

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

EAU CLAIRE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

60 +/- RECREATIONAL ACRES LOCATED IN EAU CLAIRE COUNTY

Midwest Land Group proudly presents 60 +/- wooded acres in Eau Claire County, just minutes from Augusta, Wisconsin. This property was just logged and is open to making whatever you desire. It has a 12'x14' cabin with a wood stove for warming up after the morning hunt. The property's south border runs along Highway 12 for easy access to Eau Claire.

The property has multiple building sites whether you want to pull in a camper or build a cabin for a weekend getaway with easy access to US Highway 12. The perfect country setting is just minutes from Augusta and 2 hours from the Twin Cities. Call Land Agent Dylan Fluekiger at (715) 690-3359 with additional questions and to schedule a tour.



PROPERTY FEATURES

PRICE: **\$324,900** | COUNTY: **EAU CLAIRE** | STATE: **WISCONSIN** | ACRES: **60**

- Trail system
- Recreation opportunities
- Small cabin
- Road frontage
- Drilled well
- Great hunting
- 23 miles from Eau Claire
- 47 miles from Menomnie
- 125 miles from Minneapolis



MULTIPLE BUILD SITES

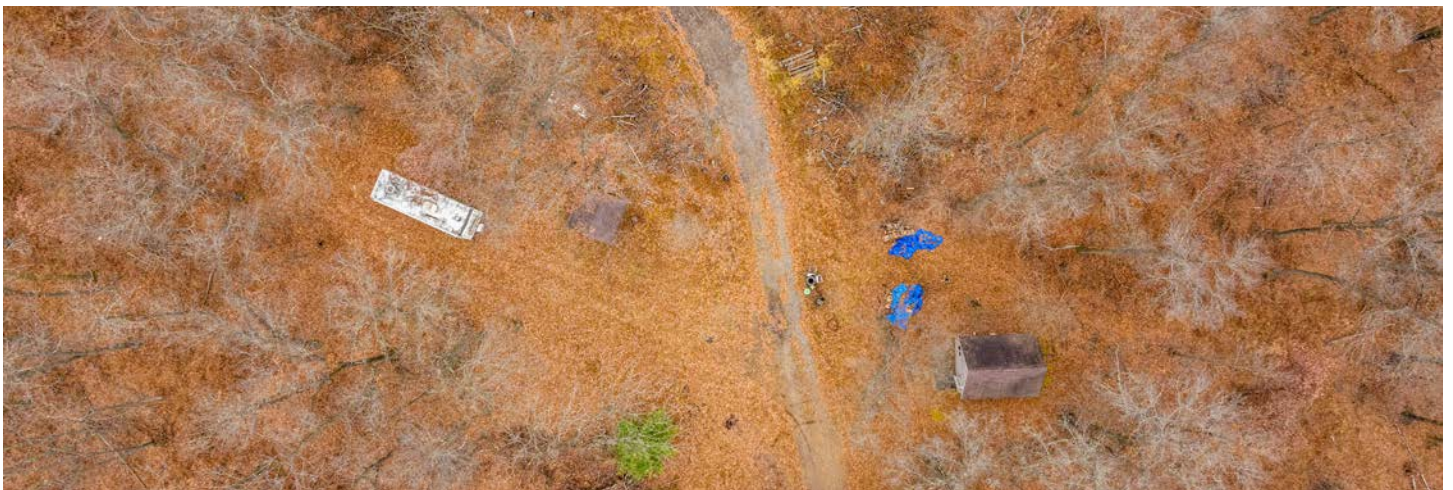
The property has multiple building sites whether you want to pull in a camper or build a cabin for a weekend getaway with easy access to US Highway 12.



ROAD FRONTAGE



TRAIL SYSTEM



SMALL CABIN

It has a 12'x14' cabin with a wood stove for warming up after the morning hunt.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 44° 39' 44.49, -91° 2' 47.41

