

Balsam Branch River Retreat
1434 105th Avenue
Amery, WI 54001

\$1,799,000
58± Acres
Polk County



**Balsam Branch River Retreat
Amery, WI / Polk County**

SUMMARY

Address

1434 105th Avenue

City, State Zip

Amery, WI 54001

County

Polk County

Type

Residential Property, Riverfront, Timberland, Hunting Land,
Recreational Land

Latitude / Longitude

45.35953 / -92.45587

Dwelling Square Feet

4814

Bedrooms / Bathrooms

4 / 3.5

Acreage

58

Price

\$1,799,000

Property Website

<https://mississippivalleyre.com/property/balsam-branch-river-retreat-polk-wisconsin/105005/>



Balsam Branch River Retreat Amery, WI / Polk County

PROPERTY DESCRIPTION

Welcome to a rare legacy property at 1434 105th Ave in Amery, Wisconsin-where refined country living meets premier recreational opportunity. Set on 58 breathtaking wooded acres with over 1,500 feet of frontage along the scenic Balsam Branch River. This exceptional estate overlooks where the Balsam Branch ends, and Wapogasset Lake begins. The property offers privacy, natural beauty, and year-round enjoyment just minutes from town. Sip your morning coffee while overlooking the gently flowing Balsam Branch, as the sunrise casts a breathtaking glow across the landscape-one that feels almost too beautiful to be real.

The custom-built home, constructed in 1993, features approximately 4,900 finished square feet, including a fully finished lower level. With 4 bedrooms and 4 bathrooms, the home is designed for both comfort and functionality. Recent updates provide peace of mind and modern appeal, including new carpet and beautifully refinished hardwood floors in 2026, a new LP heater in the attached garage (2025), and a stunning 30'x35' maintenance-free deck added in 2024-perfect for entertaining or taking in the surrounding wildlife. A thoughtfully designed paver patio, fire pit, and retaining walls (2024) create an inviting outdoor living space, while major mechanical updates such as a new A/C unit (2021), furnaces (2019), and an on-demand hot water system ensure efficiency. A new septic system was installed in 2017, and a \$25,000 roof allowance offers flexibility for future improvements.

Outbuildings include an impressive 40'x80' partially finished and heated pole shed (2021), ideal for storage, hobbies, or a workshop.

The land is truly the crown jewel. This diverse property features mature hardwoods including red and white oak, black cherry, maple, birch, pine, and cedar. Nearly two miles of maintained trails wind through the landscape, offering endless opportunities for hiking, cross-country skiing, or ATV use. The property has been carefully managed for wildlife habitat, with food plot locations, multiple stand locations, elevated ladders, and blinds already in place.

Whether you are an avid outdoorsman or simply appreciate nature, this property delivers. Wildlife is abundant, including trophy whitetail deer, black bear, turkey, grouse, geese, ducks, sandhill crane and more. The Balsam Branch River meanders through the property and flows into nearby Wapogasset Lake, a 1,189-acre lake known for excellent fishing including walleye, bass, musky, and panfish. Witness on your own stretch of the river the amazing walleye and musky spawning migration! Wild rice grows naturally along the river, enhancing the habitat and scenery. Canoe or kayak your way to Wapogasset Lake for a beautiful scenic adventure. Walk, ski, or snowshoe the trails for exercise. Hunt whitetail deer, bear, turkey, waterfowl, and upland birds right out your back door. The opportunities are endless!

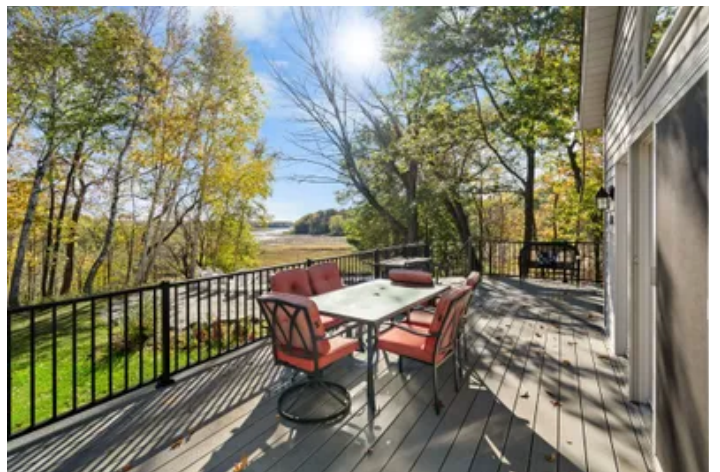
The property consists of two contiguous parcels with multiple access points, offering the flexibility to keep as a private retreat or explore future development potential. It is currently enrolled in the Managed Forest Law (MFL) program under a 50-year plan, which may be continued or withdrawn at the buyer's discretion. Located adjacent to the Balsam Branch State Wildlife Area and within viewing distance of Wapogasset Lake, this property also offers convenient access to local amenities including parks, trails, schools, healthcare, and golf. The City of Amery is just 8 miles away, while the Twin Cities metro is within an easy one-hour drive.



