

MIDWEST LAND GROUP PRESENTS

0.52 ACRES IN

CHIPPEWA COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS LAKE WISSOTA WATERFRONT LOT

Here is your chance to own a piece of the coveted Lake Wissota lakeshore! This .52 +/- acre parcel is located just east of the main Lake Wissota on the Yellow River. The lot offers 102 +/- feet of water frontage and sits in a quiet neighborhood creating the perfect space for your dream home or cabin on the water. Lake Wissota is the largest lake in the Chippewa Valley and is well known for recreation, excellent walleye, panfish, smallmouth, and musky fishing. The lot is located within minutes by boat or vehicle from multiple amenities such as Lake

Wissota Golf Course, Ray's Beach, The Edge, Wissota High Shores Supper Club, and The View to name a few.

Opportunities to own frontage on this incredible lake are quickly diminishing! Whether you are looking to build your dream home or cabin on the lake, this is certainly not one you are going to want to miss.

Please note that displayed property lines are approximate.



PROPERTY FEATURES

PRICE: **\$310,000** | COUNTY: **CHIPPEWA** | STATE: **WISCONSIN** | ACRES: **0.52**

- Lake Wissota water frontage
- Incredible views
- Quiet neighborhood
- Excellent fishing
- Boating recreation
- Near many amenities
- Chippewa Falls School District
- 5 miles to downtown Chippewa Falls
- 16 miles to Eau Claire
- 93 miles to St. Paul



LAKE WISSOTA WATER FRONTAGE



AERIAL MAP



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Boundary Center: 44° 57' 17.59, -91° 17' 19.45

0ft 212ft 424ft



Maps Provided By:



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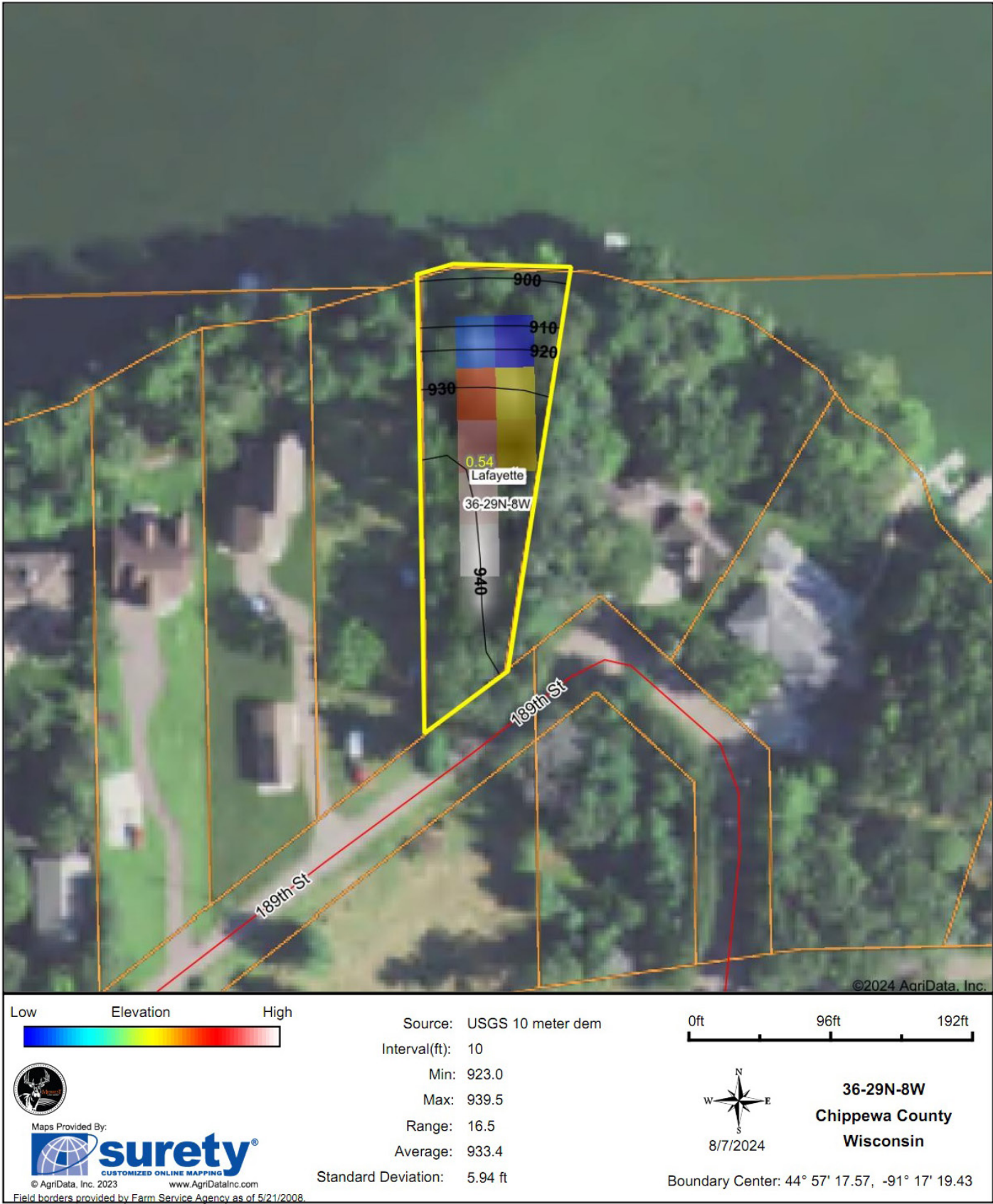
36-29N-8W
Chippewa County
Wisconsin



