

MIDWEST LAND GROUP PRESENTS

2 ACRES IN

SAWYER COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

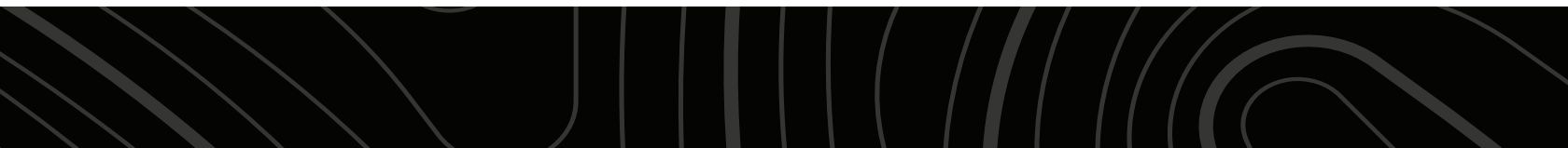
BEAUTIFUL HOME ON THE CHIPPEWA RIVER

This custom-built home rests on 2 +/- acres and provides over 170 feet of riverfront on the gorgeous Chippewa River! This 2 bed, 2 bath house with an open floor plan is in a gorgeous location near Winter just south of the Dam. On the main floor, you will enjoy an open kitchen with an island countertop and custom cabinets, a dining area, and a living room with numerous windows to gaze at the river. There is a large bathroom with a walk-in tile shower and an oversized closet for storage. The main floor also offers the master suite which includes an oversized bedroom, a bathroom with yet another walk-in tile shower, and a large closet/changing area. This master suite has its own sliding glass patio door as well as multiple windows placed perfectly for spectacular views. The flooring throughout the first level is a combination of ceramic tile (resembles wood planking) and wood laminate which adds to the character of this home. The upstairs bedroom is oversized as well and offers a double-sided closet and many windows for viewing. However, the flooring in this bedroom and the stairs leading up to it will have to be finished. The current owner has decided to leave it up to the new

owner to decide how they would like to finish this area and the list price reflects this. The current owner started construction in 2021 and has poured his heart and soul into this property but has decided to sell due to job location.

There is a detached garage at the entrance of the property. This is a 32'x24' 2 2-car garage with a workshop and a loft. The entire garage has been drywalled, taped, and mudded. The workshop has a small wall-mount heater which also provides heat to the loft. The loft is 32'x24' and can be used as additional sleeping quarters or bonus room.

This home is located only a half mile from the main boat ramp for this part of the river and the property allows for a dock to be put in. You will also enjoy snowmobile and UTV trails that are only minutes away. Whether you are in the market for a forever home, cabin, or investment property, this could be the opportunity you have been waiting for!



PROPERTY FEATURES

PRICE: **\$307,000** | COUNTY: **SAWYER** | STATE: **WISCONSIN** | ACRES: **2**

- 170+ feet of riverfront
- Secluded
- Mature timber
- 2 bed, 2 bath home
- Large bedrooms
- Master suite
- Open floor plan
- Ceramic tile flooring
- Laminate wood flooring
- Kitchen island
- Stainless appliances
- 2 walk-in tile showers
- Detached 2-car garage with workshop and loft
- Separate electric panel at the garage
- House is wired for Starlink Wi-Fi
- Mound septic system
- Close to boat ramp
- Great fishing
- Close to snowmobile and UTV trails



