

MIDWEST LAND GROUP PRESENTS

12.8 ACRES IN

CHIPPEWA COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

12 ACRE FARM WITH BEAUTIFUL HOME AND SHOP OUTSIDE NEW AUBURN, WISCONSIN

Nestled on 12.8 deeded acres, this exceptional country property offers the perfect combination of new construction, quality craftsmanship, and peaceful rural living. Built in 2023, the custom home features 2,400 square feet of beautiful living space with stunning woodwork and attention to detail throughout. The home includes three bedrooms, one full bathroom, a wide open kitchen with island, and an expansive 2,400 square foot unfinished lower level, providing endless possibilities for additional living space, recreation, or storage.

Step outside and enjoy the full-length 60'x10' covered porch, the perfect place to relax while taking in the quiet surroundings and scenic views. Whether you're enjoying

your morning coffee or entertaining guests, this outdoor space is sure to be a favorite.

The property is well equipped for hobby farming, horses, or those just seeking a quieter way of life. Approximately three acres are currently fenced pasture, complete with water service, while another seven acres of wooded land has existing trails. A 36'x 8' shop, also built in 2023 and with the addition of a 20'x48' lean-to, offers outstanding space for equipment, toys, or a workshop connected to water.

Call Dan Mozdren at (952) 563-9809 to schedule your private showing!

PROPERTY FEATURES

COUNTY: **CHIPPEWA** | STATE: **WISCONSIN** | ACRES: **12.8**

- Home built in 2023
- 2,400 sq. ft. of finished living space
- Additional 2,400 feet of unfinished space
- 3 bedrooms
- 1 full bathroom
- Beautiful woodwork and finishings
- 10'x60' covered porch
- 12.8 deeded acres
- 3 +/- acres of fenced pasture
- 7 +/- acres of wooded land
- Walking and riding trails
- 36'x48' shop with 20'x48' lean-to
- Water runs to pasture and shop
- Less than 30 minutes from Rice Lake and Chippewa Falls
- 35 minutes from Eau Claire, WI
- New Auburn schools

2,400 SQ. FT. HOME BUILT IN 2023

The home includes three bedrooms, one full bathroom, a wide open kitchen with island, and an expansive 2,400 square foot unfinished lower level, providing endless possibilities for additional living space, recreation, or storage.



