

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# BURNETT COUNTY WISCONSIN



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# UNIQUE INVESTMENT OPPORTUNITY ON 40 ACRES WITH LAKE ACCESS

Midwest Land Group is proud to present this rare opportunity to purchase this 9 bedroom investment property on 40 +/- acres in Burnett County. This property is located only a few miles from the Village of Webster and provides every amenity Northern Wisconsin has to offer. In the heart of lake country, the back 40 borders Crooked Lake and is only minutes from Devils Lake providing fantastic year-round fishing.

The current owners originally purchased this property and developed it into a highly successful assisted living care facility. In more recent years, after remodeling and construction, this building has been turned into a successful vacation rental with room to sleep up to 18 guests. The nearly 6,000 square feet of living space provides more than adequate room for a variety of income-producing opportunities. The house is being offered almost fully furnished which would include everything other than some end tables and the artwork. The building is completely ADA compliant including

concrete wheelchair ramp systems and even an elevator. On top of having an oversized attached garage, there is also an outbuilding for additional storage and a rustic barn which creates country character on the property.

A manicured trail system allows for easy walking or driving to sneak back to the lake or hunting blinds. The land is a mixture of slightly rolling fields, wetlands, and timber which includes fully mature oak trees. There is an abundance of wildlife and it has been a successful hunting piece for many years. The 40+ acres currently has 2 enclosed hunting stands and a duck blind with seating for 4. These items would be available for purchase but are not included in the list price.

Whether it be fishing, deer hunting, duck hunting, snowmobiling, riding UTVs, or simply enjoying magnificent views, this property offers all you could imagine and so much more.



# PROPERTY FEATURES

PRICE: **\$839,000** | COUNTY: **BURNETT** | STATE: **WISCONSIN** | ACRES: **40**

- Income-producing opportunities
- 5,500+ sq. ft. of living space
- 9 bedrooms
- 6 Bathrooms
- Nearly fully furnished
- New boiler for radiant heat
- Two 104-gallon water heaters
- Fire suppression system with new holding tank
- ADA compliant
- Elevator
- Back up generator
- Lake access
- Close to multiple popular lakes for fishing
- Manicured trail system
- Oversized attached garage
- Enclosed outdoor seating/viewing area
- Rustic barn
- Close to snowmobile and UTV trails



# 40 +/- ACRES

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# 5,500+ SQ. FT. OF LIVING SPACE



# LAKE ACCESS

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# 2 PERMANENT HUNTING STANDS

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# ADDITIONAL PHOTOS



# AERIAL MAP



Maps Provided By:



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

Boundary Center: 45° 57' 18.56, -92° 16' 55.04

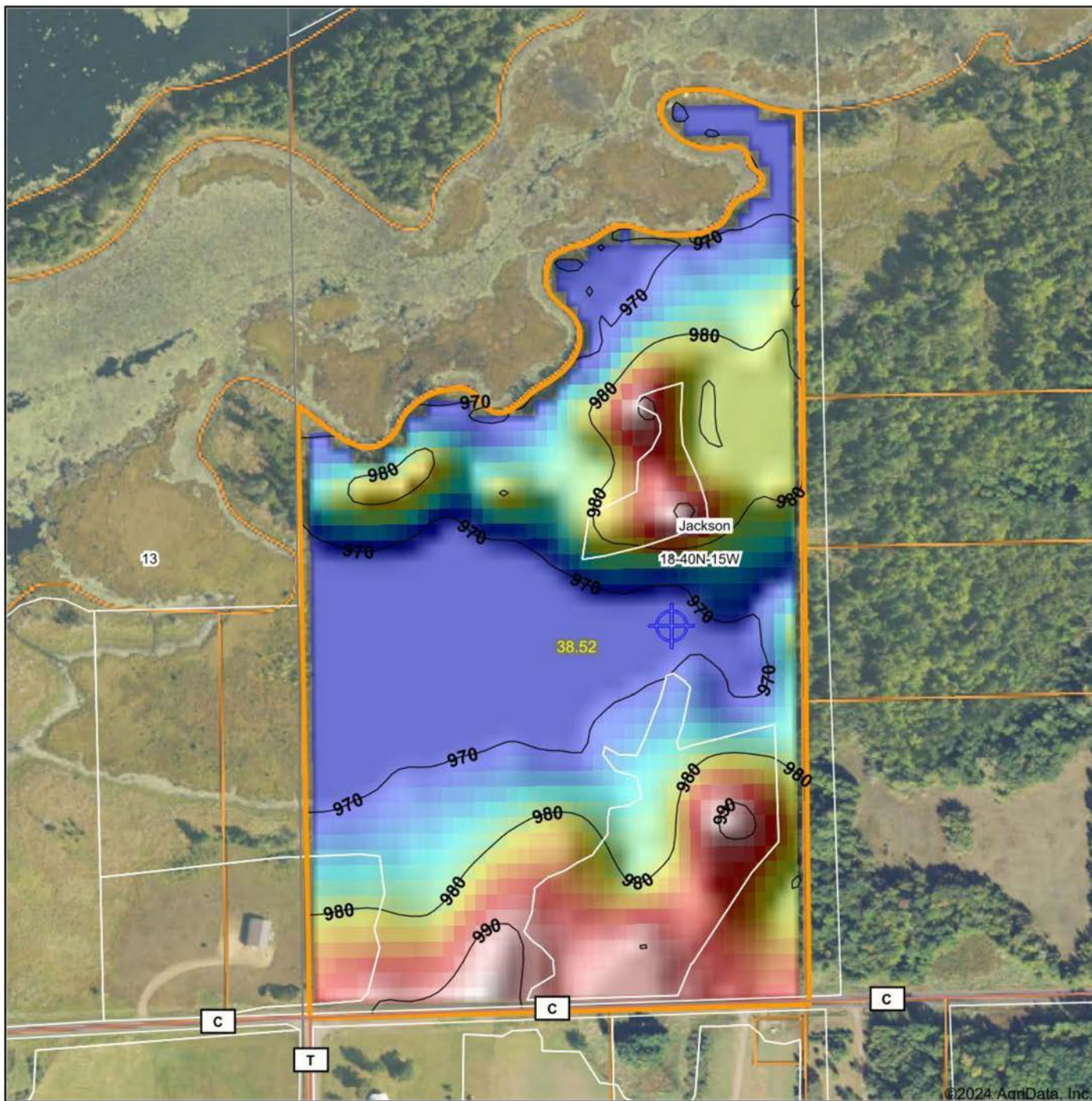


**18-40N-15W**  
**Burnett County**  
**Wisconsin**

12/13/2024



# HILLSHADE MAP



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Source: USGS 10 meter dem



Interval(ft): 10

Min: 969.5

Max: 992.4

Range: 22.9

Average: 976.9

Standard Deviation: 6.76 ft



12/13/2024

**18-40N-15W**  
**Burnett County**  
**Wisconsin**

Boundary Center: 45° 57' 18.56, -92° 16' 55.04



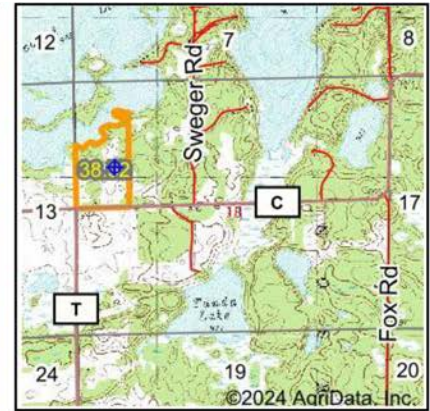
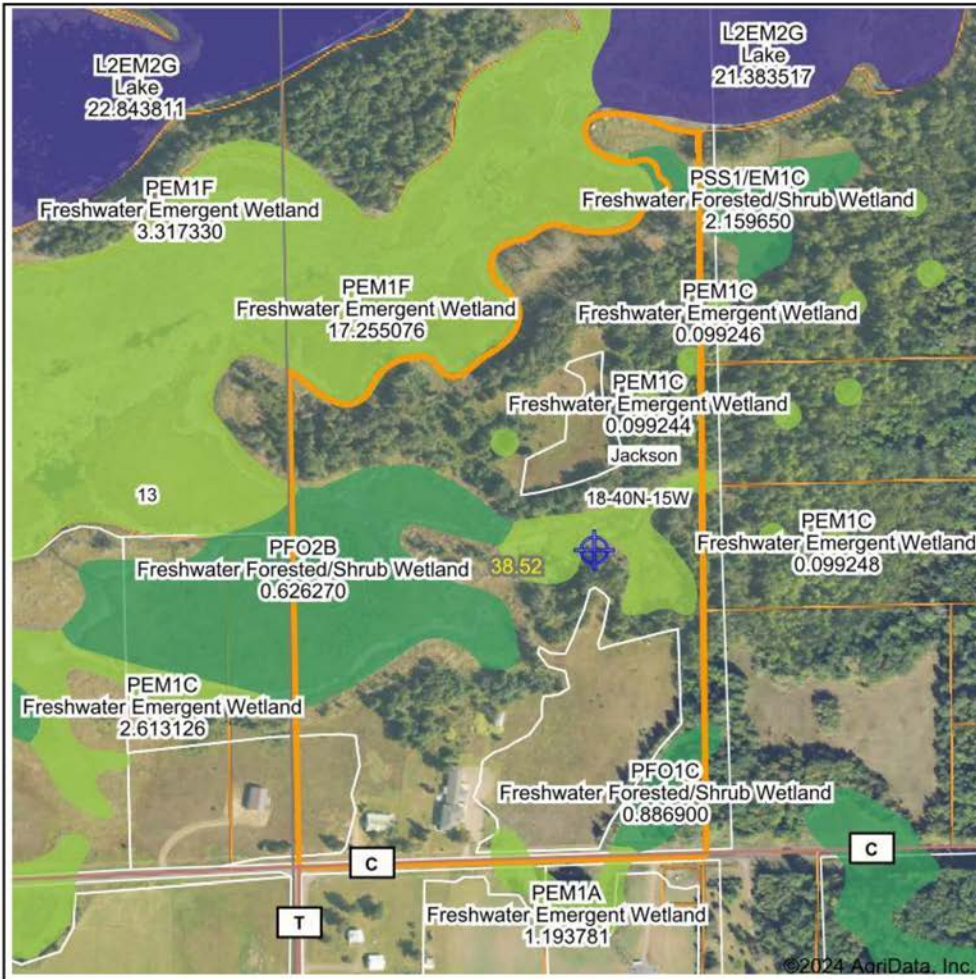
Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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