0ft 835ft 1671ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

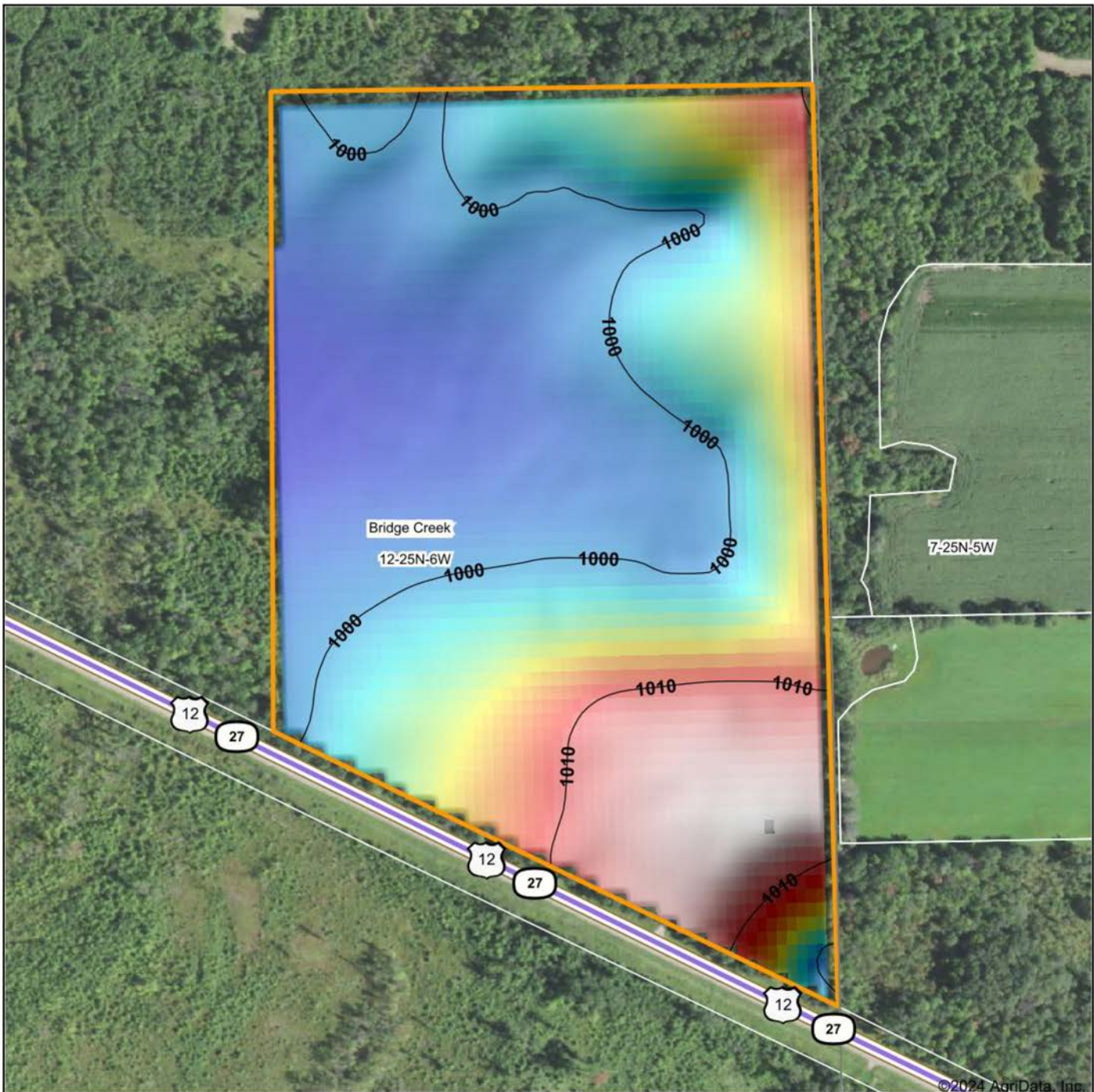
12-25N-6W
Eau Claire County
Wisconsin



11/14/2024

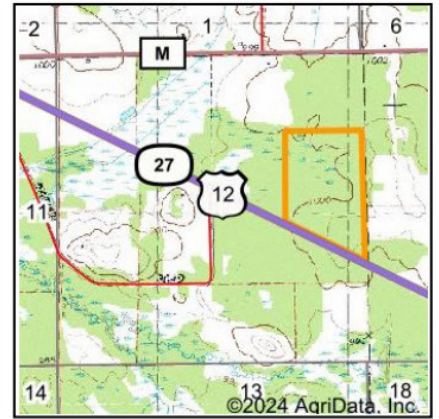
Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 997.5 Max: 1,013.3 Range: 15.8 Average: 1,002.9 Standard Deviation: 4.59 ft</p>	<p>0ft 378ft 756ft</p>
<p>Maps Provided By:</p> <p>surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008</p>	<p>11/14/2024</p> <p>Boundary Center: 44° 39' 44.49, -91° 2' 47.41</p>	<p>12-25N-6W Eau Claire County Wisconsin</p>

WETLANDS MAP



State: **Wisconsin**
 Location: **12-25N-6W**
 County: **Eau Claire**
 Township: **Bridge Creek**
 Date: **11/14/2024**



Maps Provided By:

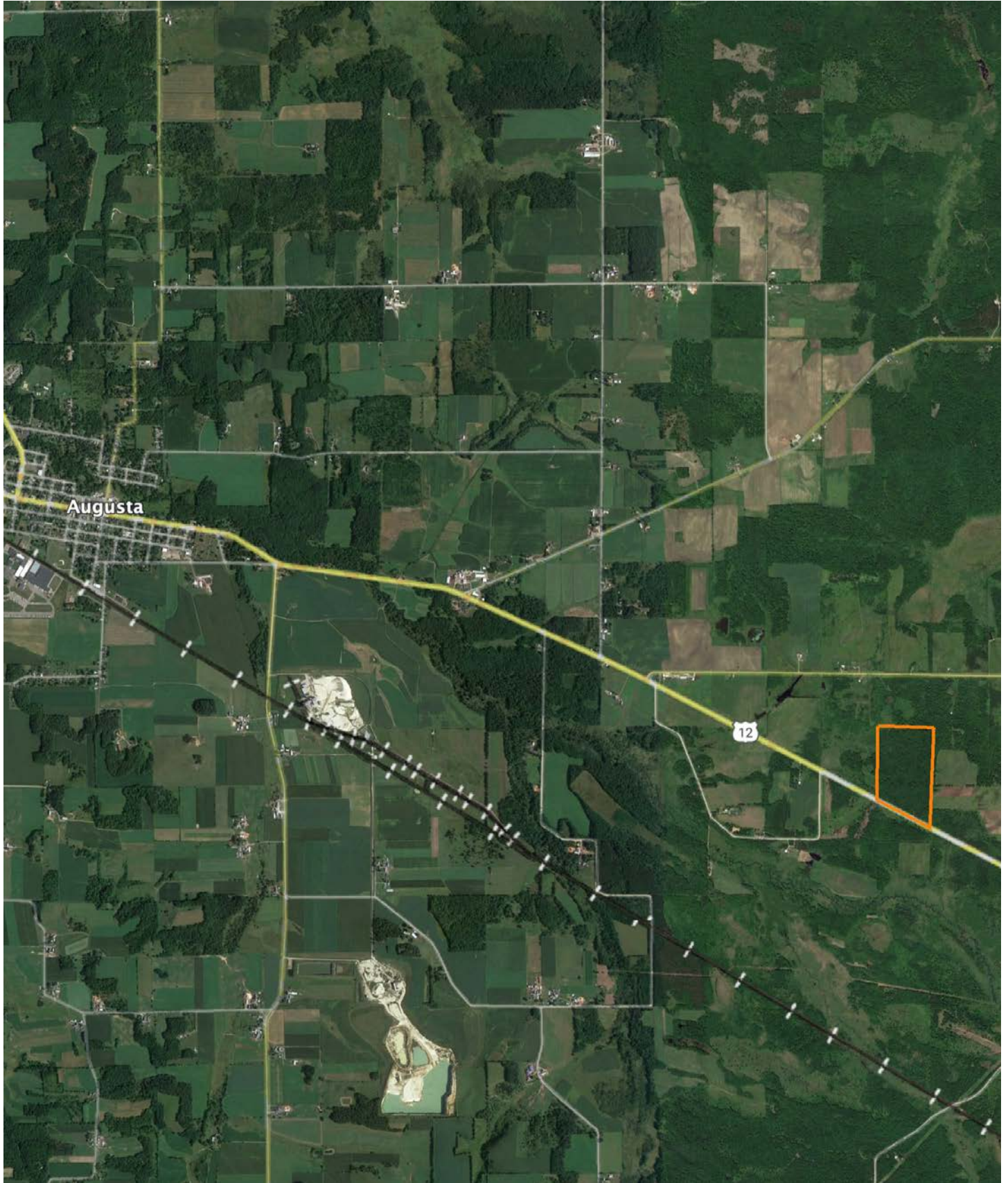


0ft 593ft 1187ft

Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	33.78
PFO1/EM1C	Freshwater Forested/Shrub Wetland	2.05
PSS1C	Freshwater Forested/Shrub Wetland	0.09
Total Acres		35.92

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

For Dylan Fluekiger, the outdoors, and especially hunting, has always been his biggest passion. He's guided for whitetail deer and waterfowl, as well as for trophy walleyes and small mouth bass. He has the utmost love for chasing mature whitetail bucks all around the Midwest, knowing exactly what it takes to attract and hold them on a property.

Born in Winona, MN, Dylan grew up and went to school in Alma, WI, and attended Bismarck State College and Pennsylvania State University where obtained a degree in mechanical engineering. Prior to selling land, Dylan worked for the county highway department and owned several businesses, including deer hunting lease operation.

At Midwest Land Group, Dylan is able to combine his passion of the outdoors with his love of helping people. His knowledge and confidence of the land makes him stand out amongst other agents. When he's not working, you can usually find him hunting, fishing or playing sports. If you're in the market to buy or sell land and want to work with a fellow avid hunter or fisherman, be sure to give Dylan a call.



DYLAN FLUEKIGER, LAND AGENT
715.690.3359
DFluekiger@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, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.