

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

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# EAU CLAIRE COUNTY WISCONSIN



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 15 +/- ACRES OF DIVERSE EAU CLAIRE COUNTY

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Discover this incredibly diverse 15 +/- acre property offering a potential build site, tranquility, and hunting opportunities! The property sits just minutes outside of the town of Fairchild approximately 1 mile off Highway 12 in Eau Claire County making for an easy commute to Eau Claire or Fairchild. This property is set up for excellent deer hunting with multiple secluded bedding areas, ample browse, and established travel corridors.

Thousands of acres of county forest land are located within approximately 3 miles of the property offering additional opportunities for hunting, fishing, hiking, cross-country skiing, and more! Whether you are looking to build your dream home or cabin in the countryside, pull a camper for a weekend getaway, or secure a phenomenal hunting tract, this is not a property you will want to miss. Please note that displayed property lines are approximate.





# PROPERTY FEATURES

PRICE: **\$85,000** | COUNTY: **EAU CLAIRE** | STATE: **WISCONSIN** | ACRES: **15**

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- Mature oaks and white pines
- Potential build site
- Road frontage along Oak Drive
- Hunting opportunities
- Ample county forest land nearby
- Private setting
- 31 miles to Eau Claire
- 3 miles to Fairchild
- 120 miles to Saint Paul

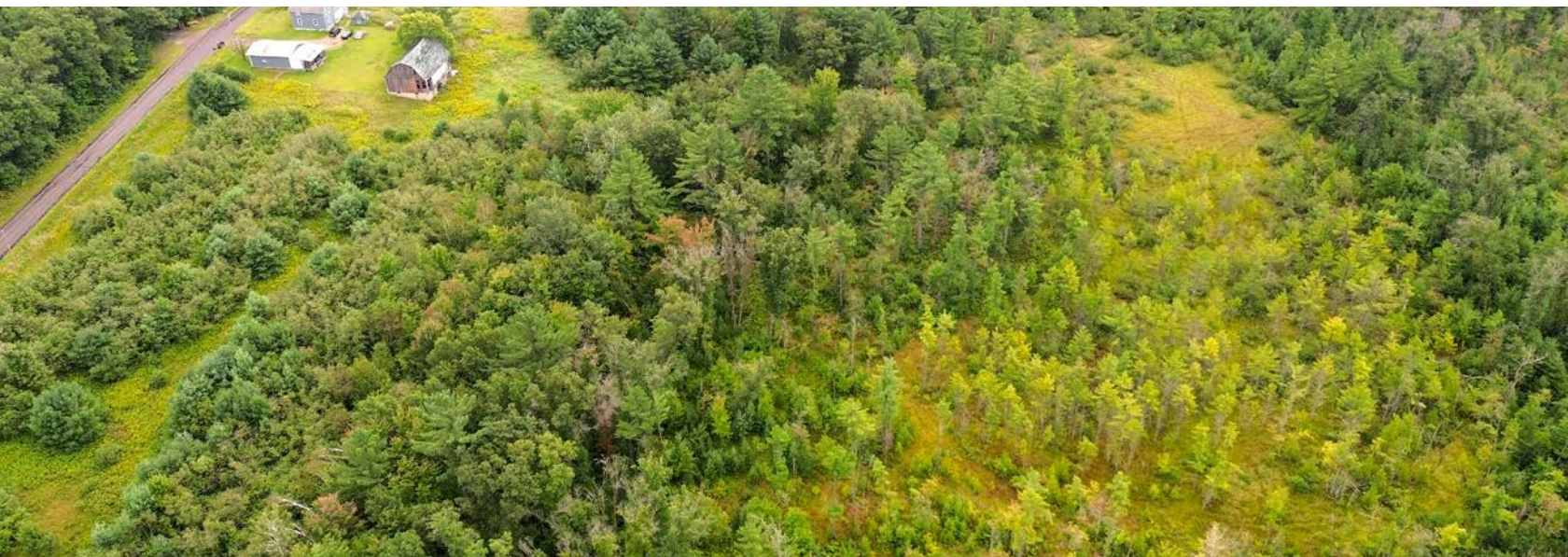




# POTENTIAL BUILD SITE

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The property sits just minutes outside of the town of Fairchild approximately 1 mile off Highway 12 in Eau Claire County making for an easy commute to Eau Claire or Fairchild.





