New Auburn Hobby Farm
23325 County Highway Q
New Auburn, WI 54757

$475,000
40± Acres
Chippewa County

MOSSY OAK PROPERTIES
Mississippi Valley Real Estate
America's Land Specialist

MORE INFO ONLINE:

https://mississippivalleyre.com

SUMMARY

Address
23325 County Highway Q

City, State Zip
New Auburn, WI 54757

County
Chippewa County

Type
Farms, Hunting Land, Residential Property, Recreational Land, Horse Property, Business Opportunity

Latitude / Longitude
45.182317 / -91.562700

Dwelling Square Feet
1,600

Bedrooms / Bathrooms
4 / 1

Acreage
40

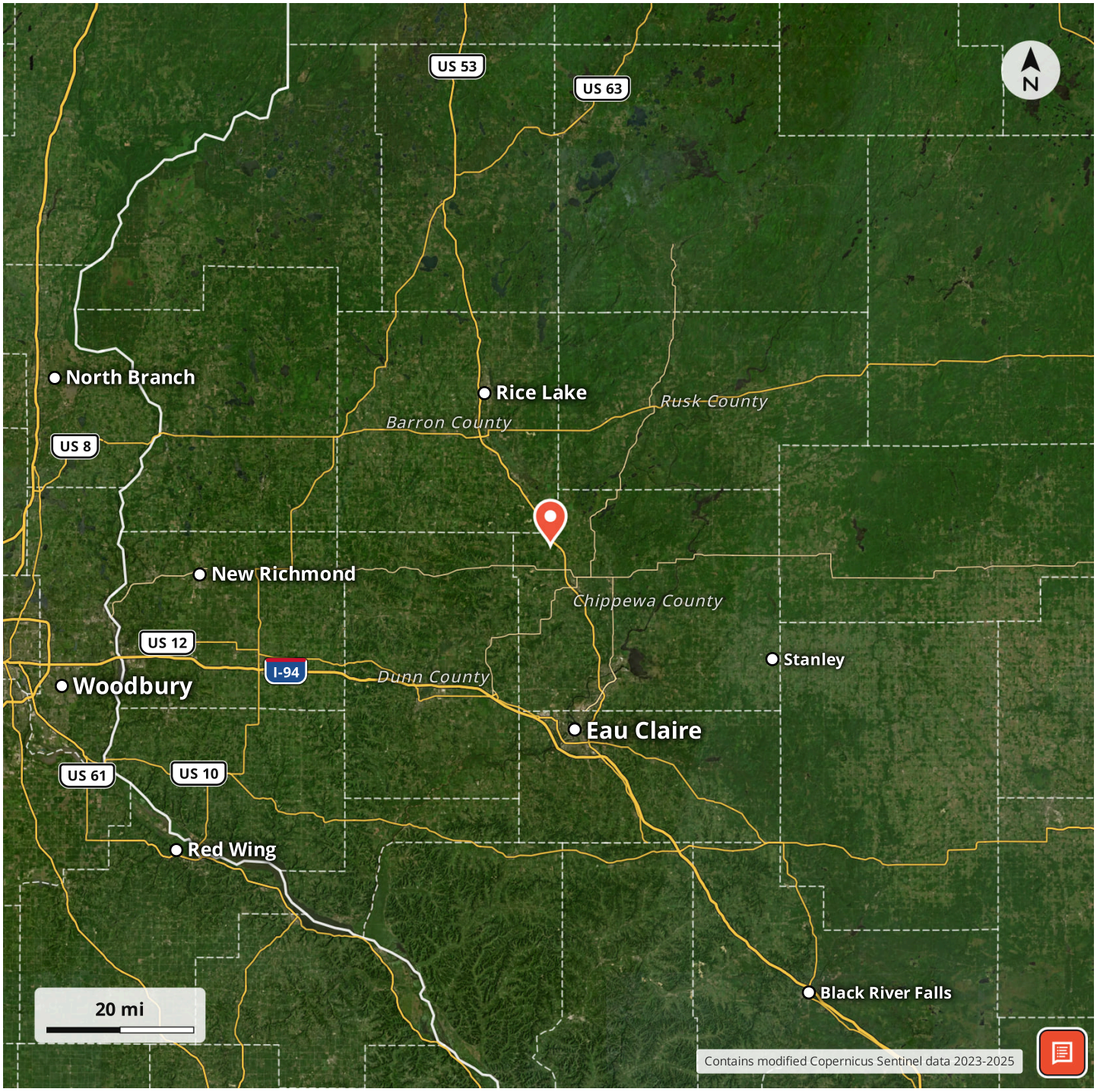
Price
$475,000

Property Website
mississippivalleyre.com

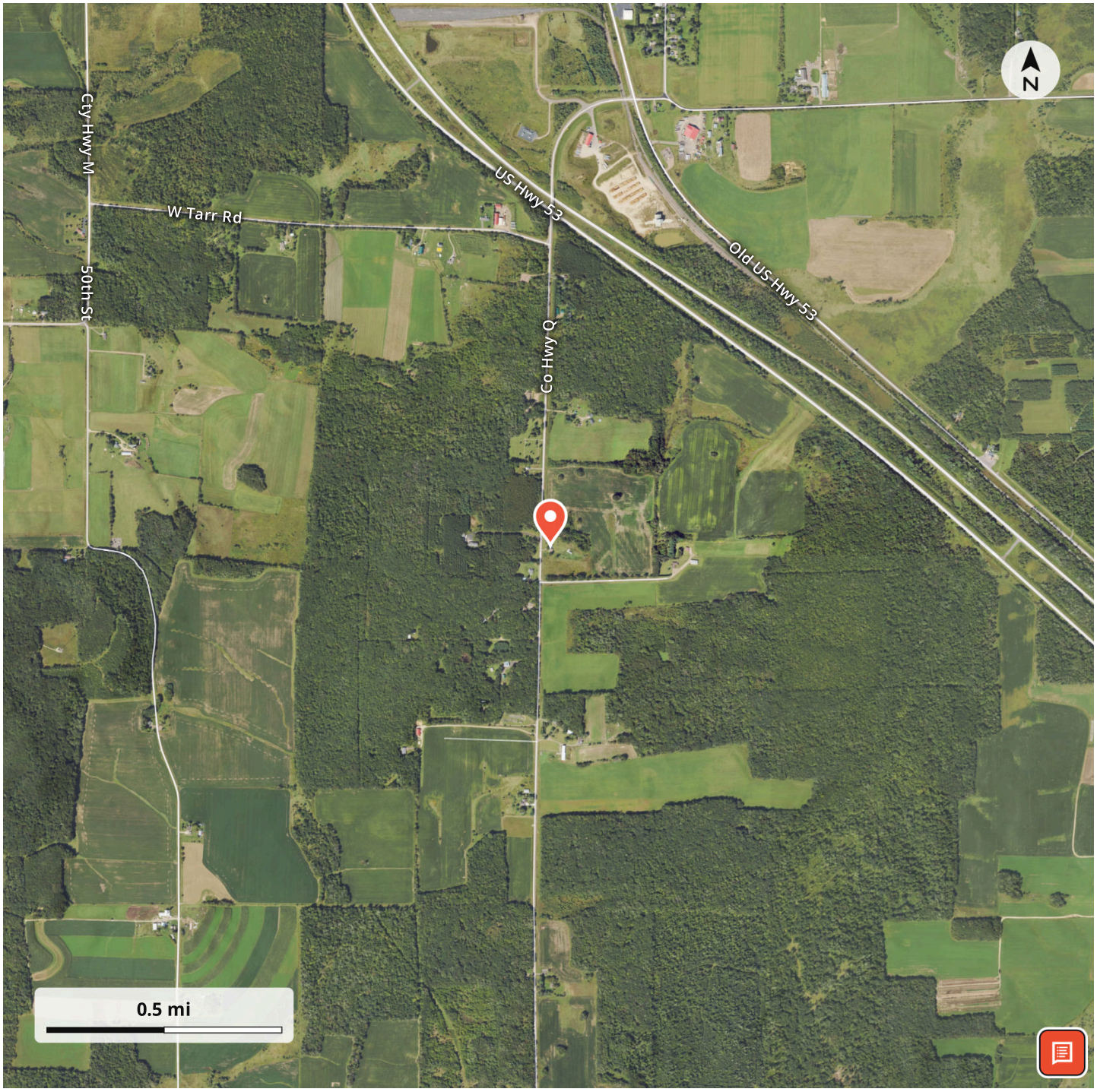
PROPERTY DESCRIPTION

Family-owned for generations, this 40-acre farm is the kind of property people spend years looking for. Located just outside Bloomer and minutes from New Auburn, it combines productive farmland, beautiful rolling terrain, and a classic farmstead setting. The property includes a 4-bedroom, 1-bath home, detached garage, and large horse barn, with approximately 35 open acres currently suited for crops, pasture, hay production, or other agricultural uses. The elevated views overlooking the countryside are exceptional, while mature apple and pear trees add to the property's long-standing character and charm. While the home is ready for some updating, the bones are here for someone to restore and make their own. Whether your plans include horses, hobby farming, recreation, hunting, or simply enjoying country life, this property offers the space and setting to do it. Beyond its agricultural appeal, the property's location, road access, and rolling topography may also present future investment potential. With several attractive homesite locations and proximity to both Bloomer and New Auburn, buyers may wish to explore opportunities for future residential development or parcel splits, subject to local zoning and approval requirements. Properties of this size and setting rarely become available. Whether you're looking to build a legacy property, expand your farming operation, establish a recreational retreat, or make a long-term land investment, this Chippewa County farm offers a unique combination of beauty, utility, and potential.

