

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

RUSK COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXTREMELY DIVERSE PROPERTY BURSTING WITH OPPORTUNITY

Discover this northern Wisconsin sportsman's paradise! Situated approximately 6 miles north of Bruce, this property offers incredible whitetail, bear, waterfowl, and turkey hunting opportunities. The Blue Hills recreation area and county forest lands are a short drive away offering thousands of acres to explore. The Chippewa River located less than a mile from the property presents endless angling opportunities.

Offering 9 +/- acres of wooded seclusion with multiple food plot opportunities, 23 +/- acres of wetland, and 8 +/- acres of tillable this property offers the unique opportunity to chase multiple species. The property offers a potential building site for a cabin or pull a camper in for a weekend getaway. Whether you enjoy fishing, hunting, trail riding, or camping this property has something to offer.



PROPERTY FEATURES

PRICE: **114,900** | COUNTY: **RUSK** | STATE: **WISCONSIN** | ACRES: **40**

- 40 +/- acres
- Trail system
- Private setting
- Creek/ponds
- Great hunting opportunities for multiple species
- Chippewa River located within one mile
- Access to ATV and hiking trails
- 63 miles to Eau Claire, WI
- 15 miles to Ladysmith, WI
- 78 miles to St. Paul, MN



40 +/- ACRES



8 +/- ACRES TILLABLE



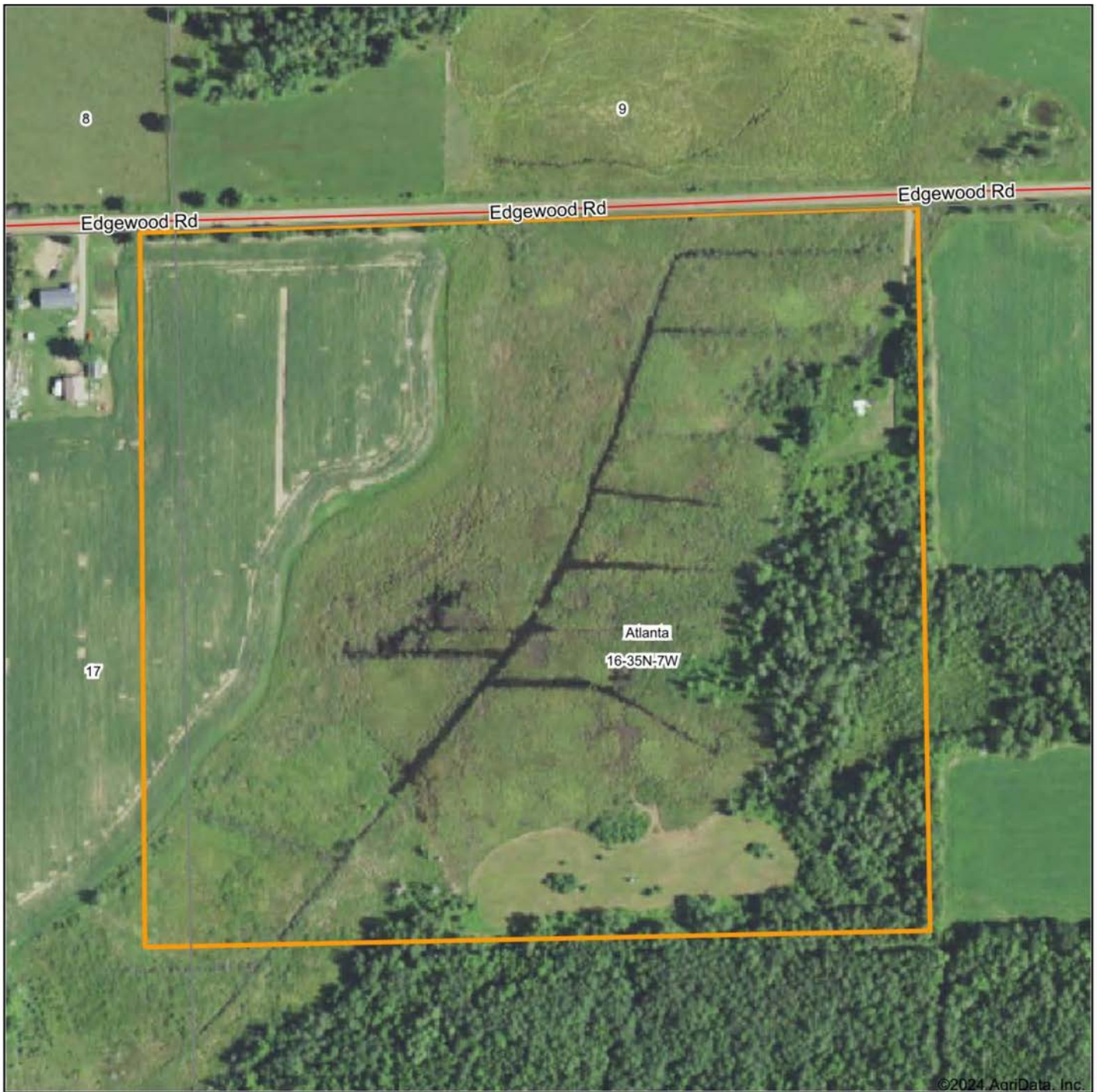
9 +/- ACRES WOODED



23 +/- ACRES WETLAND



AERIAL MAP



Maps Provided By:



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Boundary Center: 45° 31' 14.09, -91° 15' 15.73

16-35N-7W
Rusk County
Wisconsin

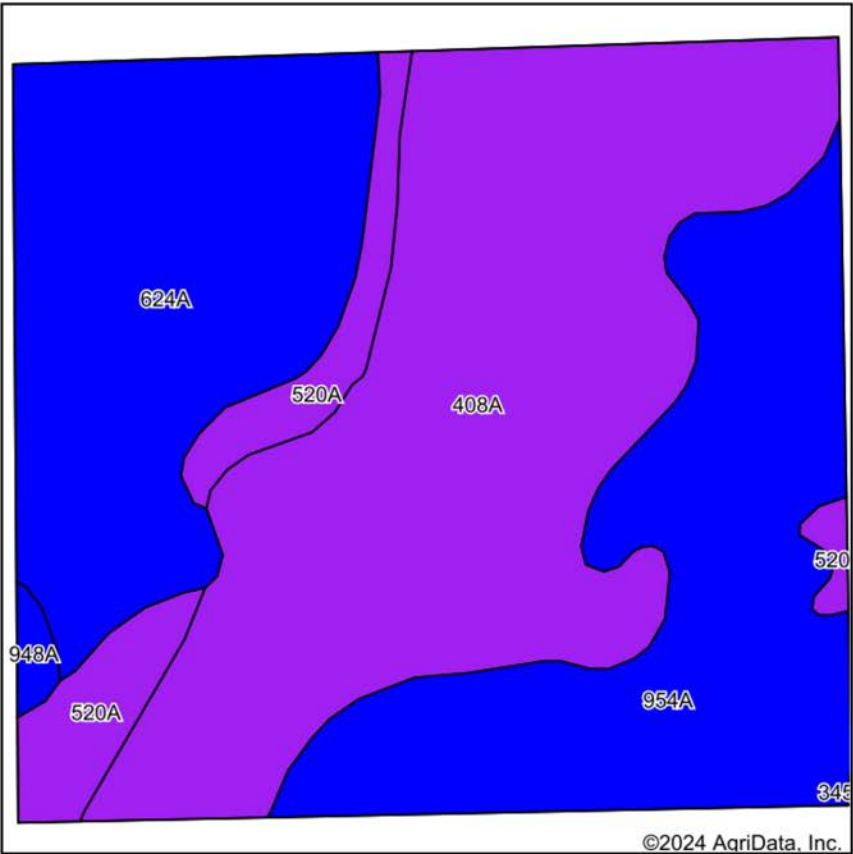
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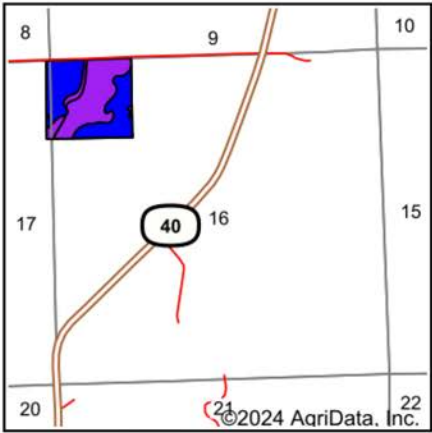
7/5/2024

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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
County: **Rusk**
Location: **16-35N-7W**
Township: **Atlanta**
Acres: **40**
Date: **7/5/2024**



Maps Provided By:



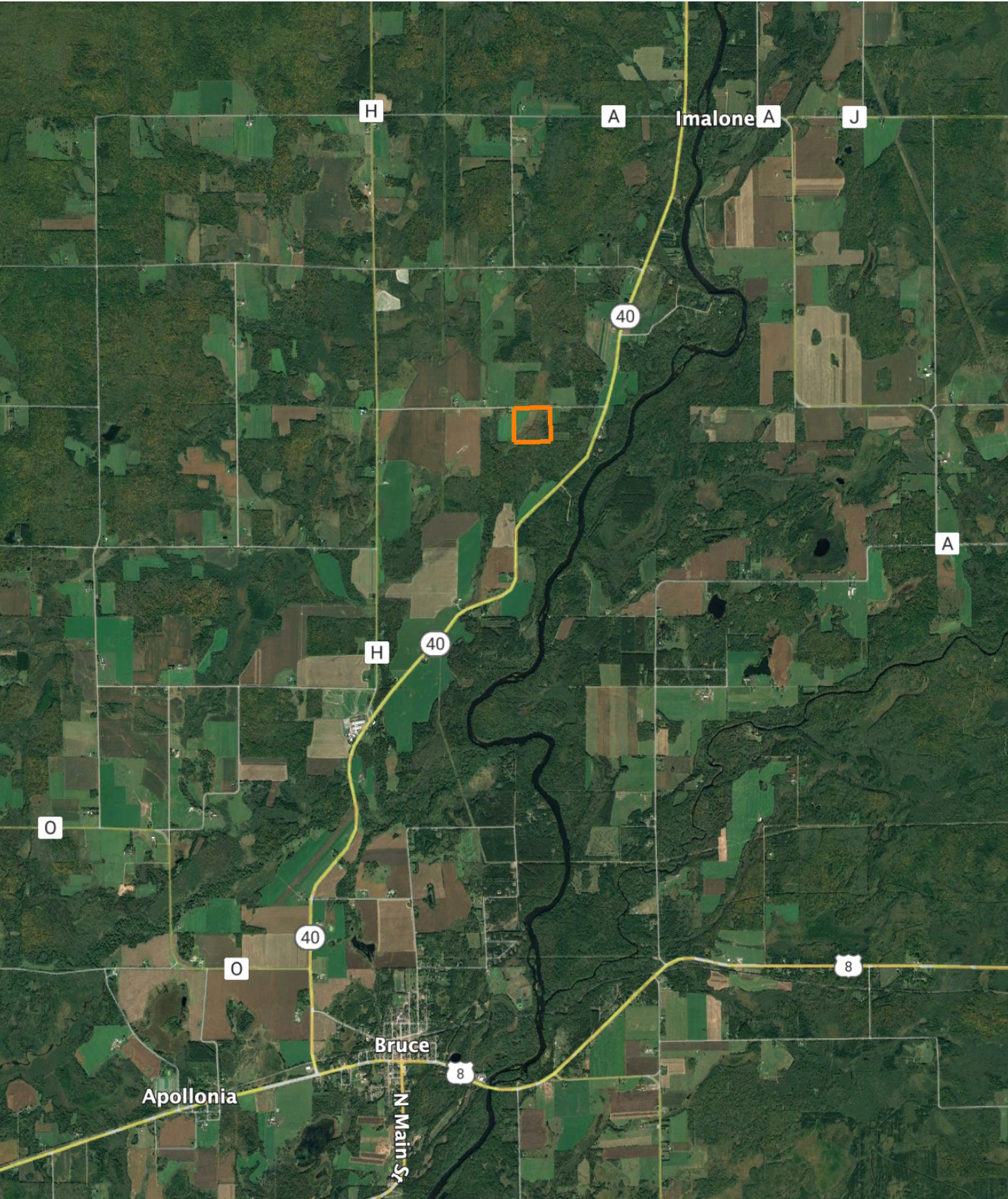
Area Symbol: WI107, Soil Area Version: 20

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
408A	Lupton and Cathro soils, 0 to 1 percent slopes	16.83	42.1%		> 6.5ft.	Vlw	51	24	51	33
954A	Maincreek silt loam, 0 to 2 percent slopes	10.24	25.6%		2.3ft. (Densic material)	Ilw	58	58	53	42
624A	Ossmer silt loam, 0 to 3 percent slopes	9.95	24.9%		> 6.5ft.	Ilw	57	53	56	43
520A	Annrivier silt loam, 0 to 2 percent slopes	2.73	6.8%		> 6.5ft.	Vlw	49	49	48	25
948A	Billyboy silt loam, 0 to 3 percent slopes	0.25	0.6%		> 6.5ft.	Ils	53	53	52	38
Weighted Average						3.96	*n 54.2	*n 41.8	*n 52.6	*n 37.3

*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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LAND AGENT

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