



**AMERICAN
LEGACY
LAND CO.**

FOR SALE
**CHIPPEWA COUNTY
FARM**

Elk Mound, WI

136 +/- Acres

OFFERED AT:

\$2,989,000

ABOUT THIS PROPERTY:

Welcome to the incredible estate of Sandy Acres! This pristine farm is located just minutes north of Eau Claire, in the town of Elk Mound. Spanning approximately 136 +/- acres, the property features extremely productive tillable ground, wooded acreage, and beautifully maintained buildings and sheds perfect for housing livestock and equipment. The farmhouse consists of 5 bedrooms, 3 baths and boasts incredible views in all directions. Two furnaces and air conditioning units serve the home along with heated floors within the newest addition built in 2004.



More About this Property:

The main shop situated directly across from the home includes multiple impressive improvements such as a large bar area, half bath, and large heated storage area perfect storing equipment or conducting business. The main barn also includes a large office, breakroom, and bathroom. The additional sheds and barns throughout the property offer expansive areas for housing livestock and farming equipment including gates and stalls. Two separate wells serve the property providing water to the barns and home. The property also includes two silos and multiple large feed bunkers. Included in the power shed is a 150 kw John Deere diesel generator ready to power all buildings and home in the event of a power outage.

As an added bonus, enjoy approximately 1300 feet of owned frontage along the coveted class I trout stream of Elk Creek. True legacy farms like this do not become available often. Whether you are looking to begin a generational hobby farm or operate a large scale farming operation, this property has something to offer everyone!

Directions: Take Highway 29 to County Road M. Go north on County Road M to 50th Ave. Travel west on 50th Avenue and the property will be on the south side of the road, approximately after .25 miles.

