

MIDWEST LAND GROUP PRESENTS

26 ACRES IN

# CHIPPEWA COUNTY WISCONSIN



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL 26 ACRE FARM WITH HOME AND OUTBUILDINGS NEAR CORNELL, WISCONSIN

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Located just west of Cornell, Wisconsin, this gorgeous, 26-acre farm has all the attributes that make rural Wisconsin living so appealing. This property has everything needed to be your perfect hobby farm or horse property. The main level of the 4 bedroom, 3 full bathroom house, built in 2008, offers a spacious living area, an impressive master suite with a walk-in closet and a full bathroom with a jacuzzi, a kitchen with island, ample storage, and a walk-in pantry, second bedroom, a second full bath, and laundry. The basement has a third bedroom, a full bath, second laundry, and, with some finishing, a 4th bedroom with the opportunity to frame out a 5th bedroom. The attached two car garage has a staircase to the basement, offering convenient access without entering the house.

The 26 +/- acres is comprised of approximately 21 acres of wooded ground, 3 acres of fenced pasture, and a

2-acre yard holding the house and outbuildings. The outbuildings consist of a 50'x100' barn built in 2020, a detached 3-car garage that is used as a workshop, a chicken coop, and a maple syrup shed. The 50'x100' barn has a large milk room with equipment that could make for a great tack room, and stalls could be easily built to accommodate horses. Going out the back door of the house, the pasture gives way to the beautiful woods. There are multiple trails through the woods for walking or riding, and a creek toward the back of the property, providing a nearly year-round water source. The property offers excellent hunting for deer, turkey, bear, and small game as well as maples for tapping in the spring.

There is so much to love about this farm, you just have to see it to fully appreciate it.



# PROPERTY FEATURES

PRICE: **\$513,000** | COUNTY: **CHIPPEWA** | STATE: **WISCONSIN** | ACRES: **26**

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- 2,912 square foot home built in 2008
- 4 Bedrooms
- 3 baths
- Master suite with full bath and walk-in closet
- Open concept
- Full basement
- Attached 2 car garage
- Access to basement from garage
- Laundry upstairs and downstairs
- 50'x100' barn with milking equipment
- Detached workshop
- Chicken coop
- Maple syrup shed
- 26 +/- acres
- Fenced pastures
- Pond and creek
- Beautiful woods
- Trails for walking/riding
- 10 minutes from Cornell, WI
- 20 minutes from Chippewa Falls, WI
- Cornell Schools





# 2,912 SQ. FT. HOME

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## 4 BED, 3 BATH





# MULTIPLE OUTBUILDINGS

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The outbuildings consist of a 50'x100' barn built in 2020, a detached 3-car garage that is used as a workshop, a chicken coop, and a maple syrup shed.





