

MIDWEST LAND GROUP PRESENTS

18 ACRES IN

CHIPPEWA COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

18 ACRE FARM WITH ENDLESS POSSIBILITIES IN GILMAN, WISCONSIN

Discover the possibilities on this impressive 18 acre +/- farm, offering a spacious 6 bedroom, 1 bath home surrounded by a versatile mix of pasture, woods, and several outbuildings.

The property features a substantial 32'x48' shop with a 12'x24' office, along with two large pole sheds measuring 40'x80' and 24'x52'—providing abundant space for equipment, toys, or hobbies.

The property is well-suited to be a horse property as the barn is equipped with five horse stalls, a box stall, tack room, and a 16'x32' lean-to. Approximately 7 acres are fenced pasture, providing plenty of room for horses or livestock, while approximately 8 acres of wooded ground offer privacy, recreation, and hunting opportunities.

With a rare combination of rural living, room to pursue your hobbies, and a convenient location, this is one you won't want to miss.



PROPERTY FEATURES

COUNTY: **CHIPPEWA** | STATE: **WISCONSIN** | ACRES: **18**

- 6 bedrooms
- 1 bathroom
- 7 +/- acres of fenced pasture
- 8 +/- acres of wooded land
- Excellent hunting opportunities
- 32'x48' shop with 12'x24' office
- Barn with horse stalls, box stall & tack room
- 40'x80' pole barn with 10'x80' loft
- 24'x52' pole barn
- Roughly 15 minutes from Cornell and Stanley, WI
- 40 minutes from Chippewa Falls, WI
- Gilman Schools



6 BED, 1 BATH HOME



40'X80' POLE BARN WITH 10'X80' LOFT



ADDITIONAL OUTBUILDINGS



7 +/- ACRES FENCED PASTURE



8 +/- ACRES WOODED



AERIAL MAP



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Map Center: 45° 9' 41.66, -90° 55' 43.13

0ft 234ft 469ft



Maps Provided By:



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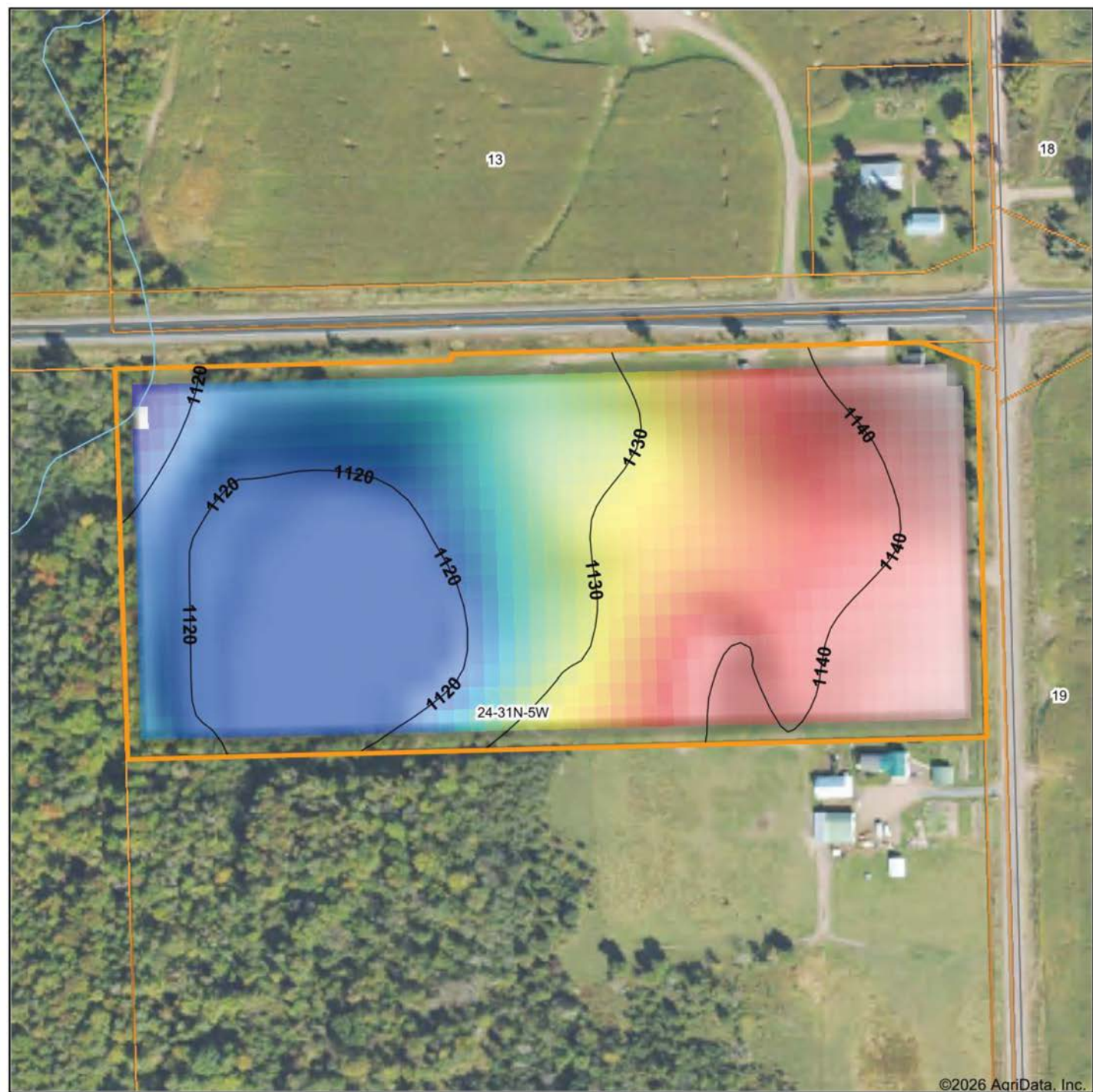
www.AgrIDataInc.com

