

MIDWEST LAND GROUP PRESENTS

1.5 ACRES IN

EAU CLAIRE COUNTY WISCONSIN

KARISSA DRIVE, EAU CLAIRE, WISCONSIN, 54701



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COVETED SOUTH SIDE EAU CLAIRE LOT

Discover this secluded south-side Eau Claire lot near endless amenities! Situated approximately 6 miles from downtown, this lot offers a tremendous build site on a quiet cul-de-sac. Conveniently less than a mile away is the Chippewa Valley Trail system and the Chippewa River offering endless recreation opportunities!

You will find mature timber encompasses this lot offering ideal privacy for a home. There is a slight gain in elevation on the south portion of the lot offering

spectacular elevated views. The land located directly to the south has been designated as green space. This lot is ready for you to build your dream home!

Don't miss your opportunity to own a highly desirable parcel on Eau Claire's south side!

Please note that displayed property lines are approximate.



PROPERTY FEATURES

PRICE: **\$89,900** | COUNTY: **EAU CLAIRE** | STATE: **WISCONSIN** | ACRES: **1.5**

- Secluded cul-de-sac
- Near many amenities
- Chippewa Valley Trail
- Chippewa River
- Mature timber
- Eau Claire School District
- Township of Brunswick
- 6 miles to downtown Eau Claire
- 62 miles to Hudson
- 78 miles to Saint Paul



SECLUDED CUL-DE-SAC

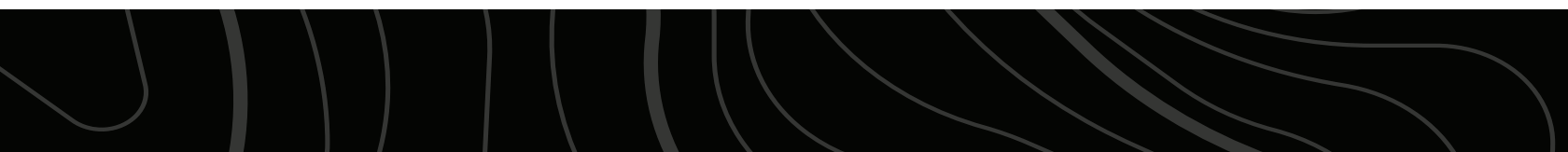
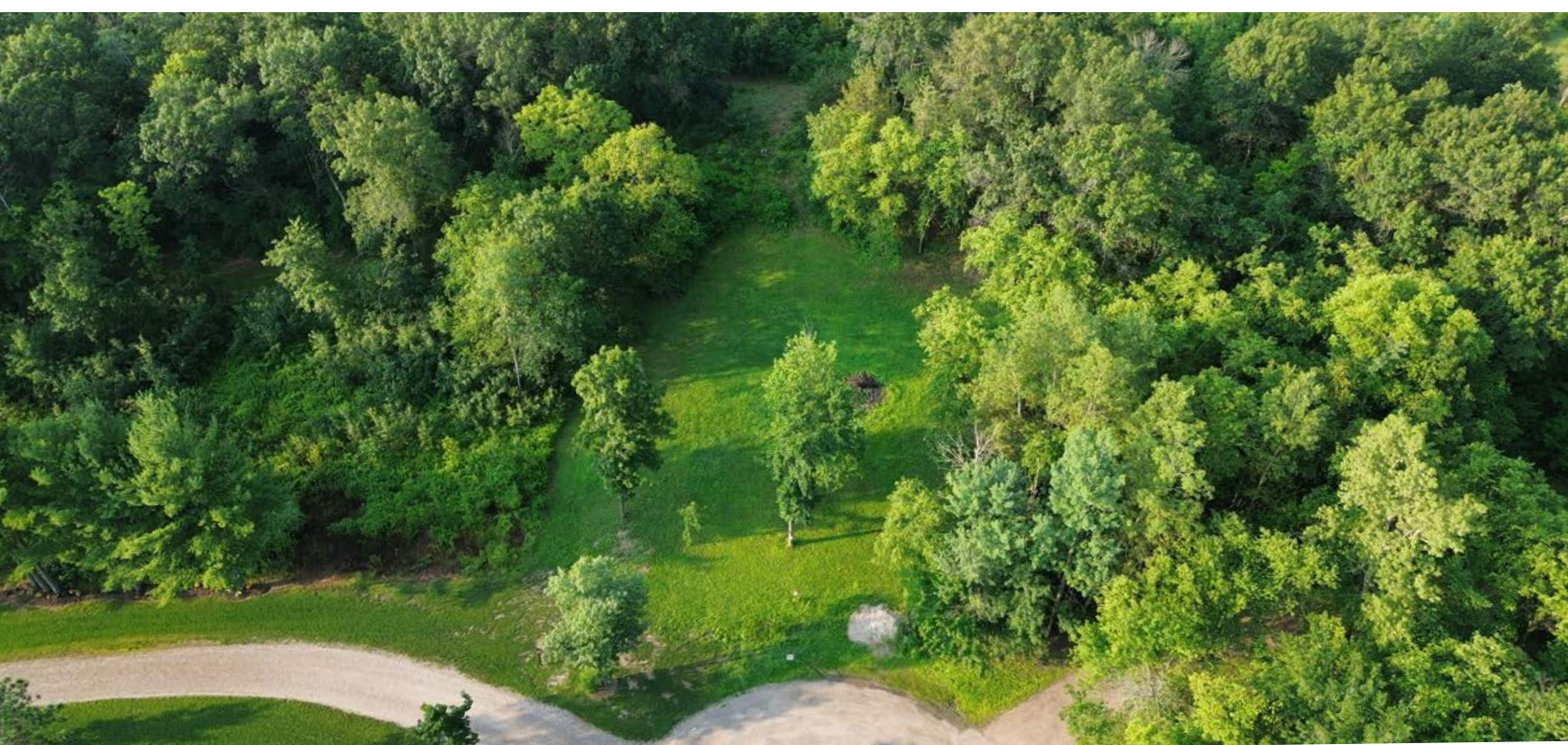


