

MIDWEST LAND GROUP PRESENTS

12.54 ACRES IN

RUSK COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

12.54 ACRES WITH LAKE FRONTAGE IN BEAUTIFUL NORTH CENTRAL WISCONSIN

A true "do-everything" outdoor opportunity! 12.54 acres of mature timber, rolling elevated land AND a lake lot near Bruce, Wisconsin. On the north side of Ramer Road, the property offers just under 11 acres of mature timber with an elevated building site. On the south side of the road lies a south-facing lake lot providing approximately 125 feet of frontage on beautiful Caley Lake. The property has frontage on both sides of a newly created, dead-end town road that offers easy access and electric service at the lots.

This offering allows the next owner everything one would want in a Northwoods retreat. With plenty of high and dry buildable space, one could build either off water or on water. Or, the next owner might build a shop or barndominium on the north side of the road and yet still have gorgeous water views and access to the pristine Caley Lake. There truly are endless possibilities. The land is loaded with deer sign, and this property can

allow someone to hunt in the morning and fish in the afternoon - all right out the front door!

This area of Rusk County is peaceful and teeming with wildlife. The location offers a home base for countless high-end outdoor activities. The property is a short drive from public landings on the Chippewa River, a sought-after musky fishery. There are countless additional lakes and streams to explore. The deer, turkey, bear, and grouse hunting are all strong in this part of Wisconsin. These adjoined lake lots offer privacy, views, and the perfect opportunity to create a waterfront retreat. Caley Lake is a 55-acre clear water lake with a firm, sand/stone bottom that is loaded with fish. Exact acreage and lake frontage to be determined based on a survey to be completed prior to closing. An additional 3.06 acres, including 2 surveyed lake lots are also available. Approximately 5 minutes south of Bruce, Wisconsin, and approximately an hour from Eau Claire, Wisconsin.



PROPERTY FEATURES

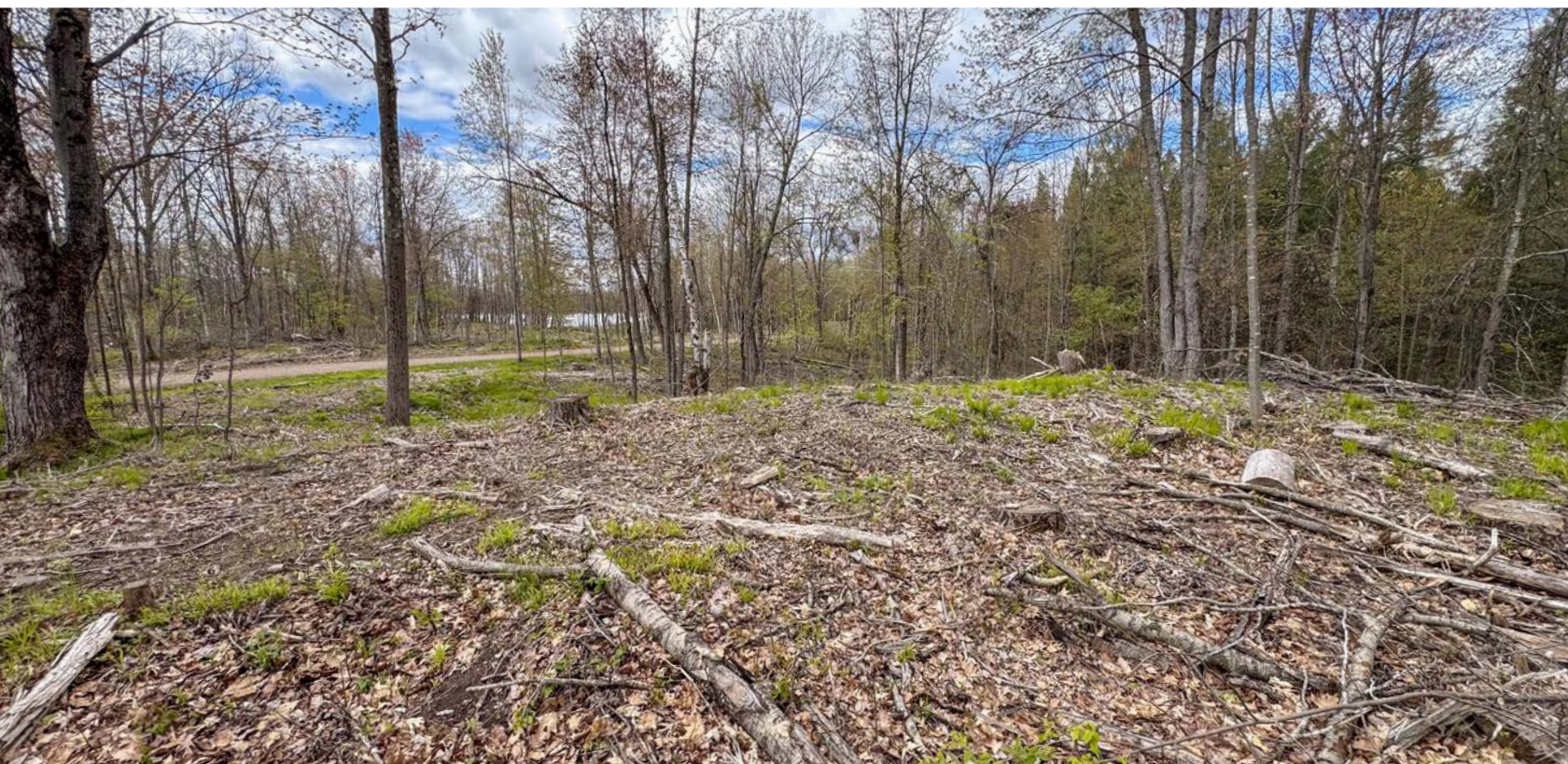
COUNTY: **RUSK** | STATE: **WISCONSIN** | ACRES: **12.54**