## ROAD FRONTAGE

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## MATURE TIMBER

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# HUNTING OPPORTUNITIES

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This property is set up for excellent deer hunting with multiple secluded bedding areas, ample browse, and established travel corridors.





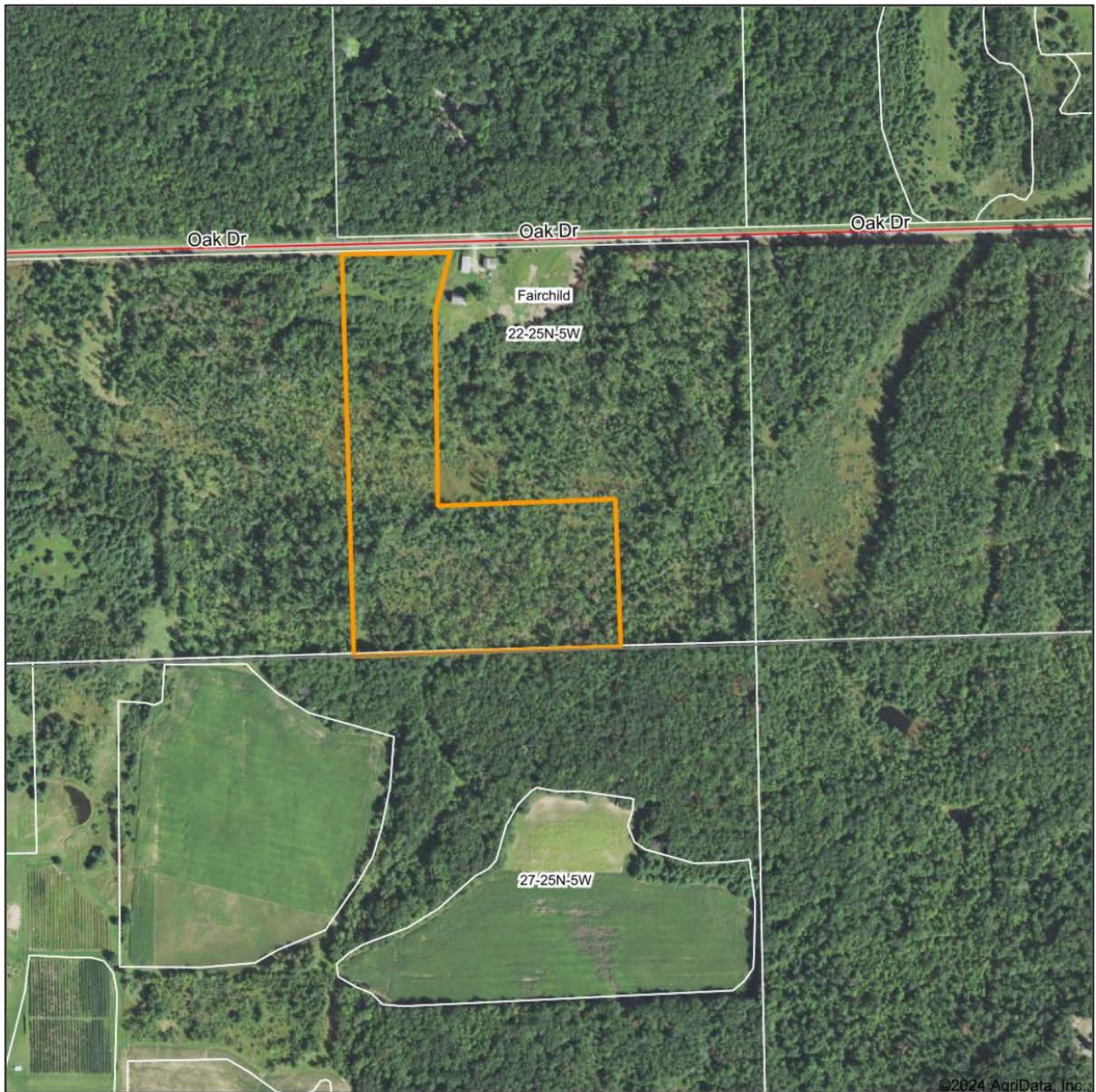
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 44° 37' 37.46, -90° 58' 33.39

