

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

BARRON COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 40 ACRES IN RICE LAKE, WISCONSIN

Located north of Rice Lake, Wisconsin sits this gorgeous, diverse property with 40 +/- acres of rolling terrain with approximately 10 acres of tillable ground, 23 acres of fenced pasture, and 7 wooded acres. The tillable acres are currently in hay but have produced annual crops as well. With a well-defined mix of ground, beautiful views in every direction from multiple high-potential build sites, frontage on quiet 20th Street, and nearby

electricity, this property makes the perfect place to build your dream home or hobby farm.

Located close enough to Rice Lake for convenience but far enough to keep that quiet country feel, this property is one that needs to be seen to be fully appreciated. Pending a survey, property boundaries are approximate.



PROPERTY FEATURES

PRICE: **\$200,000** | COUNTY: **BARRON** | STATE: **WISCONSIN** | ACRES: **40**

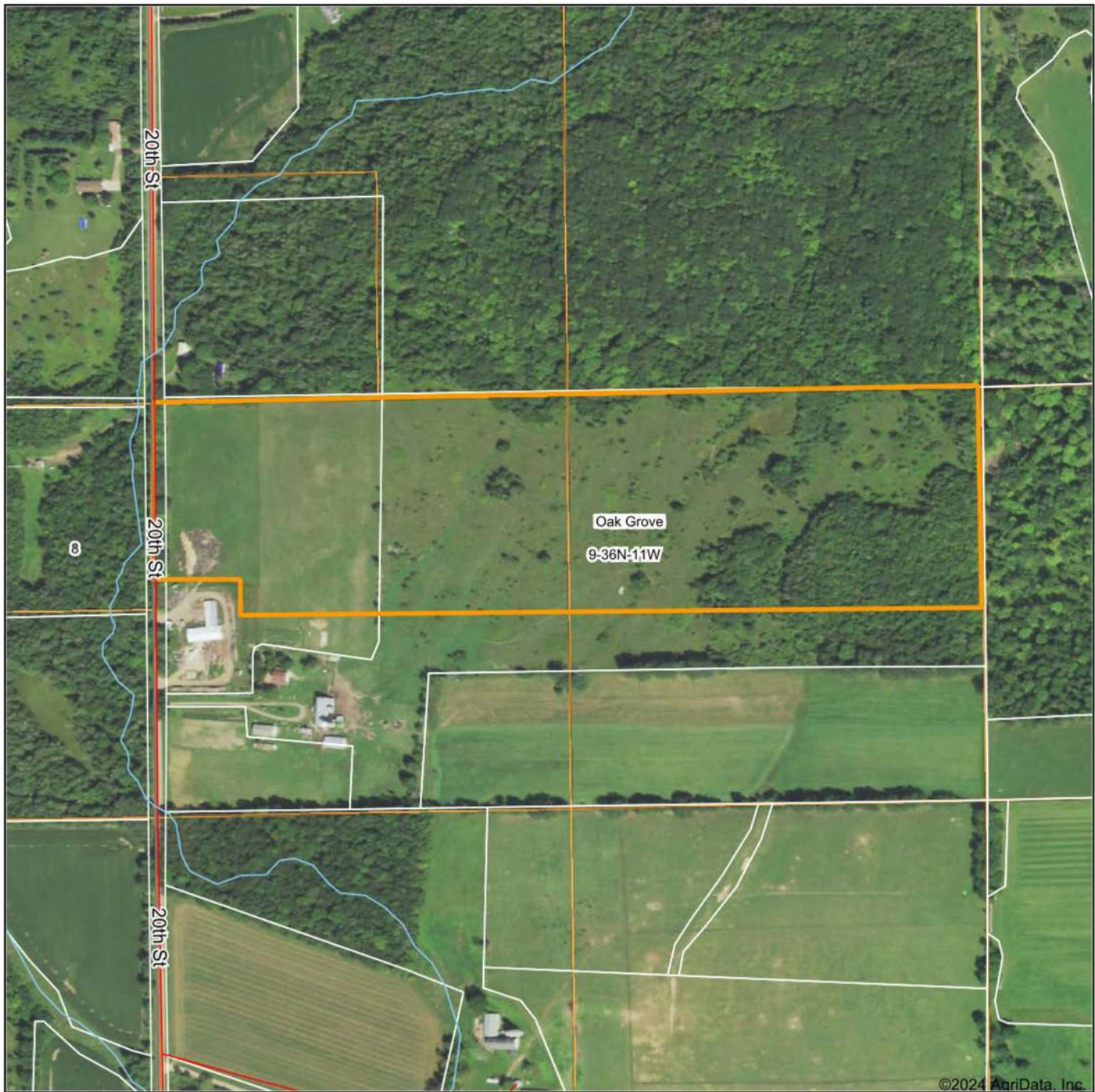
- 40 +/- acres
- 23 +/- acre fenced pasture
- 10 +/- acres tillable
- 7 +/- wooded acres
- Rolling terrain
- Beautiful views
- Multiple potential build sites
- Quiet gravel road frontage
- Electric available
- 10 miles to Rice Lake, WI
- 2 miles to Haugen, WI
- Rice Lake Schools