- 12.54 acres that includes a 1.55-acre lake lot
- 125 +/- feet of Caley Lake frontage
- Partial building site cleared
- Located on a quiet, dead-end road
- Mature hardwood trees
- Firm sand and stone lake bottom
- Excellent fishing and beautiful waterfront views
- Teeming with wildlife
- Additional 3.06 acres and two lake lots also available
- Approximately 1 hour from Eau Claire, Wisconsin



ELEVATED BUILD SITES

On the north side of Ramer Road, the property offers just under 11 acres of mature timber with an elevated building site.



CALEY LAKE FRONTAGE



1.55-ACRE LAKE LOT



QUIET, DEAD-END ROAD

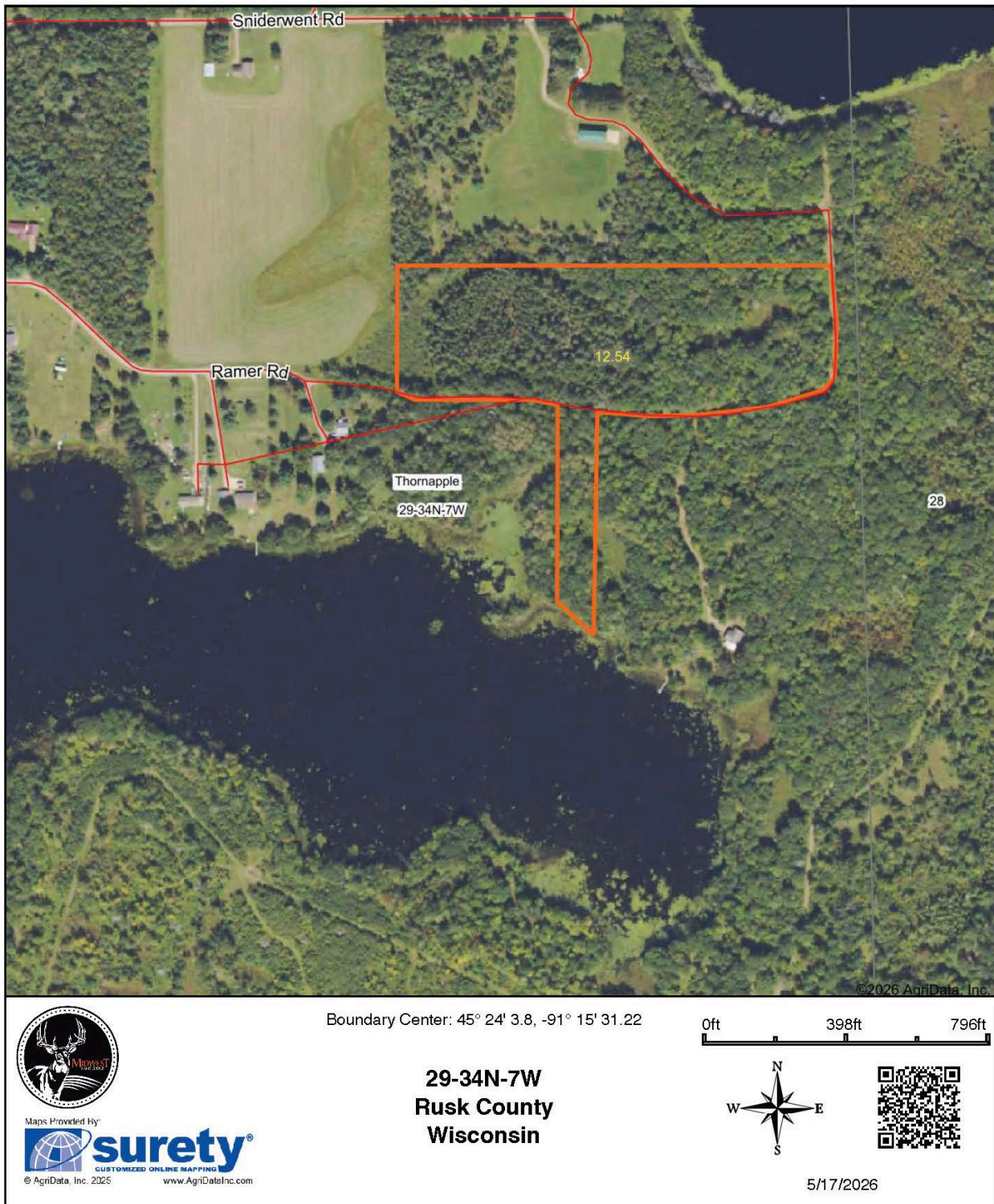
The property has frontage on both sides of a newly created, dead-end town road that offers easy access and electric service at the lots.