CUSTOM BUILT HOME

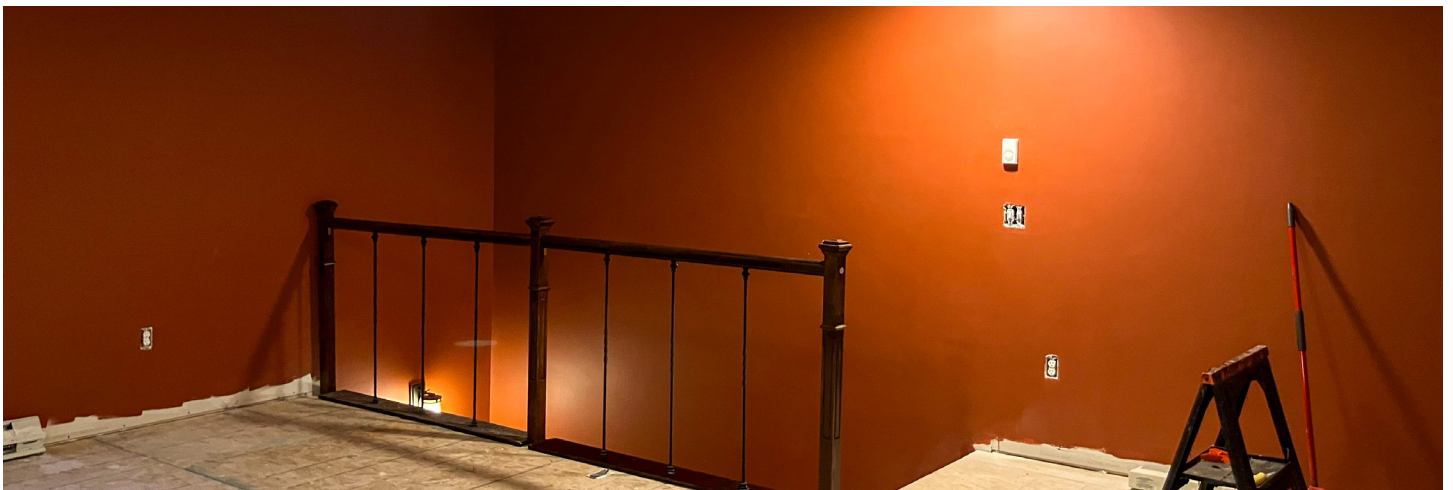
This 2 bed, 2 bath house with an open floor plan is in a gorgeous location near Winter just south of the Dam. The current owner started construction in 2021 and has poured his heart and soul into this property but has decided to sell due to job location.



170+ FEET OF RIVERFRONT



UNFINISHED LOFT AREA



MASTER SUITE

he main floor also offers the master suite which includes an oversized bedroom, a bathroom with yet another walk-in tile shower, and a large closet/changing area. This master suite has its own sliding glass patio door as well as multiple windows placed perfectly for spectacular views.



32'X24' 2-CAR GARAGE

The entire garage has been drywalled, taped, and mudded. The workshop has a small wall-mount heater which also provides heat to the loft. The loft is 32'x24' and can be used as additional sleeping quarters or bonus room.



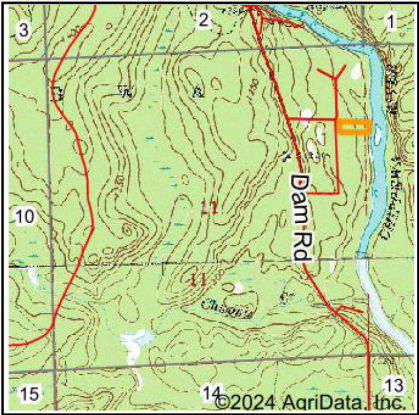
ADDITIONAL PHOTOS



AERIAL MAP



WETLANDS MAP



State: **Wisconsin**
Location: **11-39N-6W**
County: **Sawyer**
Township: **Ojibwa**
Date: **9/25/2024**