2,400 SQ. FT. OF UNFINISHED SPACE

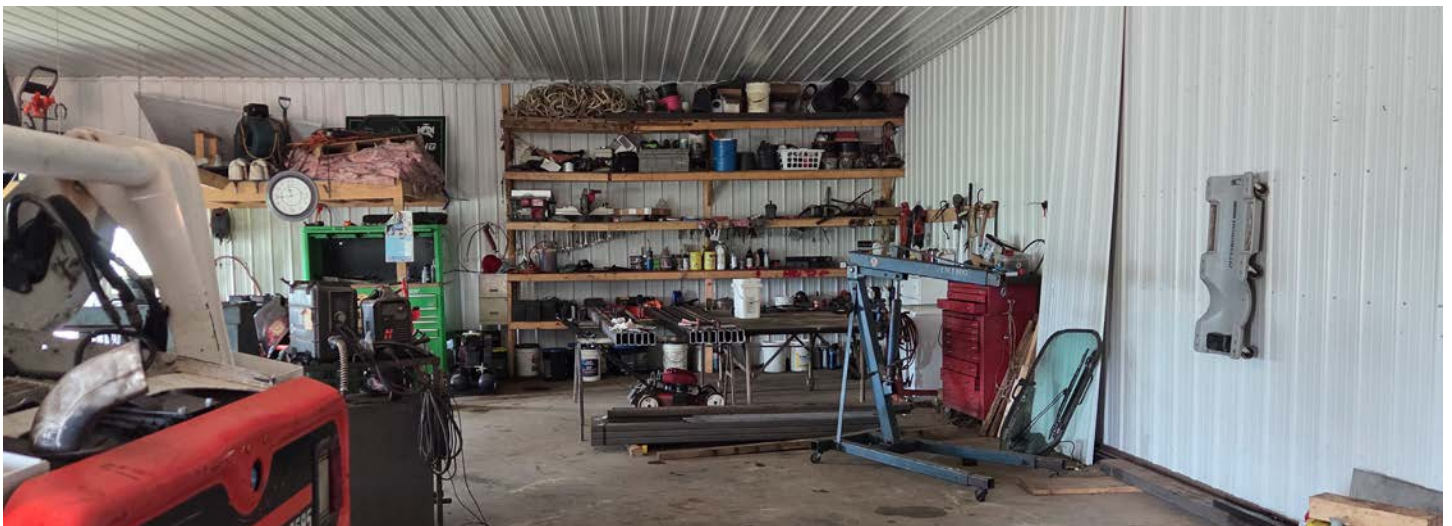


10'X60' COVERED PORCH



36'X48' SHOP WITH 20'X48' LEAN-TO

A 36'x 8' shop, also built in 2023 and with the addition of a 20'x48' lean-to, offers outstanding space for equipment, toys, or a workshop connected to water.



MIX OF PASTURE & TIMBER

The property is well equipped for hobby farming, horses, or those just seeking a quieter way of life. Approximately three acres are currently fenced pasture, complete with water service, while another seven acres of wooded land has existing trails.



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Map Center: 45° 10' 39.47, -91° 36' 5.16

0ft 156ft 312ft



Maps Provided By:



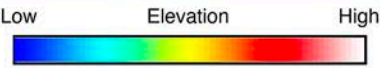
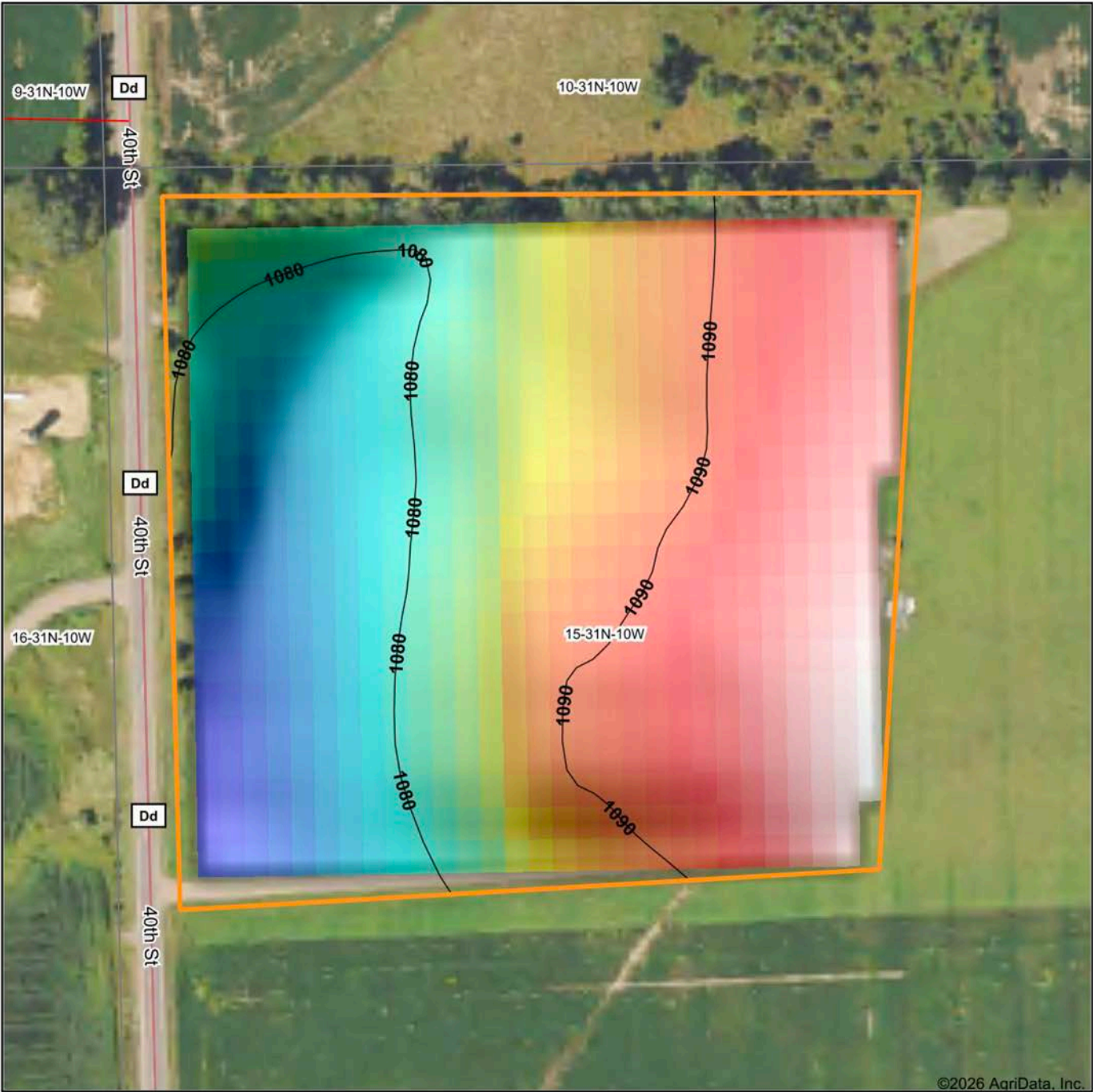
© AgriData, Inc. 2025 www.AgrIDataInc.com