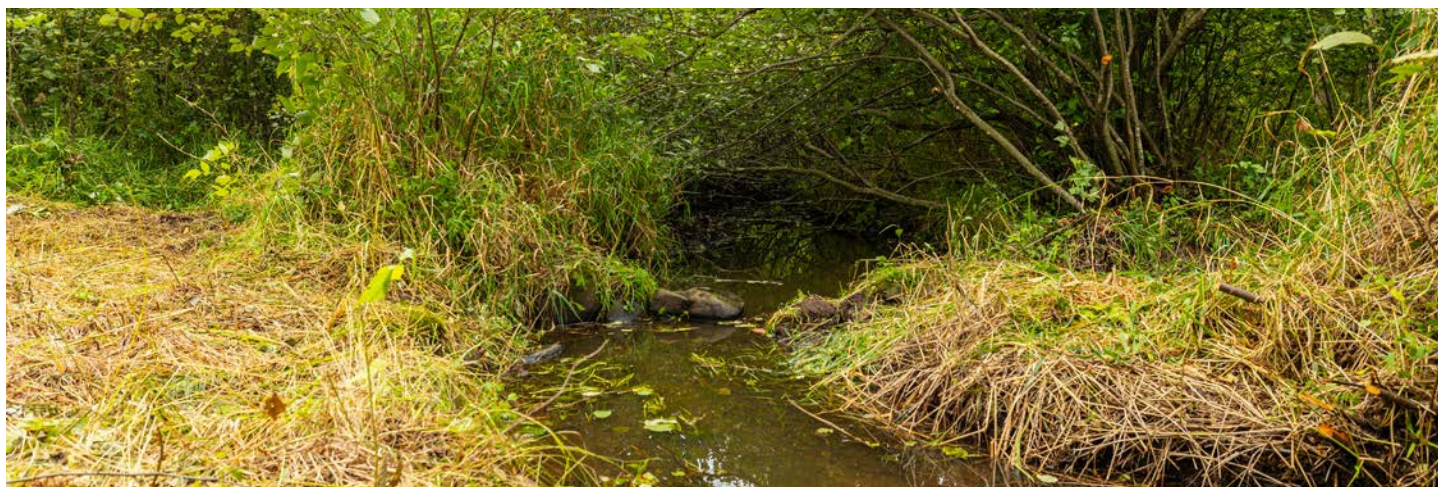
## FENCED PASTURE

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## POND & CREEK

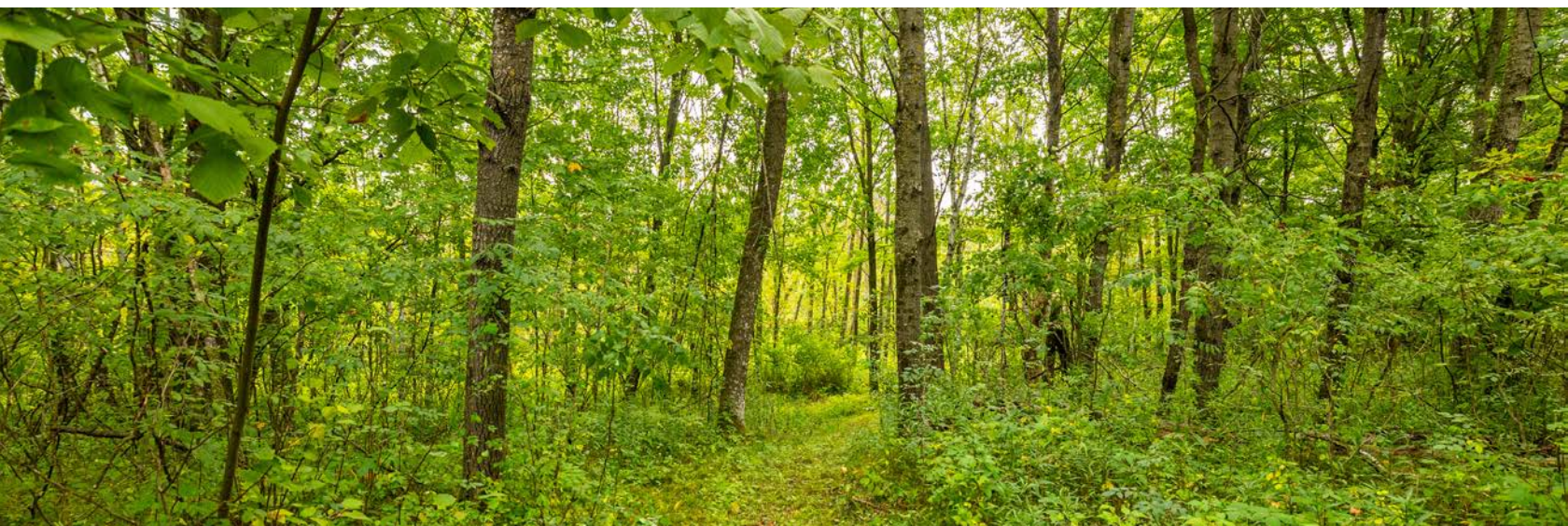
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26 +/- ACRES

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# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 45° 10' 6.52, -91° 17' 29.66

0ft 238ft 477ft



Maps Provided By:



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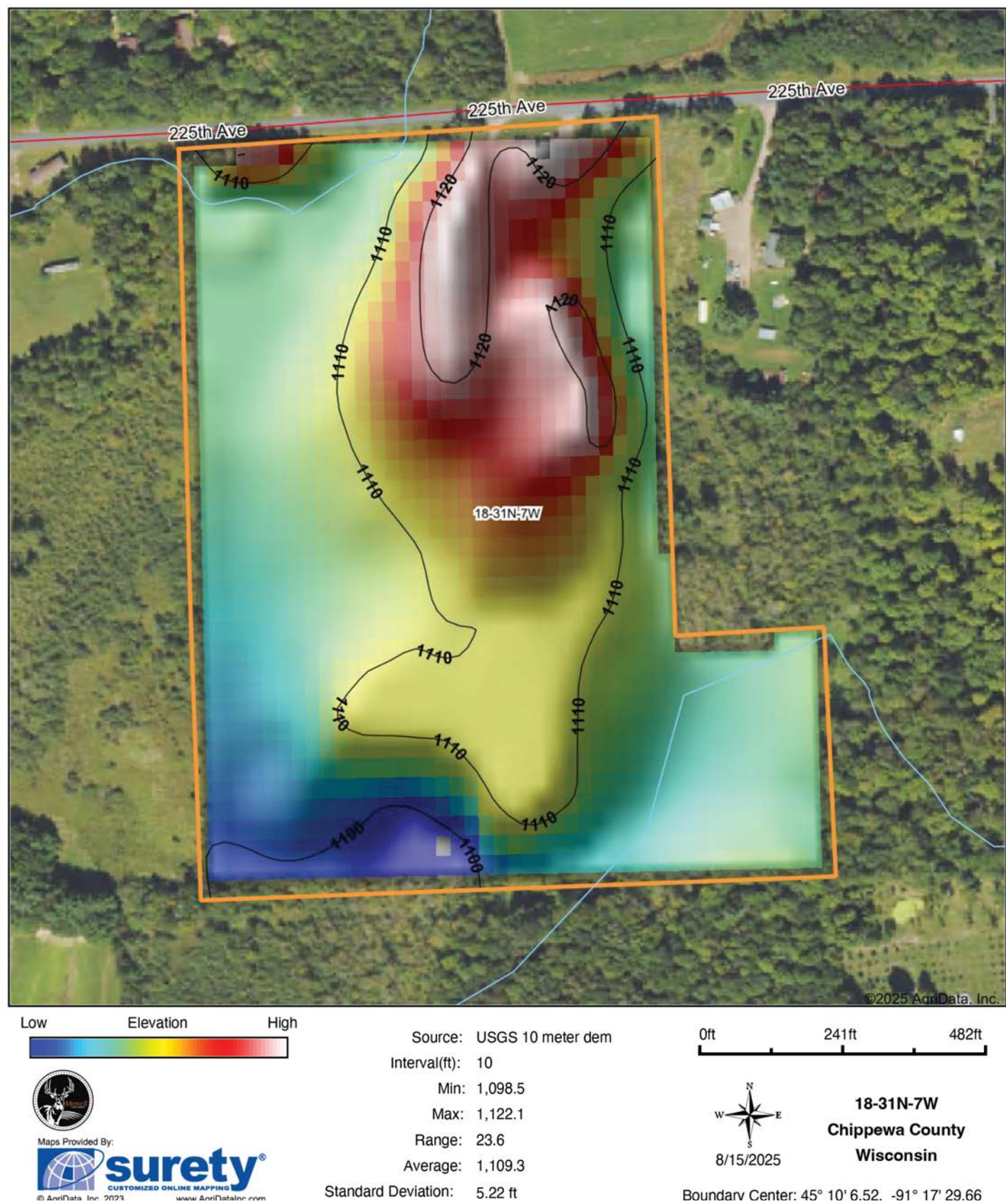
**18-31N-7W**  
**Chippewa County**  
**Wisconsin**



