

## **Pleasant Valley Wildlife Sanctuary**

Eau Claire County - Pleasant Valley Township  
S15700 County Road U  
Strum, Wisconsin 54770 - USA

248 acres purchased in 1980 by  
Jim and Sandy Engandela

This very special property is located in the southern border of Eau Claire County in Western Wisconsin, north of Buffalo County, which extends southwest to the Mississippi river.

Glaciers carved out a rugged terrain, with big hills and rocky outcroppings, thick wooded forests, deep valleys with rich soil and abundant pure fresh water.

- 248 total acres with steep hills, deep valleys and rocky outcroppings
- 208 acres of Forest Woodland with Red Oak, White Oak, Cherry, and Pines trees
- 40 acres of wildlife pasture

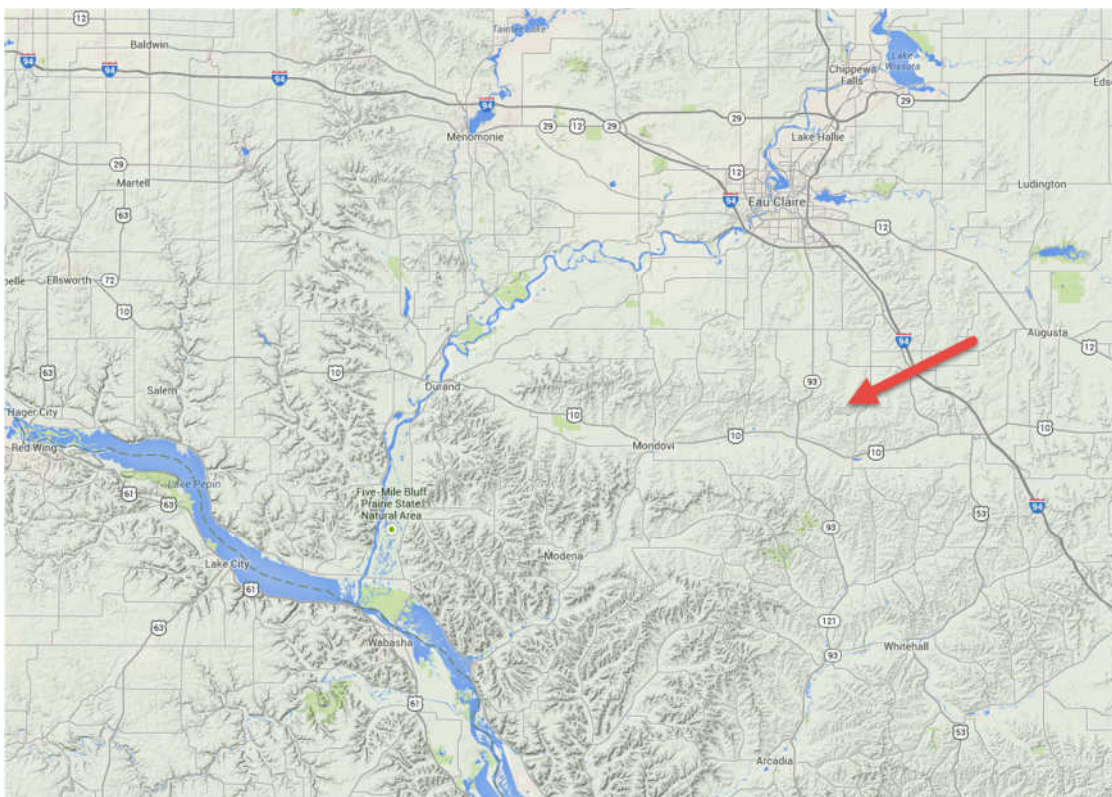
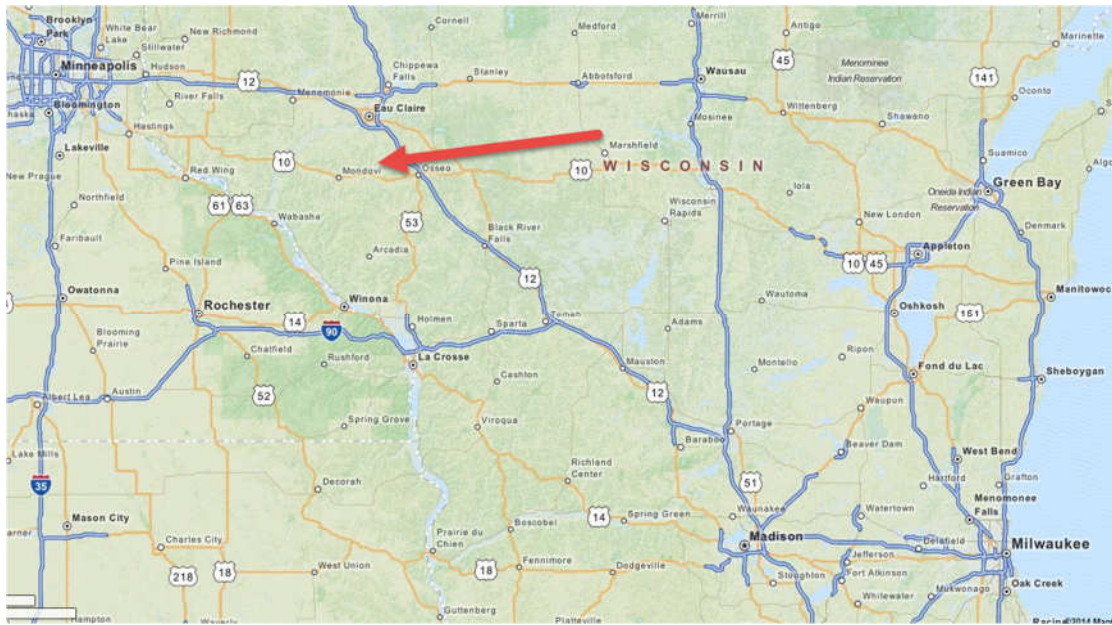
The property, house, barn, shop, utility systems, ponds, trails, vehicles, computers and electronics are of the highest quality and maintained to provide a complete turn-key environment.