Legal Description: NE NW EX CSM #1223 & EX CSM #5071 Chippewa County, WI

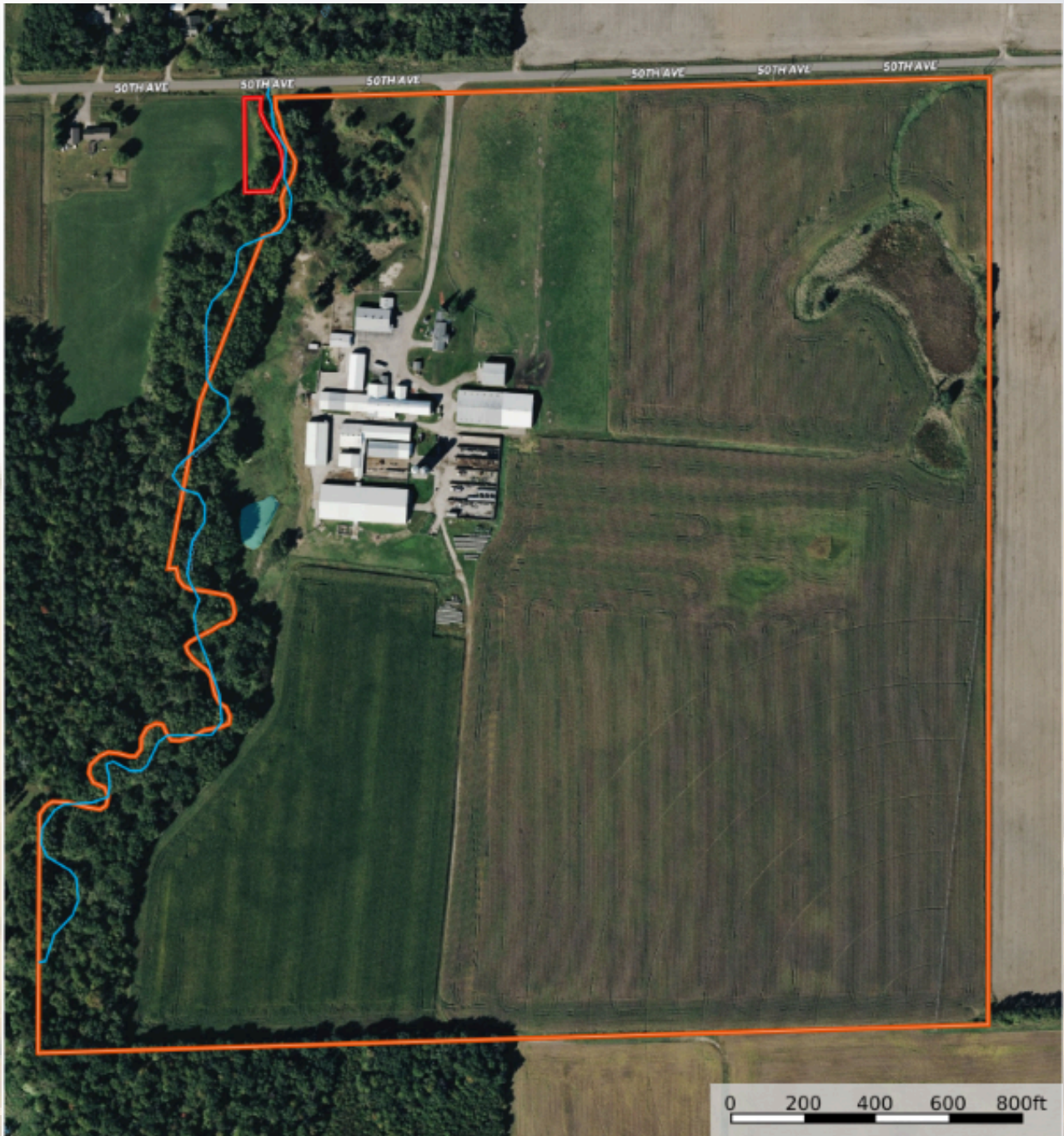
Taxes: 2025 \$7,766.36

Income Potential: Potential for fantastic ROI with highly productive crop ground and dairy or beef cattle operation.

FEATURES:

- 136 +/- Acres
- Highly productive soil
- Beautifully maintained outbuildings and barns
- 5 bedroom, 3 bath house with multiple updates
- Ample storage for machinery and equipment
- Feed bunkers
- Freestall barns for storage or housing livestock

Aerial Map:



Soil Map:



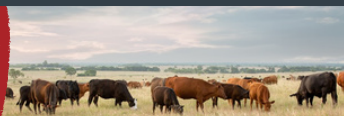
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
MkB	Menahga loamy sand, 0 to 6 percent slopes	69.36	50.78	0	41	4s
MvA	Moundville loamy sand, 0 to 3 percent slopes	20.95	15.34	0	45	4s
De	Oesterle sandy loam, 0 to 3 percent slopes	14.62	10.7	0	55	2w
709A	Fordum silt loam, river valleys, 0 to 2 percent slopes, frequently flooded	13.38	9.8	0	39	7w
SdA	Scott Lake sandy loam, 0 to 3 percent slopes	5.31	3.89	0	56	2s
S16A	Aldo sand, 0 to 3 percent slopes	4.76	3.48	0	38	4s
Mu	Minocqua muck, 0 to 2 percent slopes	4.74	3.47	0	38	6w
RoB	Rosholt sandy loam, 2 to 6 percent slopes	3.47	2.54	0	49	2e
TOTALS		136.59(*)	100%	-	43.49	4.02

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

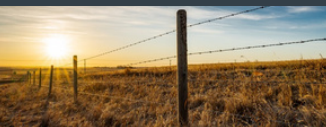


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



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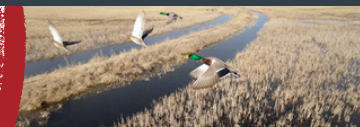
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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**COMMITTED • DETERMINED
TRUSTED**



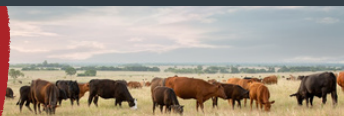
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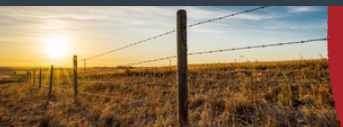


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**HELPING YOU BUY
AND SELL LAND**



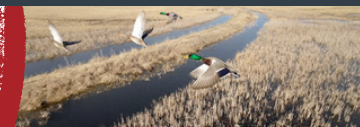
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About the Agent:

Andrew Selseth is not just an experienced land agent, he lives and breathes land and the outdoor lifestyle daily. Raised in Minnesota, Andrew grew up a dedicated bowhunter and steward of land at a young age learning firsthand what makes land so special. That passion eventually led Andrew to own land of his own, leave the corporate world and turn his experience into a rewarding career of connecting buyers and sellers to achieve their own goals in land ownership.

Andrew resides in Eau Claire, WI with his wife, Sara, and two children, Nora and Henry. Andrew offers buyers and sellers a unique perspective on land with his background in the corporate sector specializing in data analytics. Andrew offers a strategic and realistic approach combining years of analytics experience with extensive land and strategic hunting knowledge. From premier hunting tracts and recreational retreats to productive farmland and investment properties, Andrew is dedicated to helping clients find the right piece of land to fit their vision.



When he's not working with clients, Andrew enjoys spending time with his wife and kids, running, fishing, working on his personal land in preparation for hunting season, and chasing animals throughout the Midwest and western states with his bow. If you're considering buying or selling, Andrew would welcome the opportunity to represent you with integrity, professionalism, and a deep respect for the land and its legacy. Give him a call today!

ANDREW SELSETH , LAND AGENT



715-828-3815



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