MATURE TIMBER

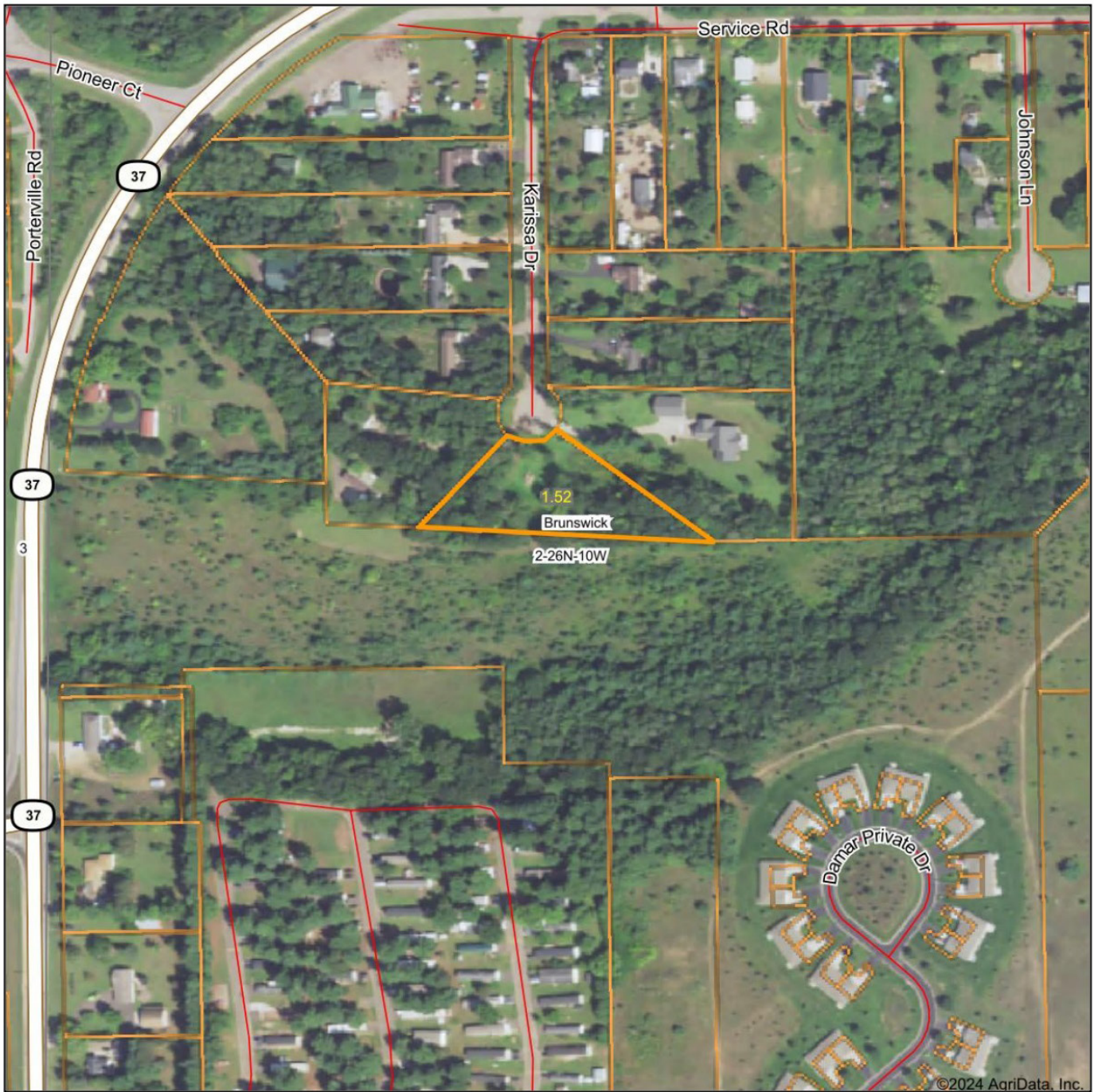


DESIREABLE BUILD SPOT

There is a slight gain in elevation on the south portion of the lot offering spectacular elevated views. The land located directly to the south has been designated as green space.



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

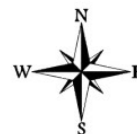
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Boundary Center: 44° 45' 39.8, -91° 33' 55.39