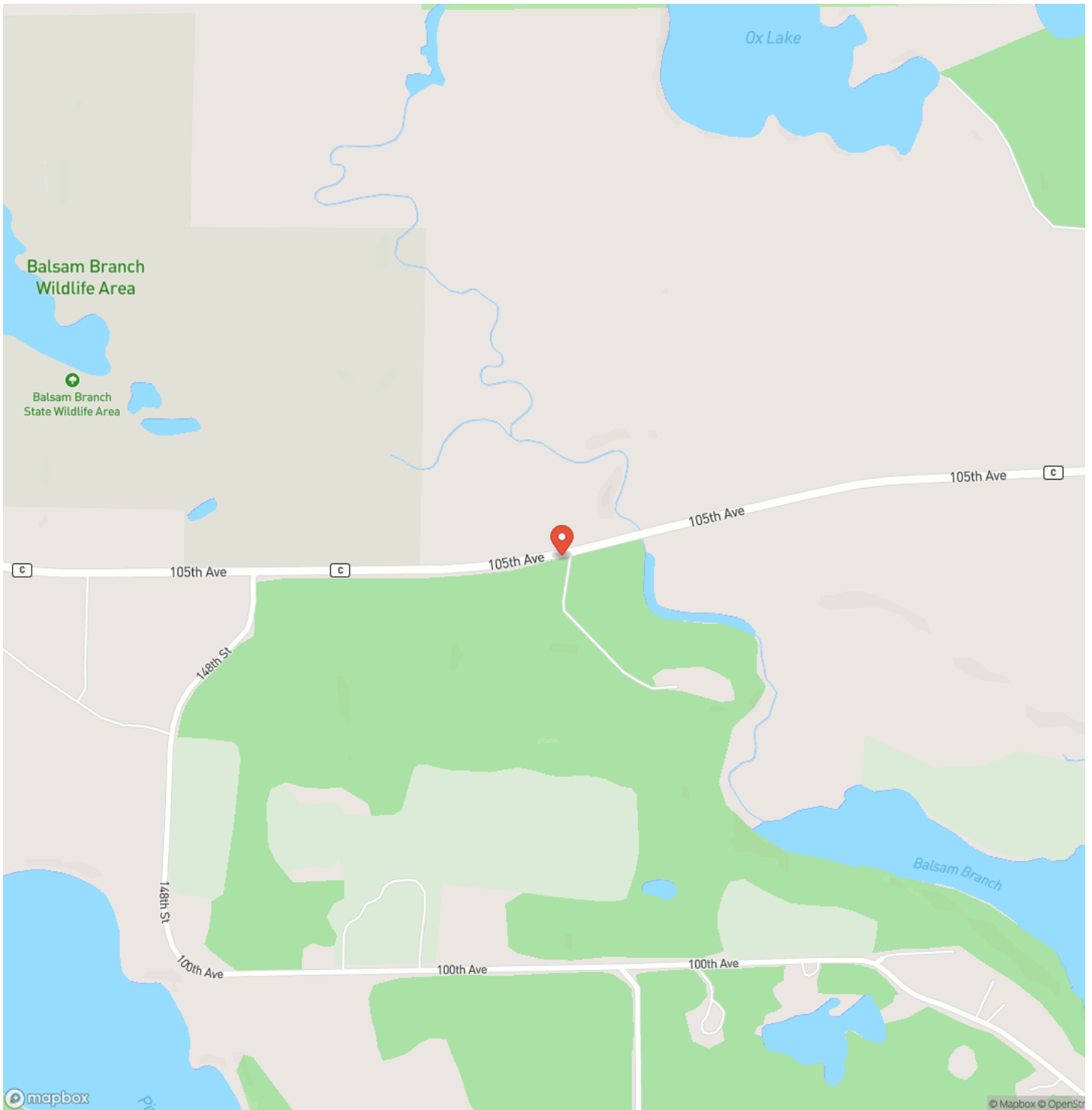
This is more than a home, it's a private sanctuary, a recreational haven, a nature lovers dream, and an investment in a lifestyle that few properties can offer.