# WETLANDS MAP



State: **Wisconsin**  
 Location: **18-40N-15W**  
 County: **Burnett**  
 Township: **Jackson**  
 Date: **12/13/2024**



Maps Provided By:

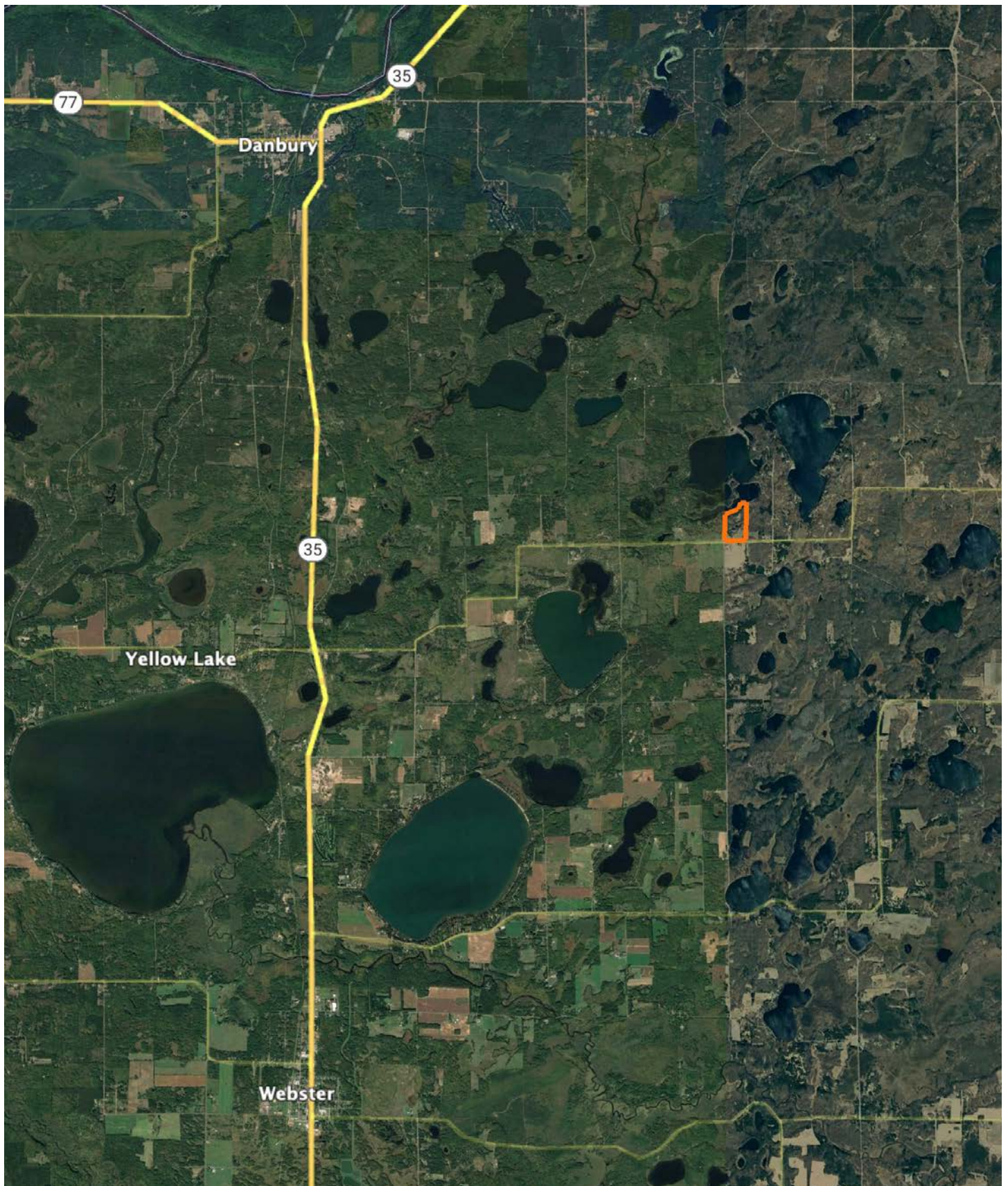


0ft 538ft 1076ft

Classification Code	Type	Acres
PSS3Bg	Freshwater Forested/Shrub Wetland	5.50
PEM1F	Freshwater Emergent Wetland	2.32
PFO1C	Freshwater Forested/Shrub Wetland	0.82
PFO2B	Freshwater Forested/Shrub Wetland	0.39
PSS1/EM1C	Freshwater Forested/Shrub Wetland	0.35
PEM1C	Freshwater Emergent Wetland	0.29
PEM1A	Freshwater Emergent Wetland	0.22
	Total Acres	9.89

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

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