

MIDWEST LAND GROUP PRESENTS

4.4 ACRES IN

CHIPPEWA COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY DESIRABLE WOODED LOT NEAR NUMEROUS ORCHARDS

Discover this incredible 4.4 +/- acre lot located just feet away from orchards and minutes from Lake Wissota! The property offers a potential build site near the road with ample room to pursue deer and turkeys that call this property home. The property is fairly level near the road and climbs as you progress off the road offering incredible bluff top views. There is a large clearing at the top of the ridge allowing ample sunlight to reach the forest floor creating an ideal location for a potential food plot and stand locations.

Located approximately 4.5 miles away is Lake Wissota offering endless recreation including phenomenal fishing opportunities. Less than a quarter mile to the west you will find Connell's Orchard. Eau Claire is conveniently located approximately 16 miles offering ample large city amenities.

Enjoy country living at its finest and schedule a private showing today!

Please note displayed property lines are approximate.



PROPERTY FEATURES

PRICE: **\$99,250** | COUNTY: **CHIPPEWA** | STATE: **WISCONSIN** | ACRES: **4.4**

- Build site
- Close to numerous local orchards
- Hunting opportunities
- Mature timber
- Close proximity to Lake Wissota
- Chippewa Falls School District
- 16 miles to Eau Claire
- 15 miles to Chippewa Falls
- 6.2 miles to Altoona
- 78 miles to Saint Paul



POTENTIAL BUILD SITE

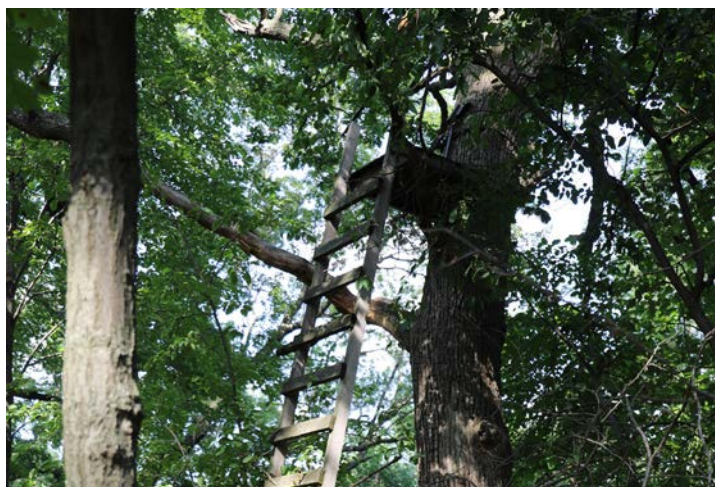
The property offers a potential build site near the road with ample room to pursue deer and turkeys that call this property home.



TOP OF RIDGE CLEARING



STAND LOCATION AND HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 44° 52' 21.27, -91° 16' 18.49

0ft 167ft 334ft



Maps Provided By:



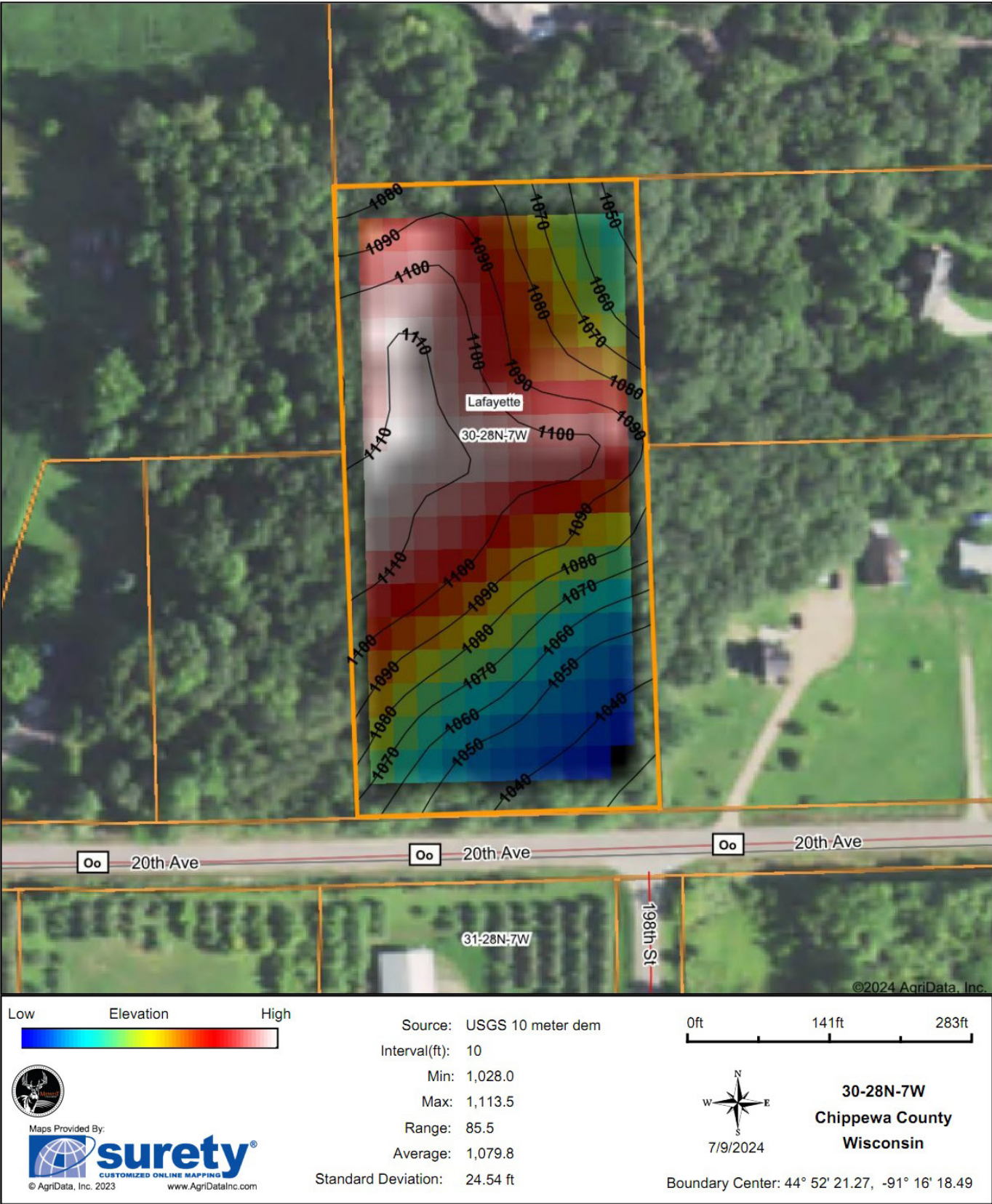
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30-28N-7W
Chippewa County
Wisconsin