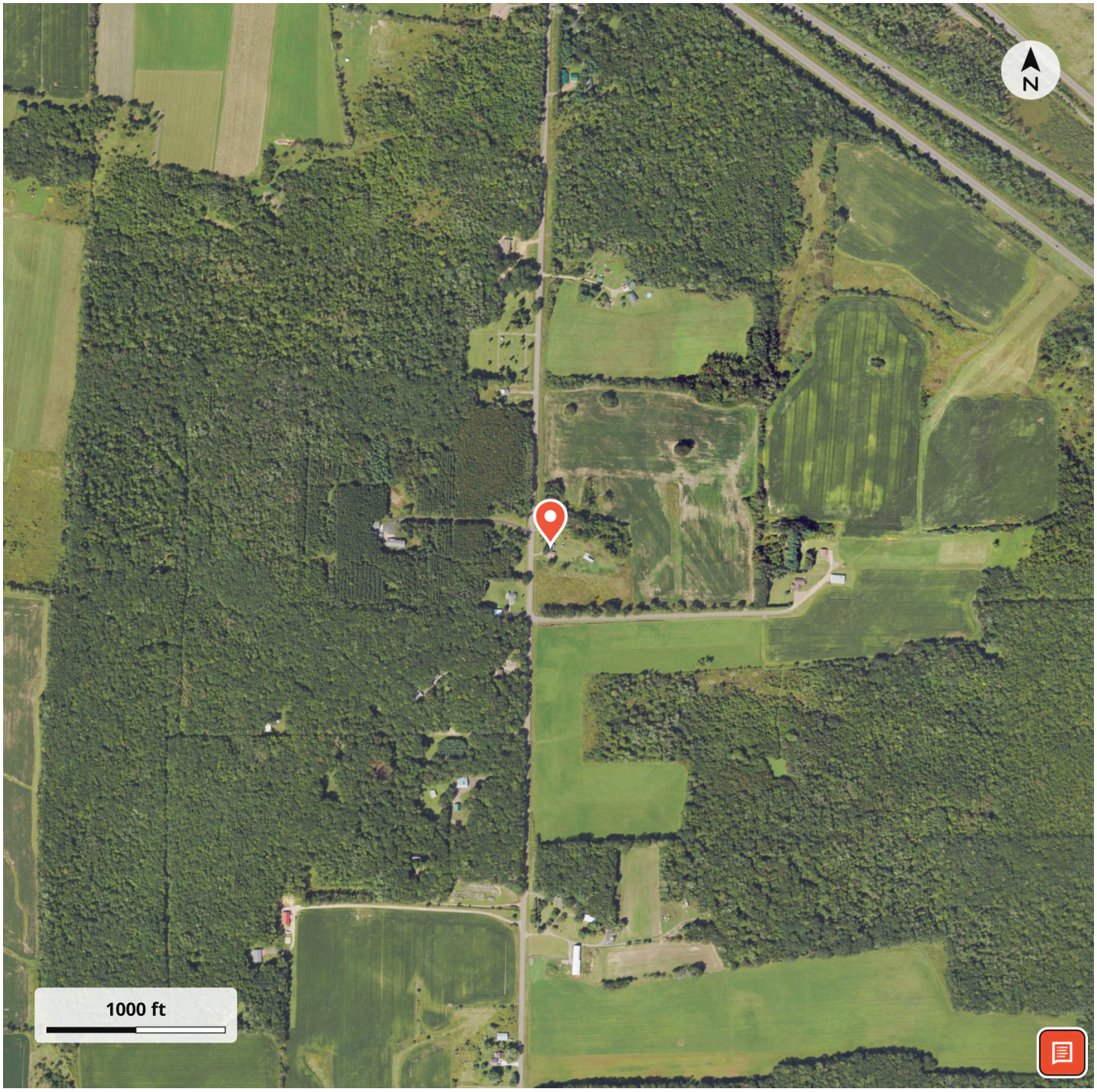
Regional Map



Locator Map

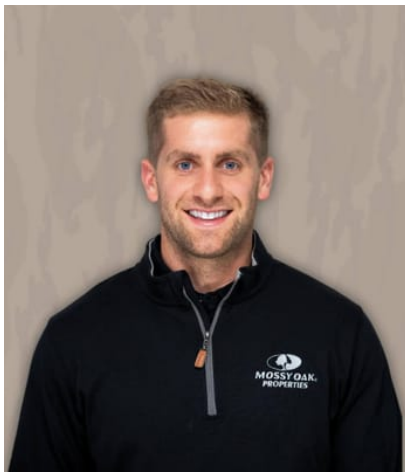


Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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