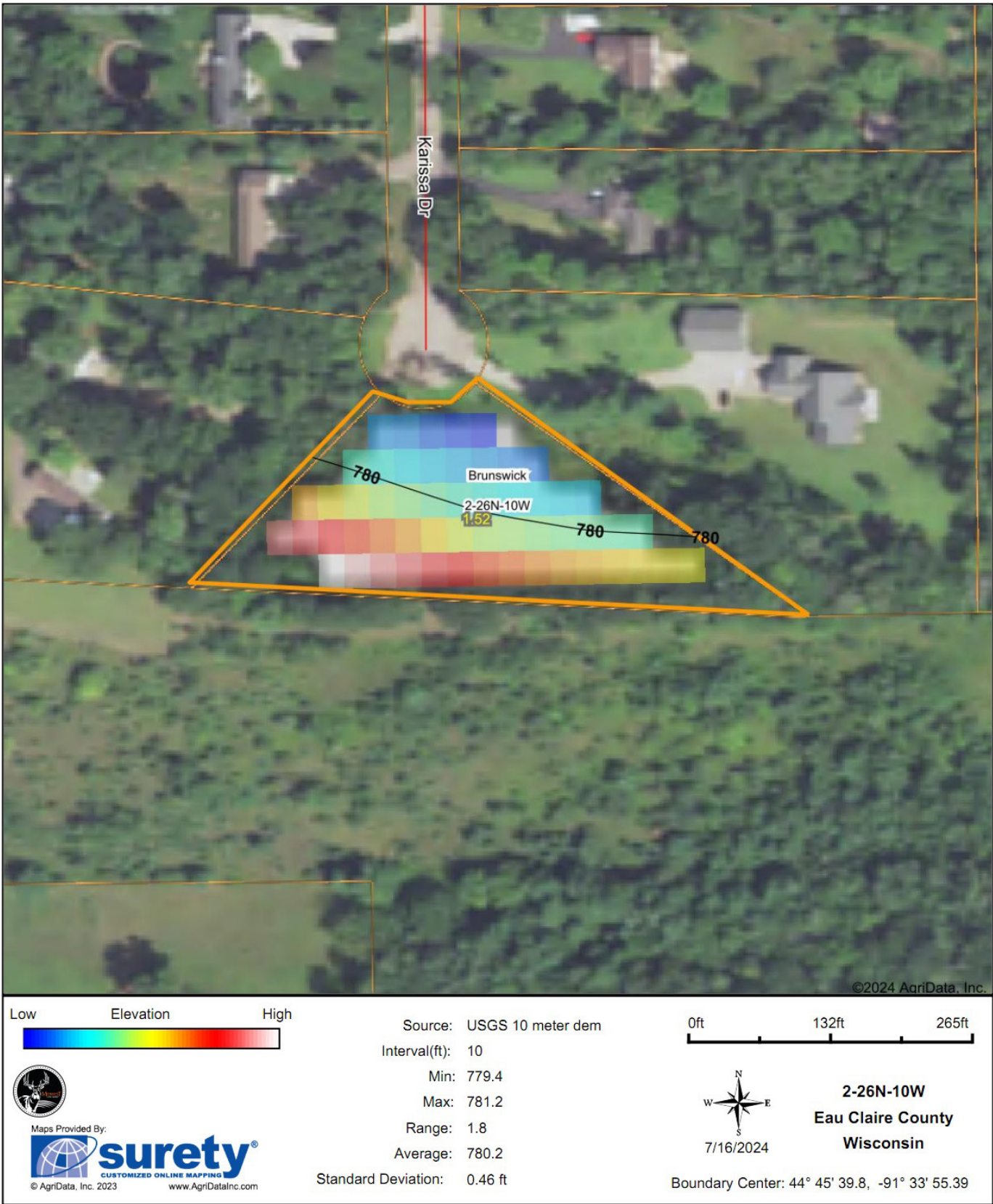
2-26N-10W
Eau Claire County
Wisconsin

0ft 304ft 608ft

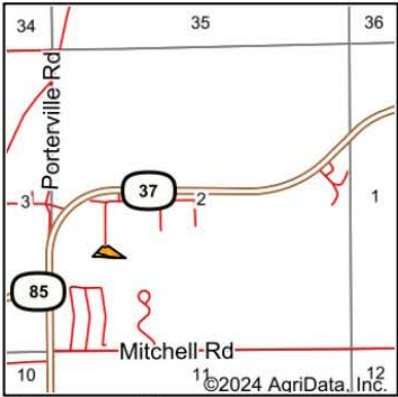
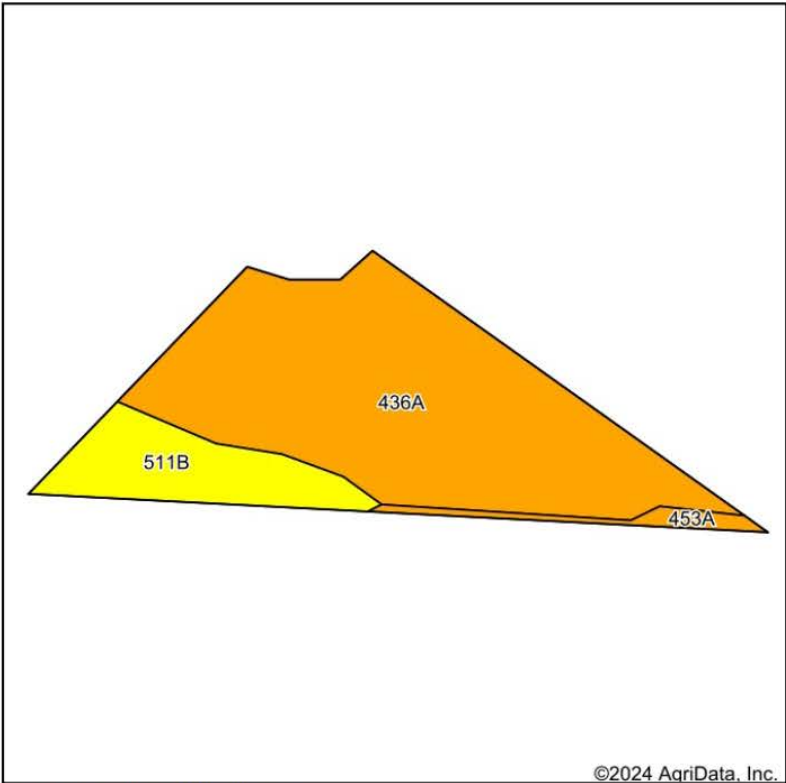


7/16/2024

HILLSHADE MAP



SOIL MAP



State: **Wisconsin**
County: **Eau Claire**
Location: **2-26N-10W**
Township: **Brunswick**
Acres: **1.52**
Date: **7/16/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: WI035, Soil Area Version: 22

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
436A	Rusktown sandy loam, 0 to 3 percent slopes	1.25	82.2%		> 6.5ft.	IIIs	64	64	52	35
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	0.27	17.8%		> 6.5ft.	IVs	35	35	33	21
Weighted Average						3.18	*n 58.8	*n 58.8	*n 48.6	*n 32.5

*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.



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