15-31N-10W
Chippewa County
Wisconsin



7/22/2026

HILLSHADE MAP



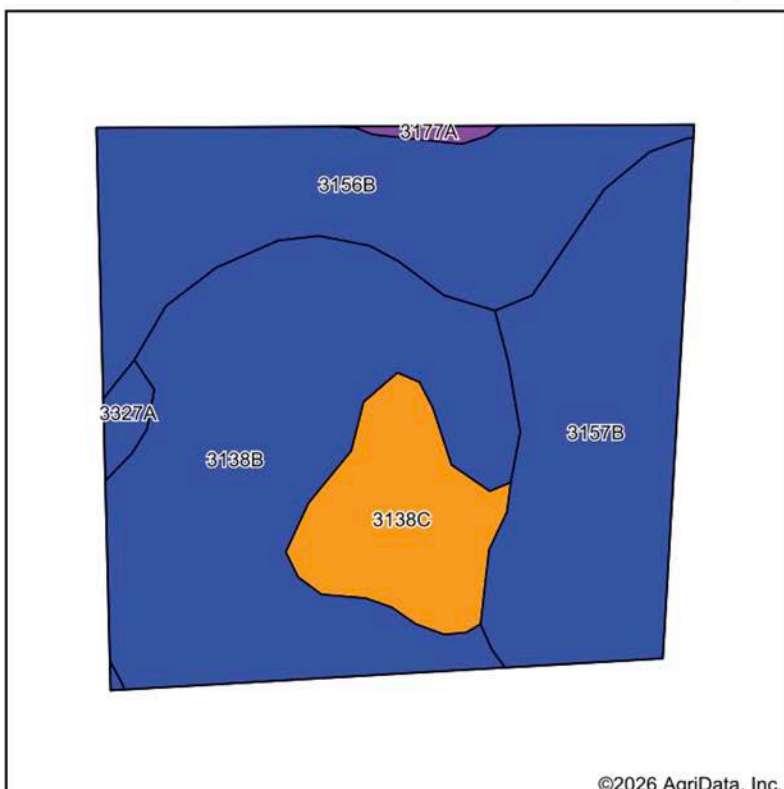
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,071.7
Max: 1,099.6
Range: 27.9
Average: 1,085.8
Standard Deviation: 7.45 ft

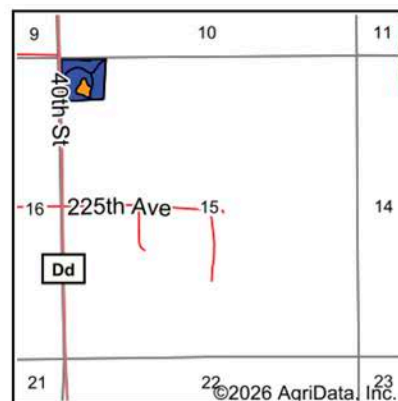


15-31N-10W
Chippewa County
Wisconsin
7/22/2026
Boundary Center: 45° 10' 39.47, -91° 36' 5.16

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Chippewa**
 Location: **15-31N-10W**
 Township: **Auburn**
 Acres: **12.17**
 Date: **7/22/2026**