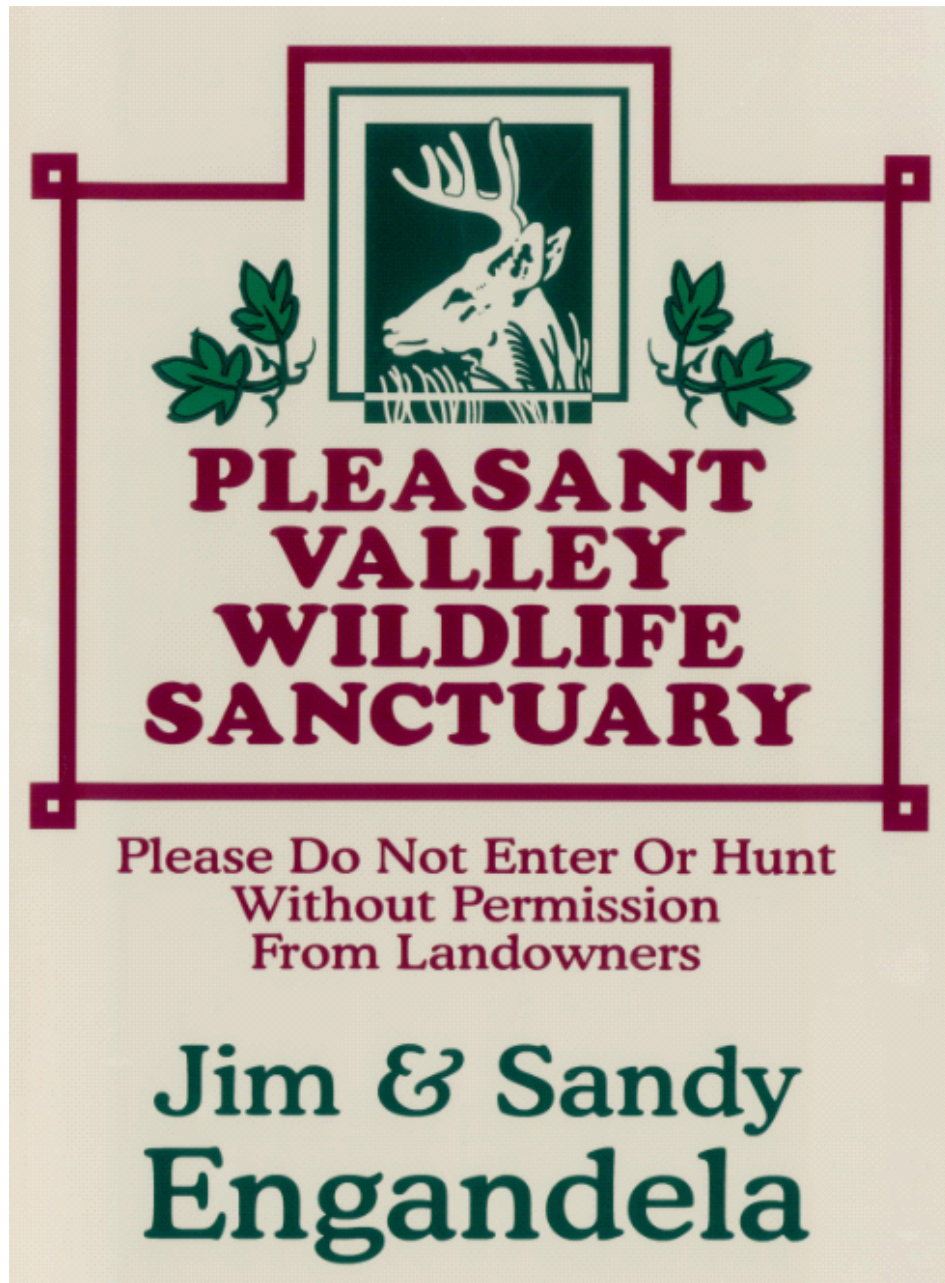
## Location

The Pleasant Valley Wildlife Sanctuary is located about 20 miles south of Eau Claire, Wisconsin and about 50 miles from Minneapolis/St. Paul. This makes it easy to commute to Eau Claire and access major cities. Local small cities like Eleva, Strum, Mondovi and Osseo are only 5-10 miles away and the Mississippi river, with all its recreational resources, is about 40 miles away.



**Pleasant Valley Wildlife Sanctuary**

Pleasant Valley Wildlife Sanctuary was founded in 1982. It has many diverse resources that have been developed into an outstanding wildlife habitat. As board members for the Chippewa Valley Wildlife Rehabilitation center, our habitat has become home for many animals, released after their Rehabilitation.



## House



- Modern interior & exterior design with maintenance free Nichiha exterior surface.
- 1800 square feet with 3 floors
- 400 square foot exterior deck
- All new commercial grade electrical and plumbing
- 35 KV Electrical transformer with underground cables from the edge of the property
- 2-200 amp electrical service panels
- Ground water heating and air conditioning, closed loop, system
- Second ground water closed loop installed for future addition
- Gas forced air backup heating system with underground propane tank
- New kitchen cabinets and appliances
- Bathroom 2 person Jacuzzi bath tub and 2 person shower
- Master Bedroom ½ Bath
- Groomed Lime Rock driveway with security gate
- High Speed Fiber Optics Internet service to house and barn
- Panasonic Key Telephone with 8 phones in house and barn

Barn/Shop





- 4 floors, garage, woodshop, office and storage
- New roof, insulated walls and windows
- All new electrical wiring and lighting throughout barn
- Electric, Propane Gas, Telephone, Computer Network and Fiber Optics Internet service
- Integrated streaming music system on all 3 floors
- 200 amp electrical service
- In floor heat in garage, heated paint room and spray booth
- Gas forced air furnaces in garage and shop