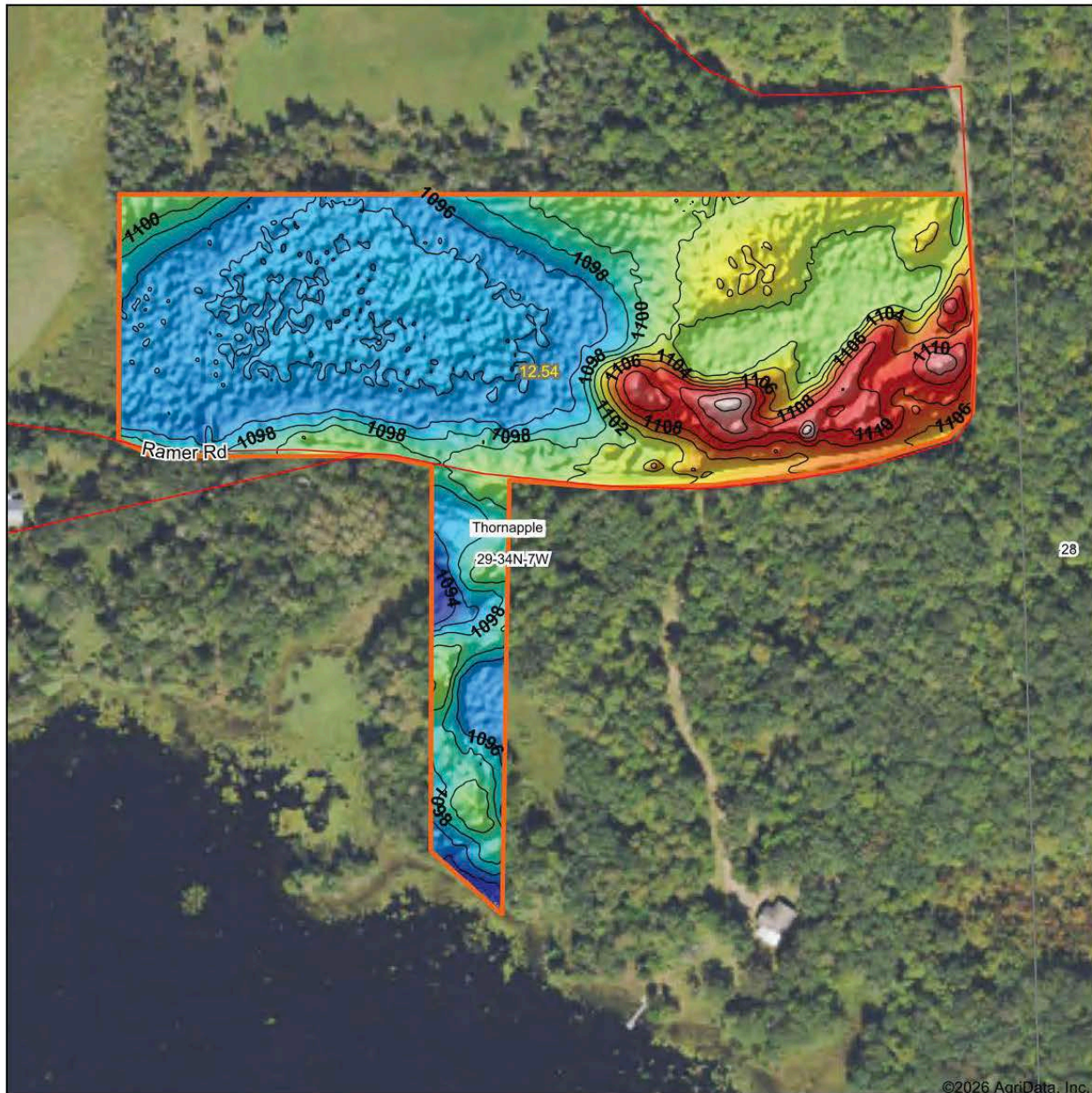
ADDITIONAL PHOTOS



AERIAL MAP



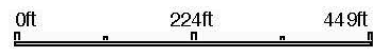
HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 2

Min: 1,092.1
 Max: 1,115.2
 Range: 23.1
 Average: 1,099.9
 Standard Deviation: 4.53 ft