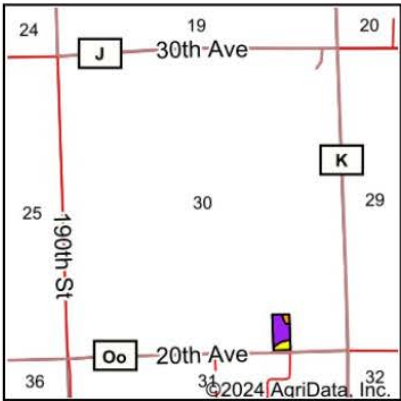
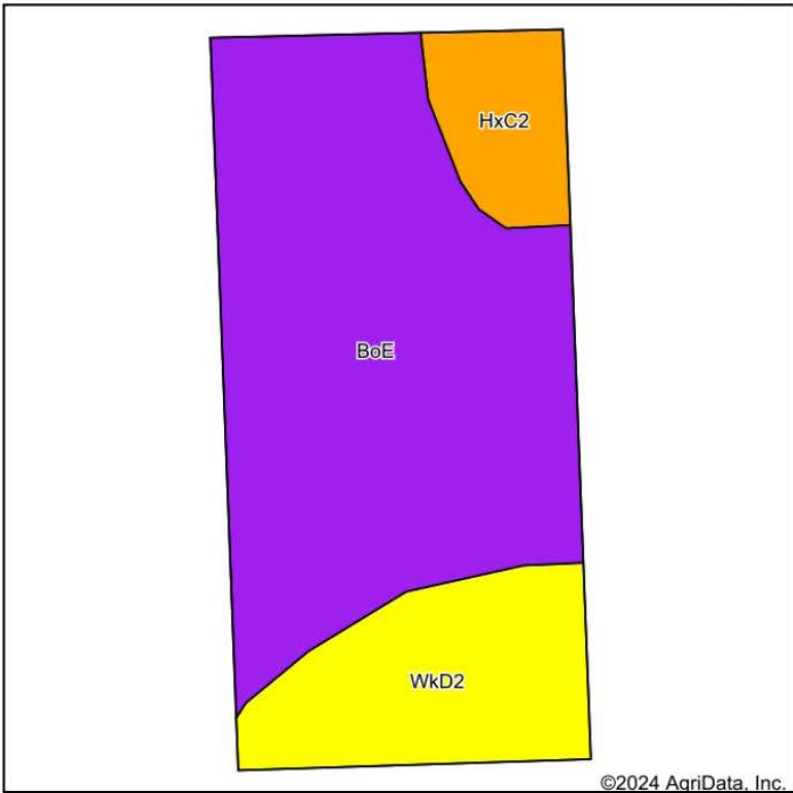


7/9/2024

HILLSHADE MAP



SOIL MAP



State: Wisconsin
County: Chippewa
Location: 30-28N-7W
Township: Lafayette
Acres: 4.35
Date: 7/9/2024



Maps Provided By:



Area Symbol: WI017, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
BoE	Boone fine sand, 20 to 45 percent slopes	3.03	69.7%		1.8ft. (Paralithic bedrock)	Vlls	7	6	7	2	
WkD2	Wickware silt loam, 12 to 20 percent slopes, moderately eroded	0.92	21.1%		> 6.5ft.	Ive	66	66	59	63	
HxC2	Hixton silt loam, 6 to 12 percent slopes, moderately eroded	0.40	9.2%		3.2ft. (Paralithic bedrock)	Ille	62	62	55	52	
Weighted Average						6.00	*n 24.5	*n 23.8	*n 22.4	*n 19.5	

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Andrew Selseth embodies more than just the role of a Land Agent; he's a dedicated steward of the land and a passionate advocate for those who share his dream of property ownership. Andrew's reach spans the heartland where he resides in Eau Claire, Wisconsin, with his cherished family, wife Sara, and daughter Nora. Born in San Diego but raised in Woodbury, Minnesota, Andrew's journey from hunting permission grounds to owning his own piece of land ignited his fervor for real estate.

Graduating from Winona State University with a Business Administration degree and a minor in Business Law, Andrew's prior experience in Data Analytics, Supply Chain, and Logistics adds a unique analytical perspective to his approach. His hunting and fishing exploits, coupled with his love for the outdoors, shape his deep understanding of land values and its potential.

Andrew's commitment to his clients is unmatched; he believes in hard work, integrity, and building lifelong relationships. With Midwest Land Group, Andrew is ready to turn your land ownership aspirations into reality, bringing passion, expertise, and personalized service to every transaction. Whether you're looking to buy or sell, trust Andrew to navigate the complexities of land transactions with professionalism, dedication, and a genuine love for the land.



ANDREW SELSETH

LAND AGENT

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