- Electrical baseboard heat in shop and office
- Shop Office with air conditioning
- Heated hot water and sink
- 10 motorized overhead garage doors

## Barn Garage



**Rear Garage**



## Kennel – Gas Station



- 1 Bay Garage
- Interior Dog Kennel
- Storage Room
- Electric, propane gas, water and telephone service
- Free standing Gas Station with 50 gallon Diesel and 50 gallon Gasoline tanks with electric pumps.

### Water

- Water rated Class A drinkable spring and well water.
- 12 fresh water springs, with all water starting on this property, so they are very pure, protected and drinkable.
- All springs have been developed so that run off water is diverted, around them, keeping them pure and un-impacted.
- Creeks created by these springs, flows through all 240 acres of property with 3/4 of it through the woods.
- 5 acres of Wetland wildlife habitat.

### Springs, Creeks and Ponds

- 6 fresh water ponds with automatic skimming systems to keep them clean & clear.
- Pond water drawdown systems enable pond levels to be changed or emptied.





## Future Water Development

Eau Claire County document enable spring, creek and pond landscaping without a permit.



## Future Land Development

- Eau Claire County and Pleasant Valley Township allow the property to be divided into 25 acre parcels for homes site or recreation.
- Abundant Pure Drinking Water, Fracking Sand and Rich Black Dirt provide revenue resources.

## Recreational Trails

- Over 25 miles of **Hiking, ATV, UTV and Snowmobile trails** have been developed on the property to provide access to all areas and springs. Several bridges cross creeks and benches provide resting areas.
- The Eau Claire county snowmobile trail crosses a corner of the property providing access to thousands of miles of snowmobiling trails.
- The property has year round access to the Buffalo River Trail which connects directly to the Clark County, Chippewa County and Jackson County Forests for year round ATV, UTV, Snowmobile, Biking, Horseback riding and hiking.