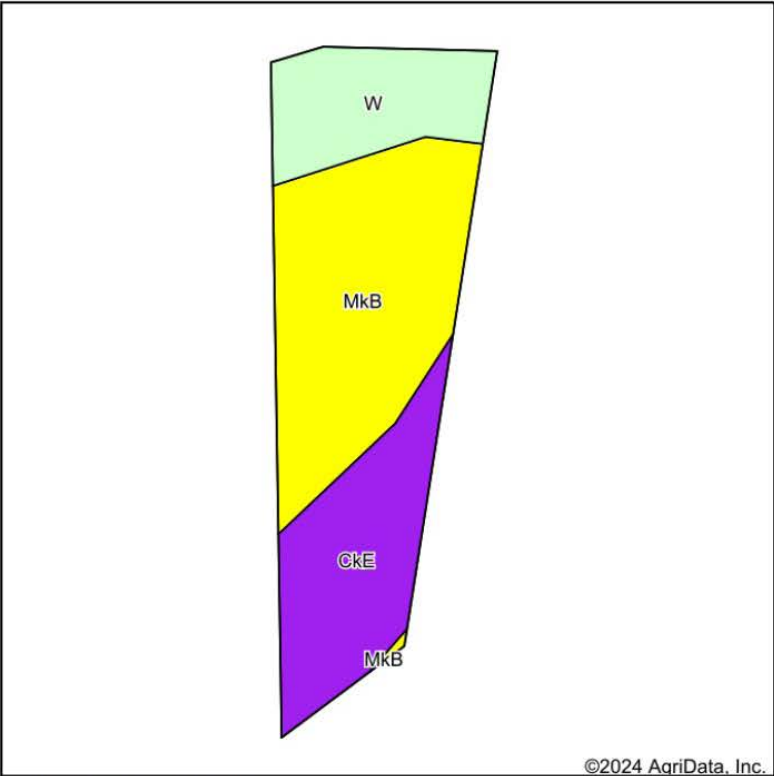
8/4/2024

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

HILLSHADE MAP



SOILS MAP



State: Wisconsin
County: Chippewa
Location: 36-29N-8W
Township: Lafayette
Acres: 0.54
Date: 8/7/2024



Maps Provided By:



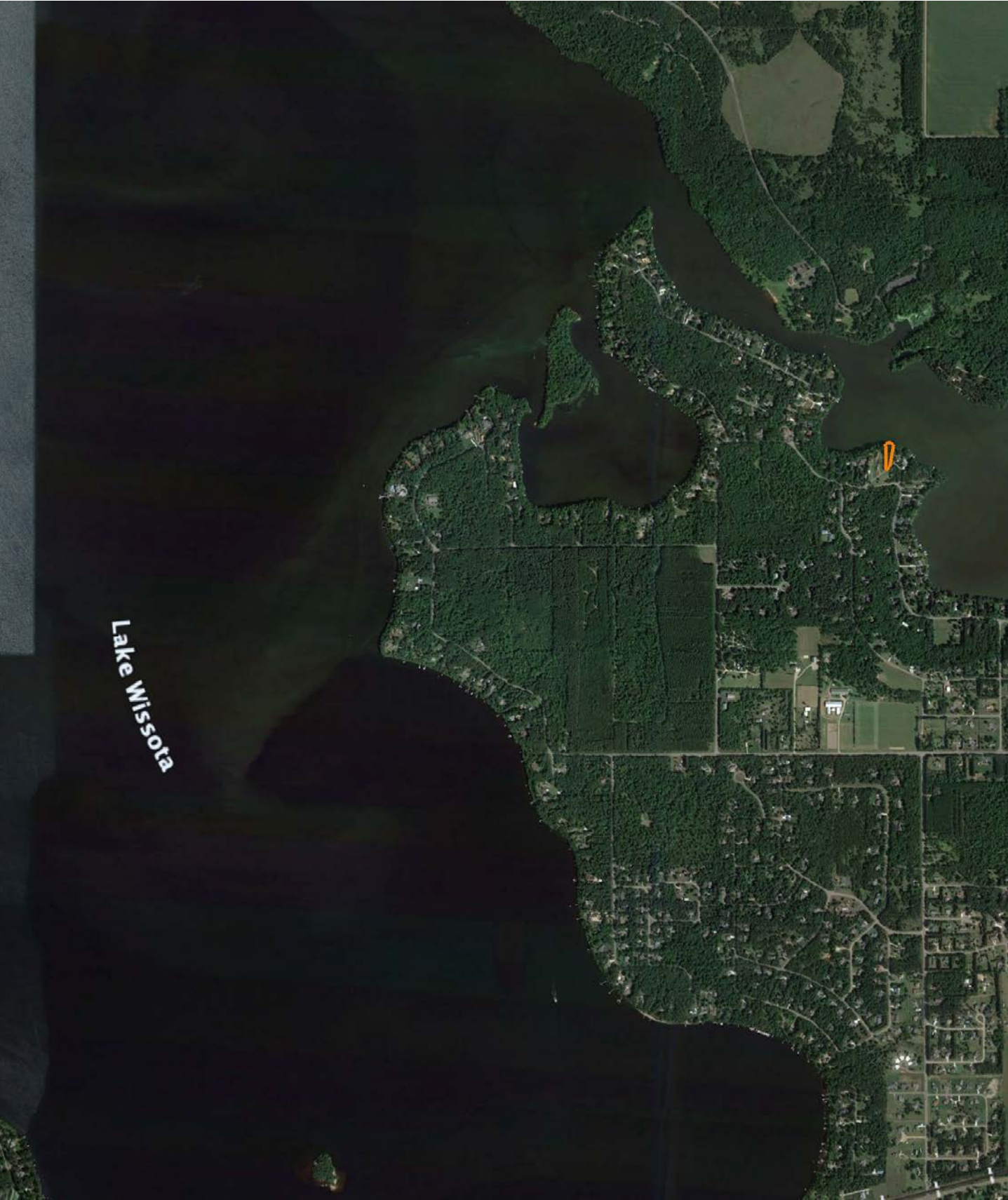
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Area Symbol: WI017, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
MkB	Menahga loamy sand, 0 to 6 percent slopes	0.27	50.0%		> 6.5ft.	IVs	41	41	39	26
CkE	Chetek-Mahtomedi complex, 25 to 40 percent slopes	0.16	29.6%		> 6.5ft.	VIIe	8	8	8	3
W	Water	0.11	20.4%		> 6.5ft.					
Weighted Average						*-	*n 22.9	*n 22.9	*n 21.9	*n 13.9

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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