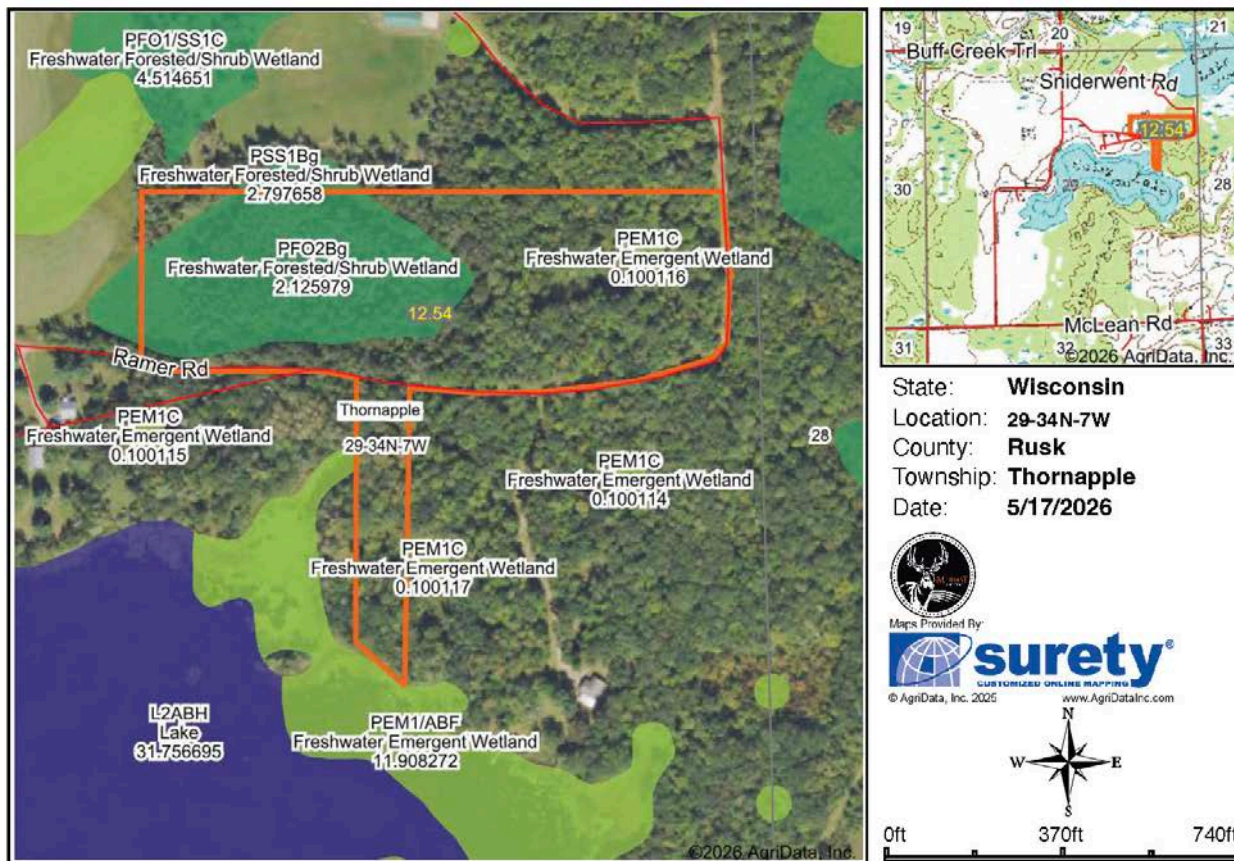


5/17/2026

29-34N-7W
Rusk County
Wisconsin

Boundary Center: 45° 24' 3.8, -91° 15' 31.22

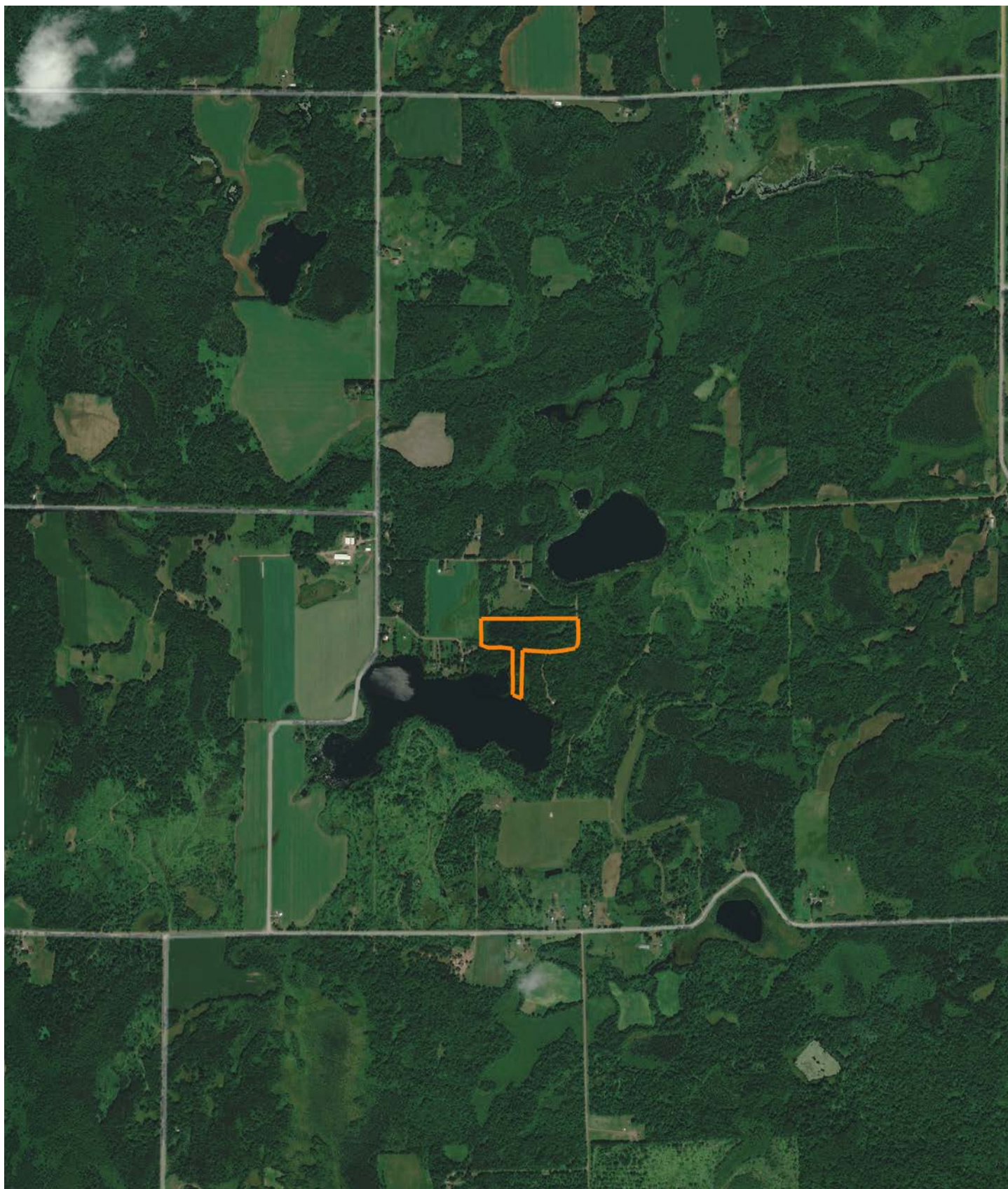
WETLANDS MAP



Classification Code	Type	Acres
PSS1Bg	Freshwater Forested/Shrub Wetland	2.18
PFO2Bg	Freshwater Forested/Shrub Wetland	2.12
PEM1C	Freshwater Emergent Wetland	0.10
PEM1/ABF	Freshwater Emergent Wetland	0.01
		Total Acres 4.41

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

Agent Matt Spets has a unique understanding of how the hunting and investment potentials of a parcel of land intertwine. A seasoned land investor and acknowledged whitetail hunting expert, Matt has successfully hunted in various states, gaining deep insights into whitetail deer behavior and how it relates to a given property. With his extensive network throughout Wisconsin, he can connect effortlessly with buyers and sellers, leveraging his expertise to help them achieve their real estate goals.

Born and raised in Ironwood, Michigan, Matt brings over 13 years of experience in educational leadership to his role. During his tenure, he spearheaded numerous financial, construction, and real estate projects, bolstering his school districts' financial standing and fostering relationships with local business leaders. In addition to being a youth baseball coach and serving on the Everest Youth Baseball board, Matt owns and operates Northwoods Baseball Select and is a member of the Everest Wrestling Club board.

Matt is also the founder of the Black River Trout Tournament conservation effort and serves as an advisor to the D.C. Everest Educational Foundation. His personal interests include hunting whitetails, fly fishing, skiing, and residential construction. Notably, in 2019, Matt and a partner ranked 7th overall in the Quest Hunt contest in Wisconsin, where he also won the Big Buck award using archery alone.

Matt resides in Wausau, WI, with his wife Sabrina, their daughter Danika, and sons Sawyer and Grady. His blend of hunting expertise, investment know-how, and broad connections make him a trusted and approachable ally for any real estate needs in Wisconsin.



MATT SPETS,

LAND AGENT

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