24-31N-5W
Chippewa County
Wisconsin



8/4/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 1,117.4

Max: 1,144.9

Range: 27.5

Average: 1,129.1

Standard Deviation: 8.6 ft

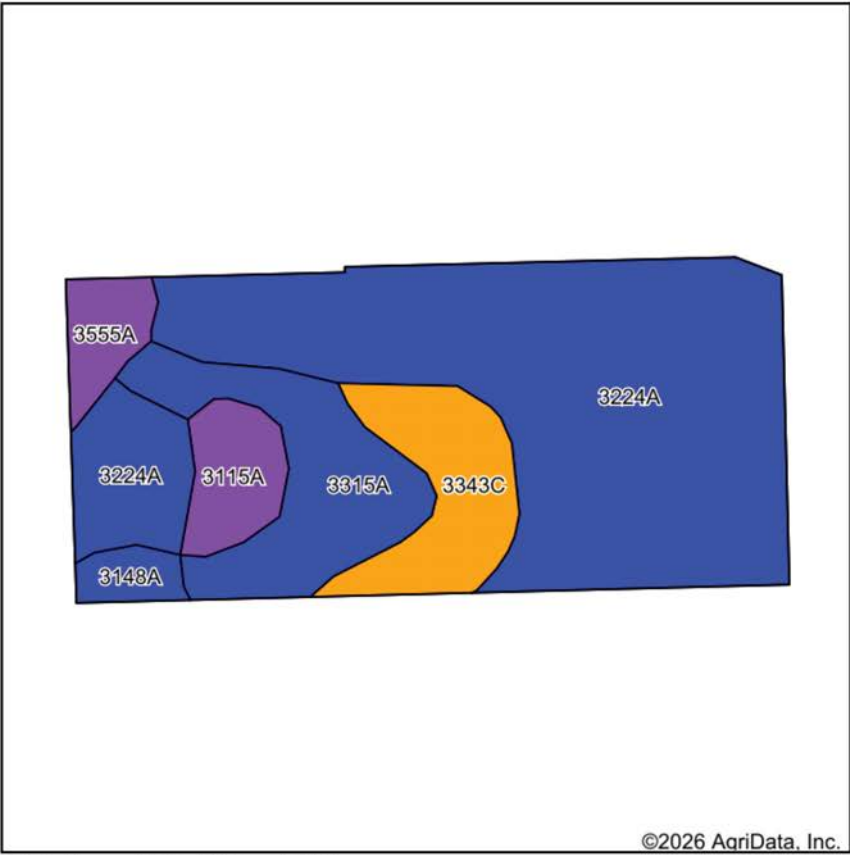


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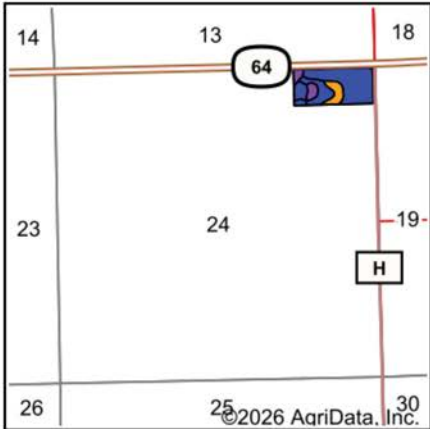
24-31N-5W
Chippewa County
Wisconsin

Boundary Center: 45° 9' 41.66, -90° 55' 43.13

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
County: **Chippewa**
Location: **24-31N-5W**
Township: **Colburn**
Acres: **18.32**
Date: **8/4/2026**



Maps Provided By:



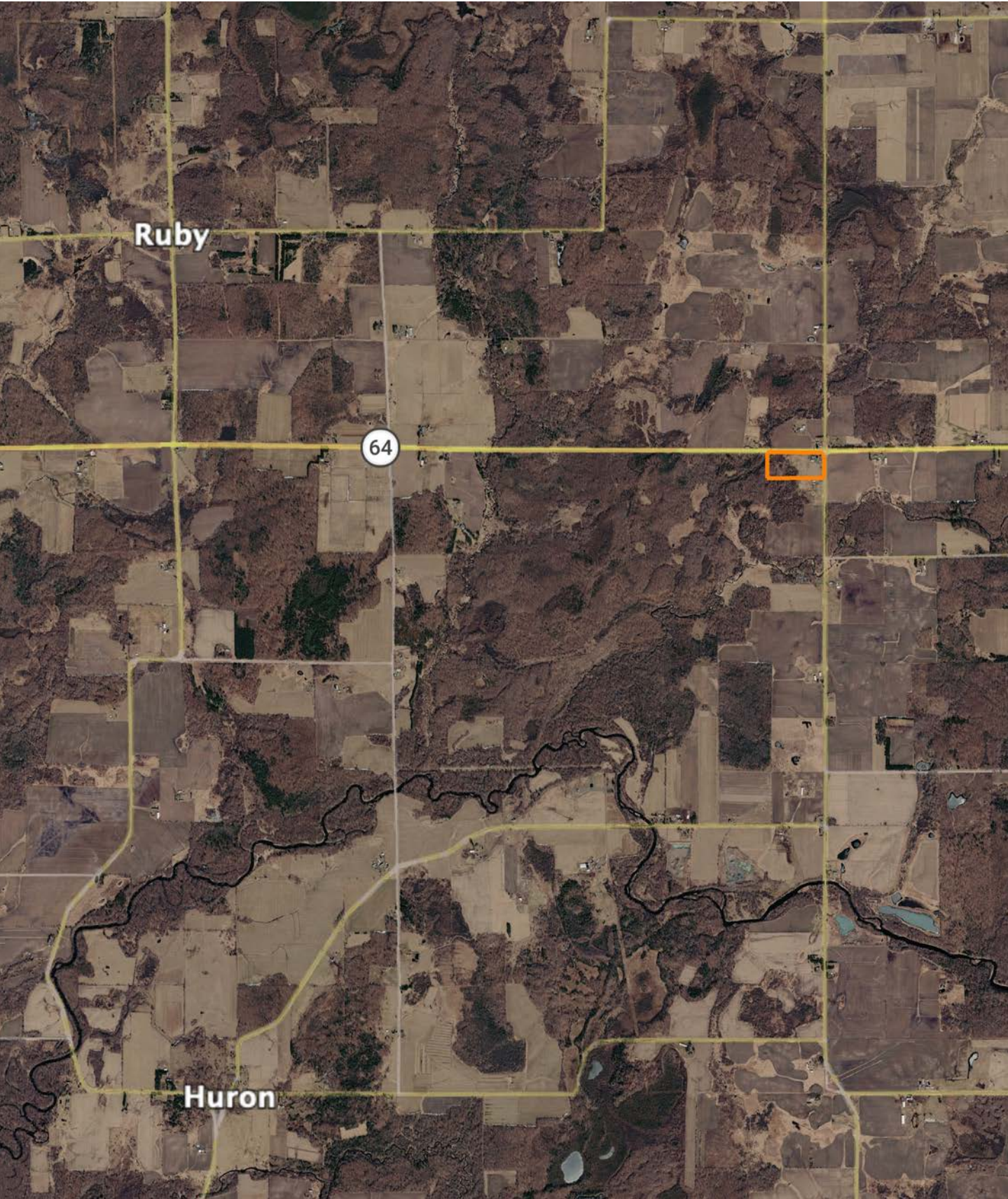
Area Symbol: WI017, Soil Area Version: 22

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
3224A	Poskin silt loam, 0 to 2 percent slopes	11.47	62.6%		> 6.5ft.	IIw	67	67	48
3315A	Rib silt loam, 0 to 2 percent slopes	2.76	15.1%		> 6.5ft.	IIw	74	73	60
3343C	Antigo silt loam, 6 to 15 percent slopes	1.95	10.6%		> 6.5ft.	IIIe	51	49	35
3115A	Rib mucky silt loam, ponded, 0 to 2 percent slopes	1.00	5.5%		> 6.5ft.	VIw	60	17	18
3555A	Fordum loam, 0 to 2 percent slopes	0.71	3.9%		> 6.5ft.	VIw	55	53	35
3148A	Brill silt loam, 0 to 3 percent slopes	0.43	2.3%		> 6.5ft.	IIIs	58	58	41
Weighted Average						2.48	*n 65.3	*n 62.5	*n 46.1

*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
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