## Wildlife

- Quality Deer Management program established in 1982.
- Many wildlife habitat and rehabilitation programs have been implemented, in the Pleasant Valley Wildlife Sanctuary and surrounding 1000 acres.
- The area features Bear, Coyotes, Fox, Deer, Eagles, Turkey, Grouse, Pheasant, Geese, Ducks and Squirrels.
- Woodland is virtually mosquito free due to Bat rehabilitation programs.

*This Albino Buck lived on the Pleasant Valley Wildlife Sanctuary for 7 years.*

*He was very friendly and died of natural causes.*

*He is now on display at the Beaver Creek Reserve for all to see.*



## Deer Hunting

- The Pleasant Valley Wildlife Sanctuary and 1000 surrounding acres have been in a Quality Deer Management program for the past 30 years and has become nationally recognized for Trophy White Tail Deer Hunting.



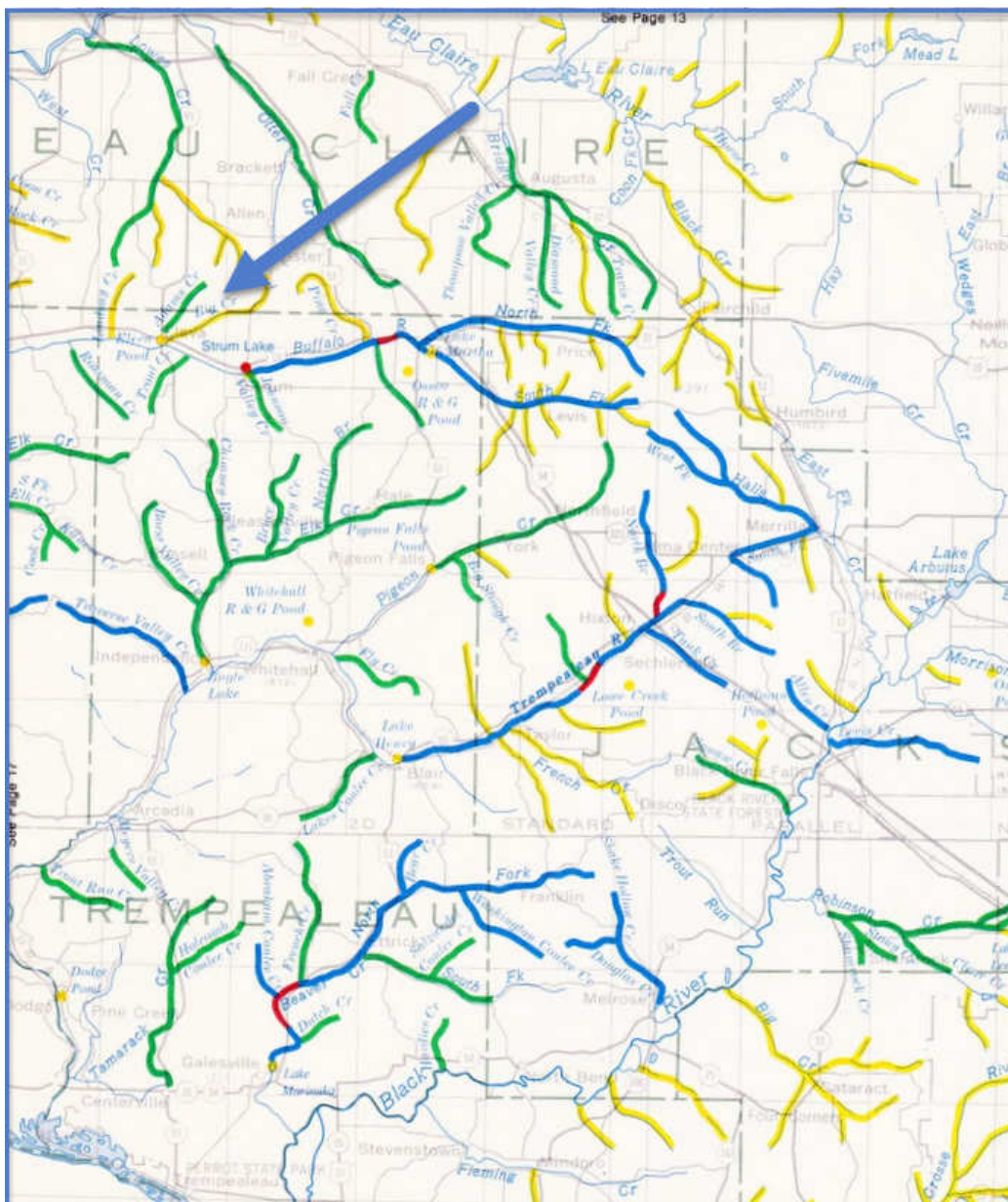
## Bird Hunting

- The property also provides abundant Turkey, Pheasant, Grouse, and Squirrel hunting.