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com



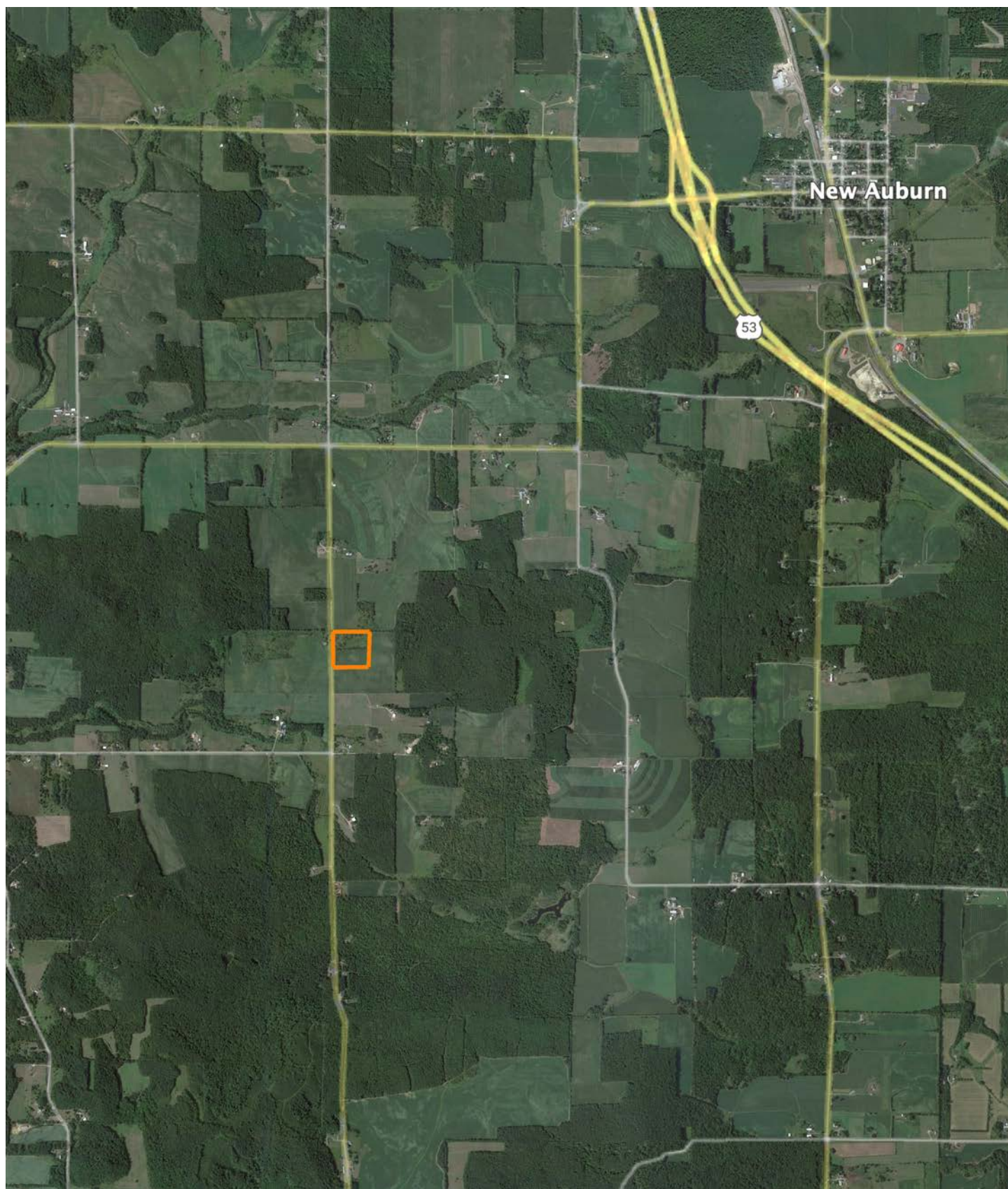
Area Symbol: WI017, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
3138B	Rosholt sandy loam, 2 to 6 percent slopes	4.63	38.0%		> 6.5ft.	Ile	50	50	30
3157B	Freeon silt loam, 2 to 6 percent slopes	3.03	24.9%		3.7ft. (Densic material)	Ile	62	62	48
3156B	Magnor silt loam, 0 to 4 percent slopes	2.99	24.6%		3.6ft. (Densic material)	Ilw	65	64	50
3138C	Rosholt sandy loam, 6 to 15 percent slopes	1.31	10.8%		> 6.5ft.	Ille	44	43	27
3327A	Scott Lake sandy loam, 0 to 3 percent slopes	0.15	1.2%		> 6.5ft.	Ils	55	55	33
3177A	Auburndale silt loam, 0 to 2 percent slopes	0.06	0.5%		5.4ft. (Densic material)	Vlw	55	54	32
Weighted Average						2.13	*n 56.1	*n 55.8	*n 39.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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
952.563.9809
DMozdren@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.