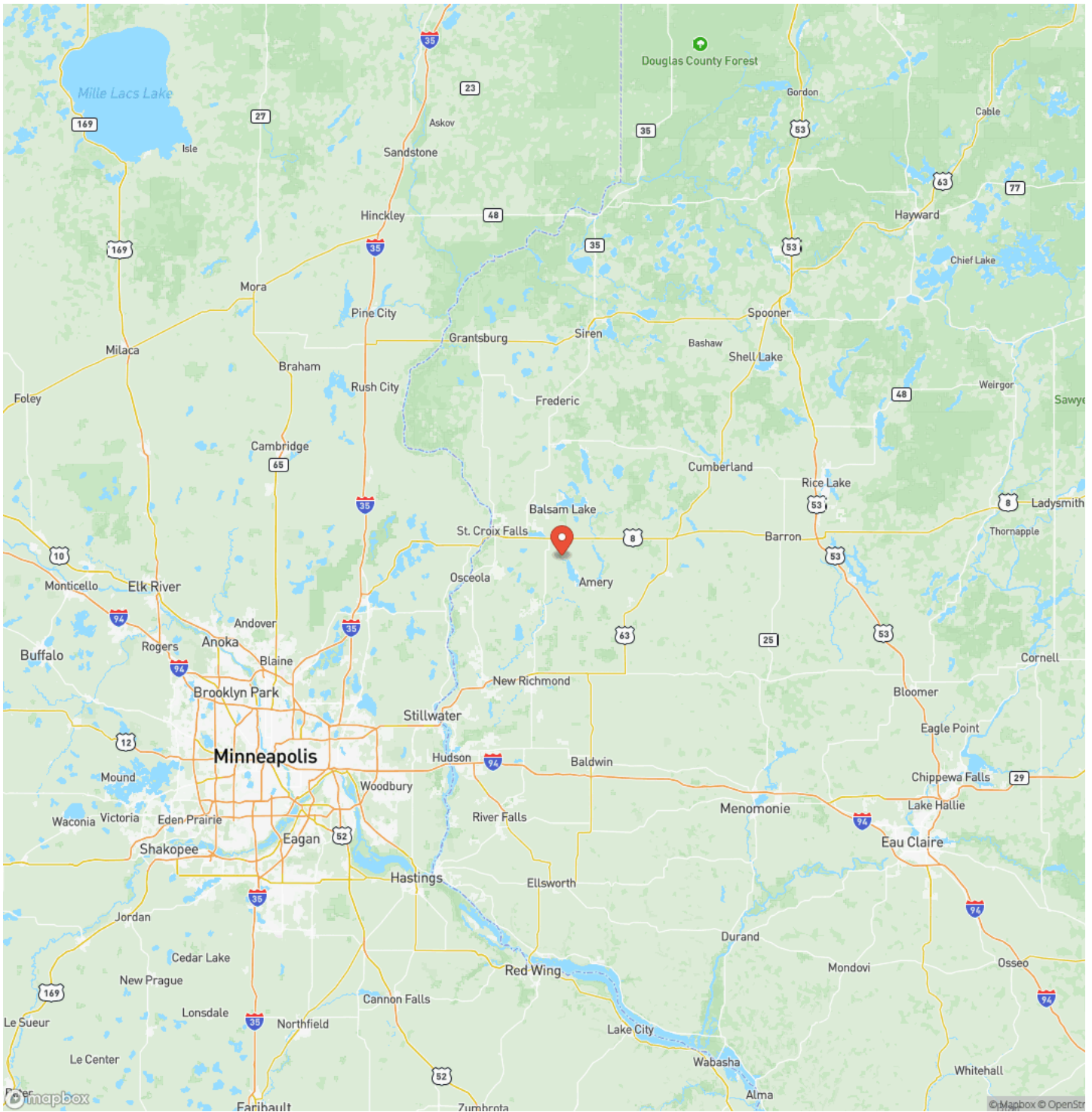
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Amery, WI / Polk County



Locator Map



Locator Map



Satellite Map



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