0ft 499ft 998ft

**22-25N-5W**  
**Eau Claire County**  
**Wisconsin**

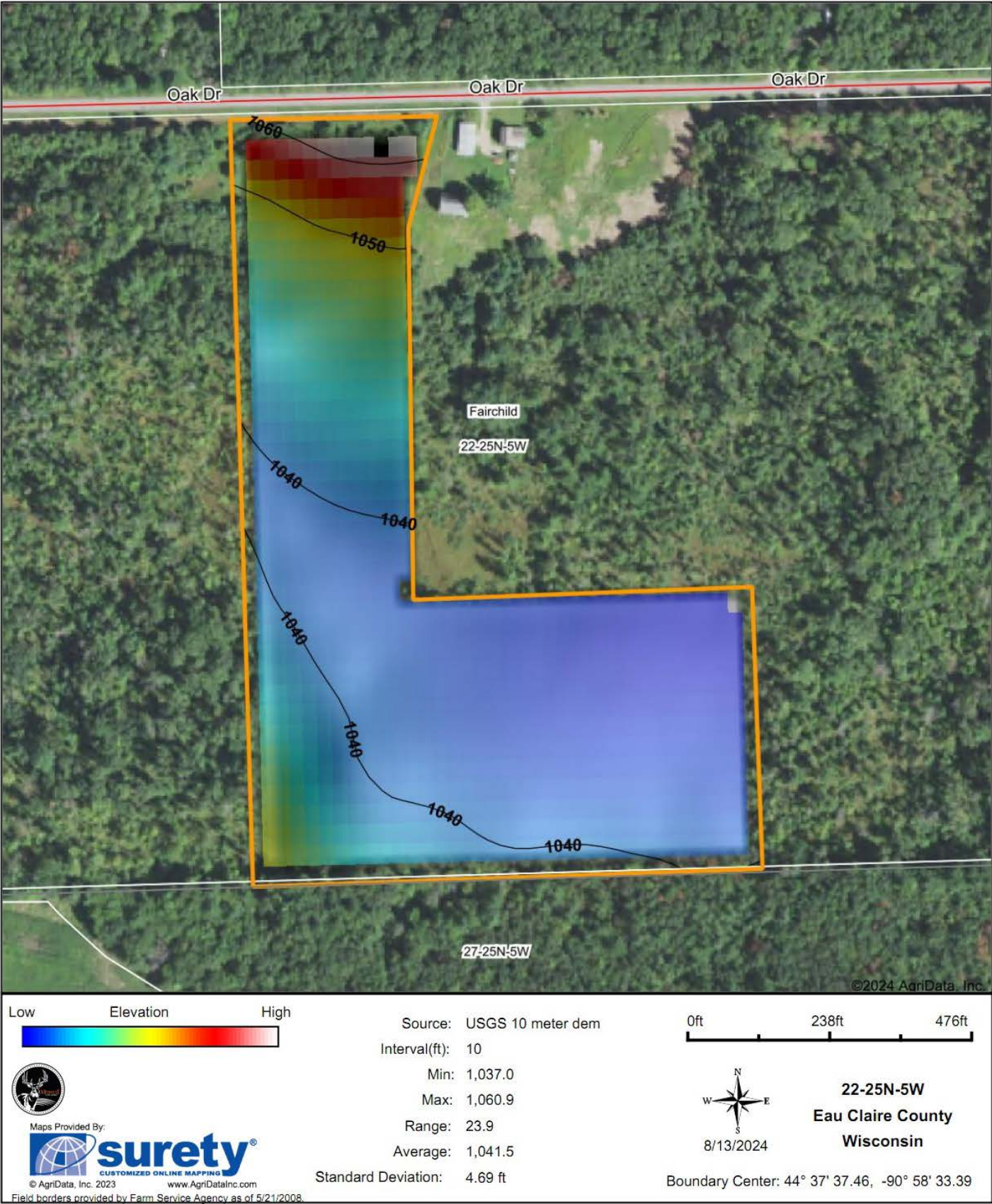


8/13/2024

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

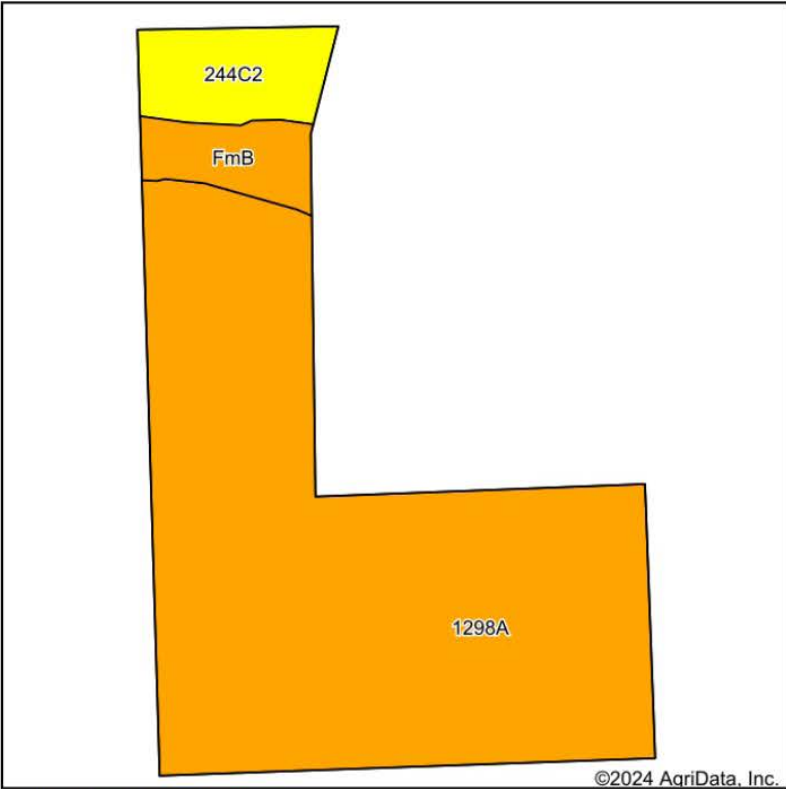


# HILLSHADE MAP

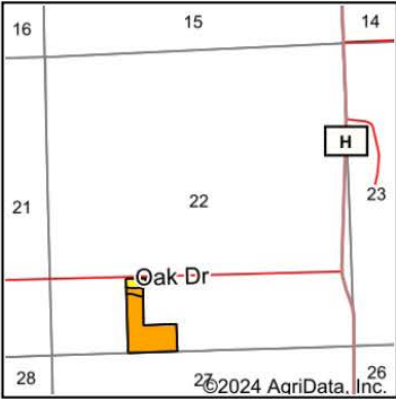




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
County: **Eau Claire**  
Location: **22-25N-5W**  
Township: **Fairchild**  
Acres: **14.88**  
Date: **8/13/2024**



Maps Provided By:

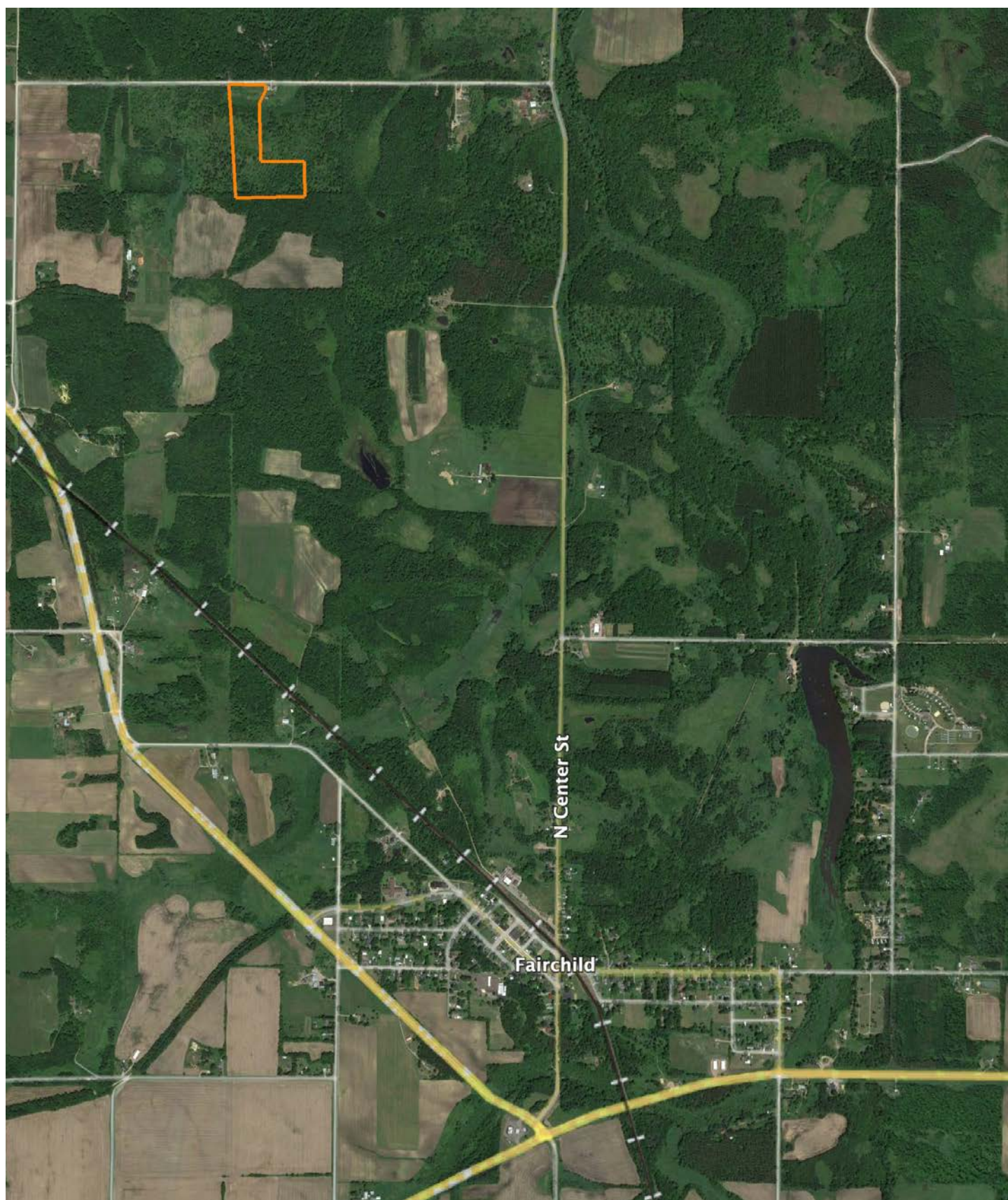


Area Symbol: WI035, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
1298A	Fairchild-Elmlake complex, 0 to 3 percent slopes	12.85	86.4%		2.7ft. (Paralithic bedrock)	IIIw	30	22	29	13
244C2	Elk mound loam, 6 to 12 percent slopes, moderately eroded	1.21	8.1%		1ft. (Paralithic bedrock)	IVs	26	26	20	11
FmB	Fairchild and Merrillan soils, 2 to 6 percent slopes	0.82	5.5%		3.3ft. (Paralithic bedrock)	IIIw	41	37	41	26
Weighted Average						3.08	*n 30.3	*n 23.2	*n 28.9	*n 13.6

\*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

**715.841.9691**

[ASelseth@MidwestLandGroup.com](mailto:ASelseth@MidwestLandGroup.com)



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