## Fishing

- The creek on the property flows directly into Big Creek and then into the Buffalo River, which both provide Class A Brook, Brown and Rainbow trout fishing.
- Many lakes and rivers surround the area for Muskie, Pike, Bass and Perch fishing.
- The Mississippi river and Lake Superior also offer a wide range of fishing.

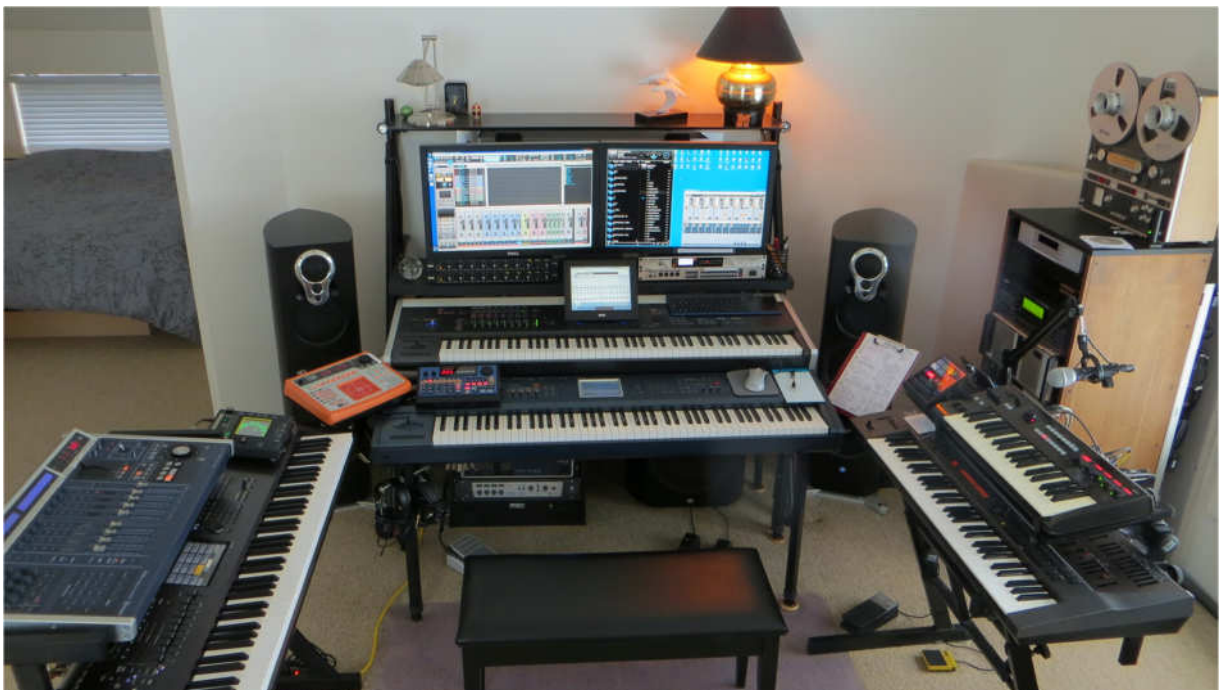
Trout Unlimited maintains some of the area's best Trout fishing streams



## Personal Property

### Electronics

- 3 State of the Art Linn Music Systems with digital audio streaming
- 1 Linn Home Theater Surround Sound System with 65" Plasma TV
- 1 Linn Digital Recording Studio, with 7 Electronic Keyboards and Piano



## **Vehicles**

- Audi A8 Automobile
- Audi Allroad Automobile
- Kobelco Back Hoe Excavator
- Kubota Tractor with front end loader, backhoe, and rear mower
- Kubota Mower with grass catcher
- Kubota UTV with air conditioning and tracks
- Kawasaki Teryx 4 passenger UTV
- Kawasaki Mule 6 passenger UTV
- Can Am Outlander ATV
- Can Am Spyder RT Motorcycle
- 2 - Yamaha Apex Snowmobiles
- Hydraulic Side Dump Trailer

## **Computers**

- Fiber Optics High Speed Internet
- High Speed Computer Network throughout the House, Barn and Shop
- 8 high performance PC and Mac Computers
- 6 iPad Music Controllers

## **Shop Equipment & Tools**

- Fully equipped Woodshop with Spray Booth.
- Table Saw, Jointer and Drill Press
- Power & Hand Tools
- Paint Room with paint and tools

## **Hot Tub**

- Outdoor Hot Springs Grand hot tub spa



## Misc Pictures