40 +/- ACRES



AERIAL MAP



Maps Provided By:



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Boundary Center: 45° 37' 12.54, -91° 44' 21.71

9-36N-11W
Barron County
Wisconsin

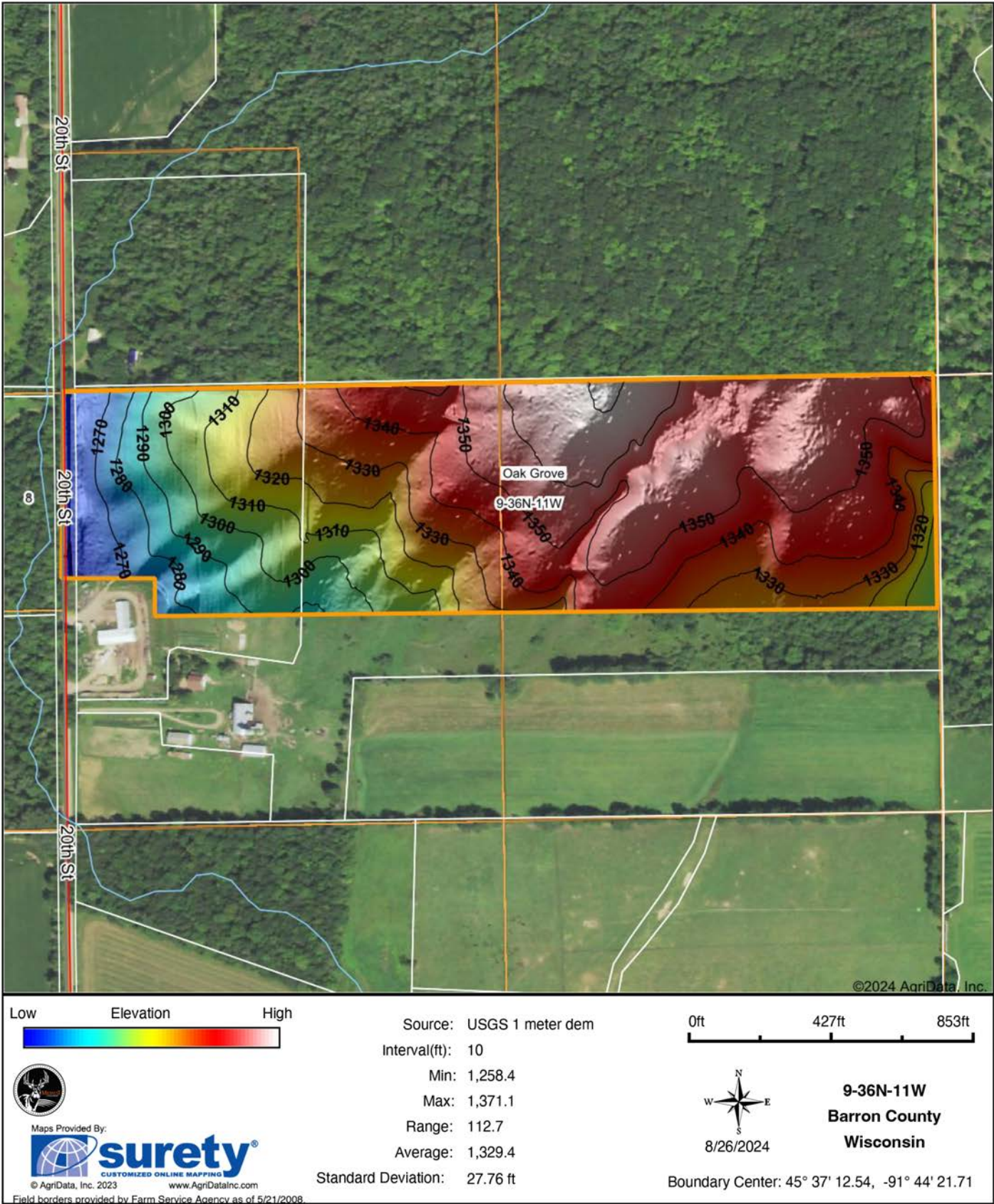
0ft 495ft 989ft



8/26/2024

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

HILLSHADE MAP



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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