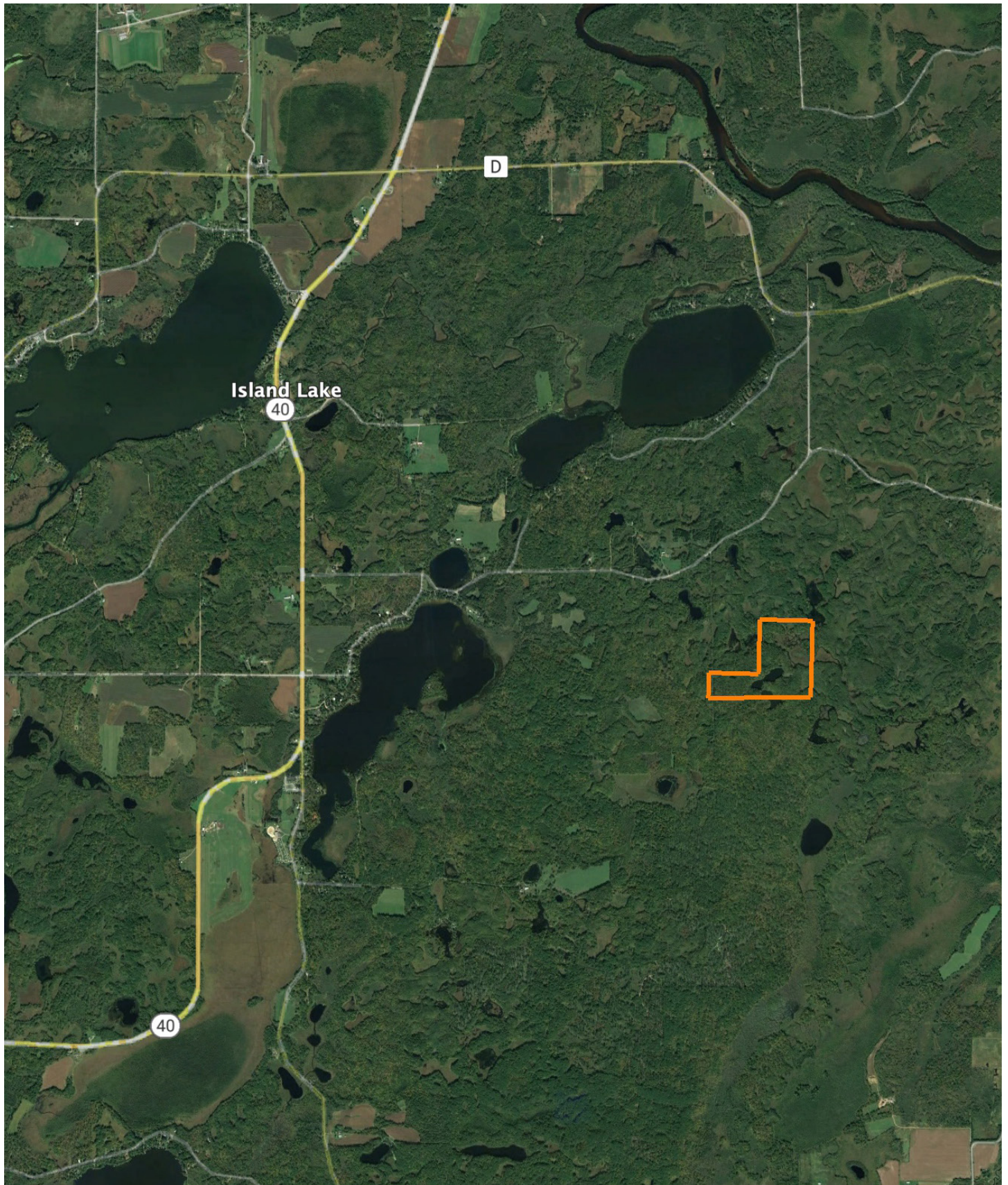
77.75



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OVERVIEW 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

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