8/15/2025



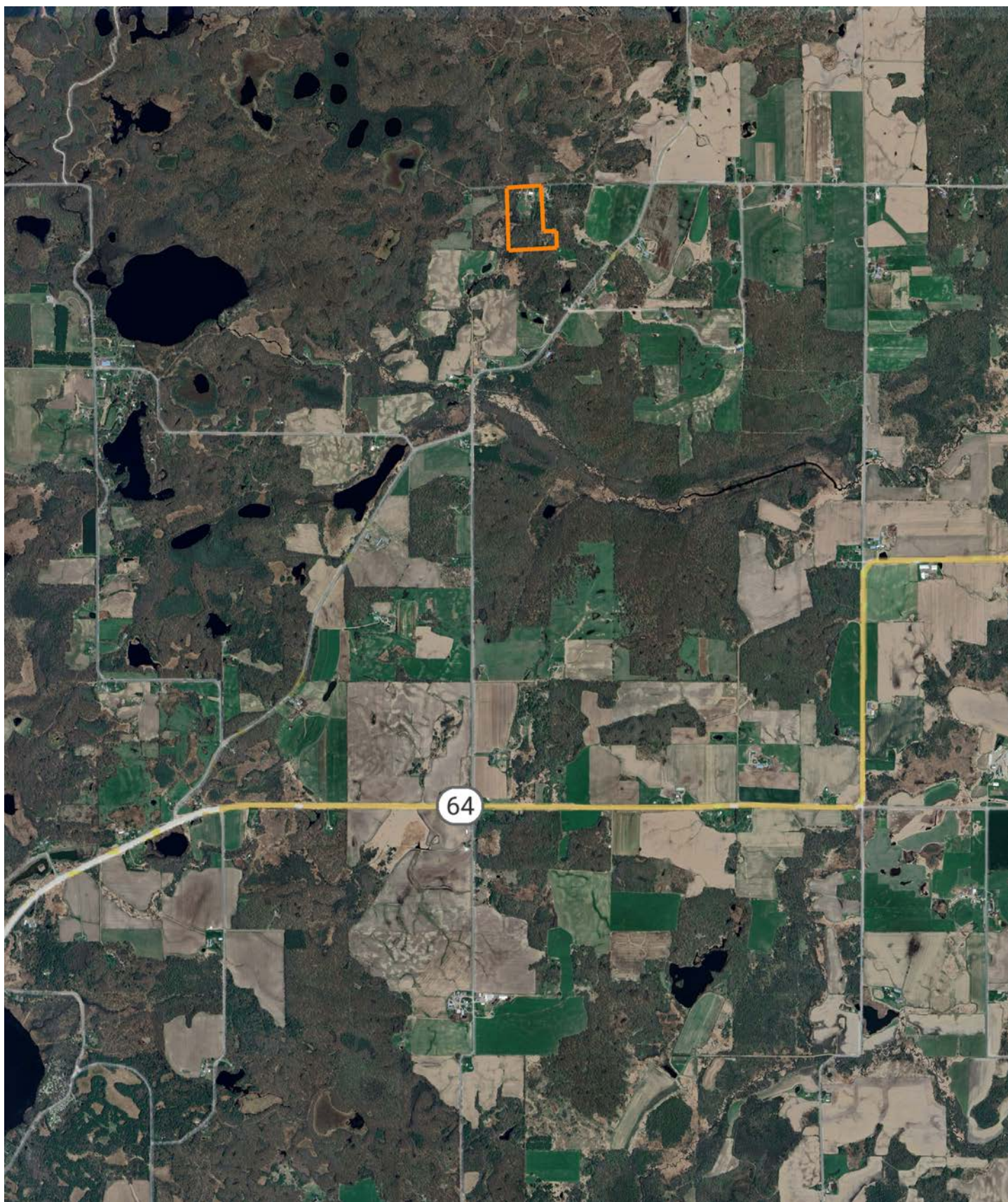
# HILLSHADE MAP





# OVERVIEW MAP

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# AGENT CONTACT

Dan Mozdren understands the gratification that comes from hard work and dirty hands. Although he was born in St. Charles, IL, Dan grew up working on a large cattle ranch in Oklahoma. He graduated from Dewey High School in Dewey, OK, and Pittsburg State University in Pittsburg, KS.

Having worked in sales for several years in a variety of industries with proven success, this driven agent has realized his dream of working in an industry that he's passionate about. At Midwest Land Group, Dan appreciates that he can connect with people who share the same love for the outdoors, as well as develop long-term relationships while helping them achieve their property goals. An influential and bilingual communicator, this self-starter brings first-hand knowledge of, and passion for, the outdoors to each and every transaction, whether buying or selling, standing by his relentless commitment to serve others.

When he's not working, you can usually find Dan in the woods or on the water, whether that be deer hunting, or fishing for bass, pike, and muskie. He also enjoys the occasional golf game and spending time with his family. Dan lives in Jordan, MN, with his wife, Rachel and their two kids, Isaac and Ella. If you're in the market to buy or sell in Minnesota or Western Wisconsin, be sure to give Dan a call.



**DAN MOZDREN,** LAND AGENT  
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## MidwestLandGroup.com

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