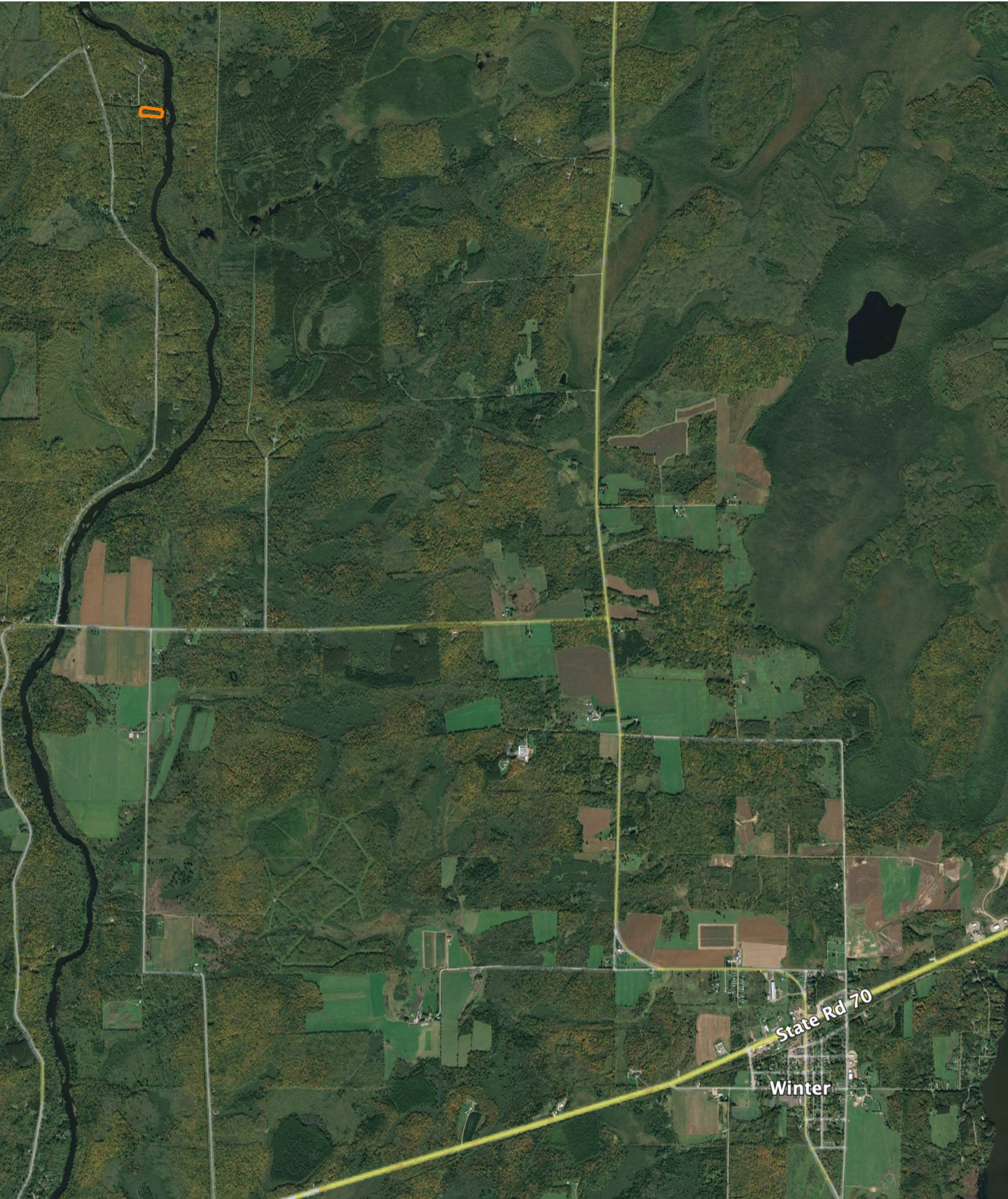
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Cory Vanover is a dedicated land agent at Midwest Land Group serving Northwest Wisconsin. Born in Madison and now residing in New Richmond, Cory's roots in the region run deep. His connection to the land began at a young age, fishing on the Wisconsin River and deer hunting with his father. These early experiences fostered a profound love for the outdoors and a deep understanding and respect for land and wildlife management.

Cory's life has been enriched by working on farms and assisting with his in-laws' exotic animal farm, providing him with invaluable hands-on experience. His commitment to the community and outdoor world is evident through his active memberships in the Rocky Mountain Elk Foundation and Star Prairie Fish and Game.

Driven by a desire to combine his passion for the outdoors with a fulfilling career, Cory excels in understanding the unique needs of land sellers and buyers. His dedication to treating each property as if it were his own ensures clients feel confident and excited throughout the process. Whether you are selling your cherished family property or seeking your dream hunting land, Cory's enthusiasm, expertise, and personal touch ensure a successful and fulfilling experience.



CORY VANOVER

LAND AGENT

715.888.7043

CVanover@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.