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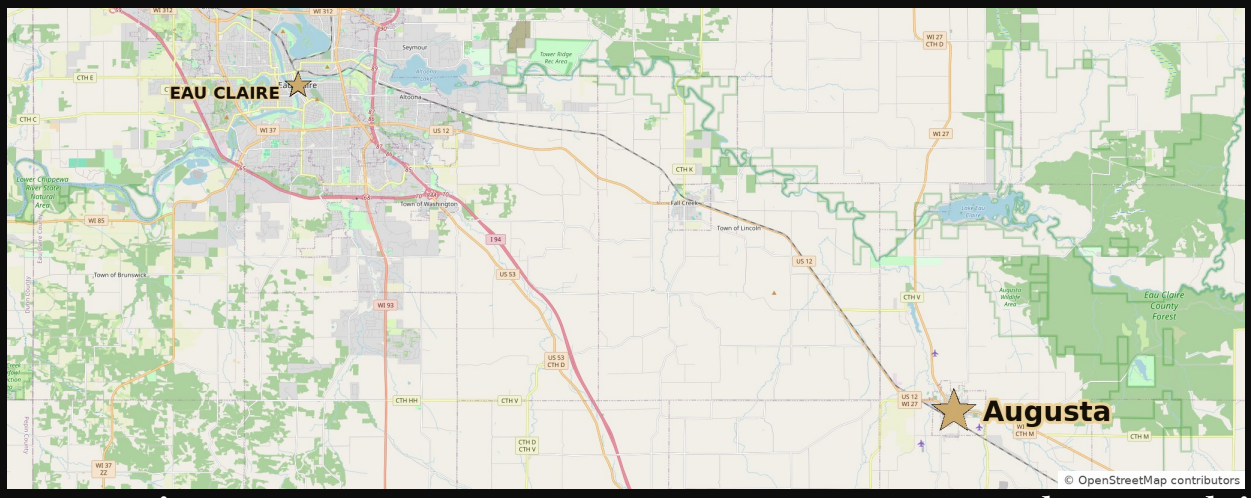
HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Augusta

Amish country, an 1864 mill, and a lake — twenty minutes east.

AN EAU CLAIRE COUNTY COMMUNITY GUIDE

US-12 · DELLS MILL, 1864 · LAKE EAU CLAIRE NEXT DOOR



~20 min
East of Eau Claire on US-12

1864
Dells Mill built — still standing on Bridge Creek

Augusta Area
School district

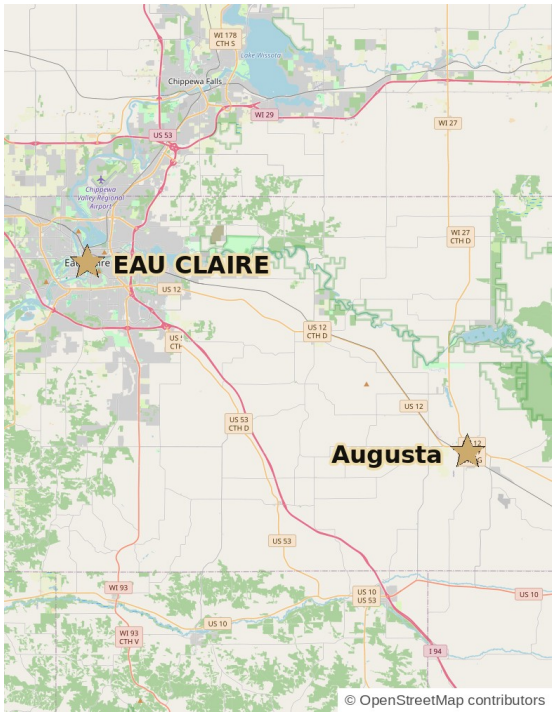
Lake Eau Claire
Minutes north of town — its own guide

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Why people love it here

- Dells Mill — a water-powered grist mill from 1864, still standing on Bridge Creek north of town and one of the most photographed landmarks in the county.
- Amish country: the farms around Augusta are home to an Amish community, and buggy traffic is part of the landscape — slow down and enjoy it.
- Lake Eau Claire is minutes north — about 900 acres of water with a county park, covered in its own guide.
- A small city that still has its own school, its own main street, and its own identity — not a suburb of anything.



Real map in Carter's CMA style — OpenStreetMap data, not to survey scale.

WHERE IT IS

Augusta in gold — east of Eau Claire on US-12, with Lake Eau Claire just north of town.

In this guide

- Why people love it here
- Mill town turned Amish-country hub
- The homes
- What to watch for
- Schools & services
- The market, honestly
- Who it fits
- Showing-day checklist
- Good next step
- Taxes & total cost
- Questions buyers ask about Augusta

Facts checked October 2026 — sources on the closing page. Prices and listings change fast; ask Carter for the current read before you budget.

Mill town turned Amish-country hub

Augusta grew up on Bridge Creek's water power — the Dells Mill, built in 1864, ground grain for the surrounding farms and still stands as a museum-grade landmark. The farms never left; today many of them are Amish, and the Augusta area is one of Wisconsin's recognized Amish communities, with the quilts, bakeries, and buggy traffic to prove it.

Add Lake Eau Claire just north of town and Augusta covers two markets at once: small-city homes in town, and a lake at its doorstep.

The homes

In-town homes with small-city bones — older stock near the center, practical builds on the edges — plus farmsteads and acreage in the townships, where you may share the road with a buggy. Land, outbuildings, and elbow room are the recurring themes; the lake adds a second market just north (see the Lake Eau Claire guide).

What to watch for

- Buggy traffic is a feature, not a bug — but know that country roads here mean slow, careful driving after dark.
- Well, septic, and outbuilding condition on the farm properties.
- Lake-adjacent properties belong to a different market — price them with the Lake Eau Claire guide, not town comps.
- Internet varies by road; verify for remote work.

Schools & services

The Augusta Area School District serves the city and surrounding countryside. Confirm the assignment for any specific address with the district before you buy.

Mill, lake & back roads

- Dells Mill and its pond — the county's favorite photo stop, minutes from downtown.
- Amish bakeries, quilt shops, and produce stands on the country roads around town.
- Lake Eau Claire County Park — beach, boat landing, and camping just north.
- Eau Claire's full services 20 minutes west when the small city runs out.

The market, honestly

Augusta prices gently and turns over quietly — in-town homes for local and commuter buyers, acreage for the land-minded, and the lake doing its own thing just north. It rewards patience: Carter can watch the city and the townships and flag the right ones as they surface.

Who it fits — and the honest trade-offs

GOOD FIT IF…

Buyers who want land and a slower pace inside Eau Claire's orbit — and lake buyers who want a town attached (see Lake Eau Claire).

THINK IT THROUGH IF…

It's genuinely rural — specialty shopping, hospitals, and nightlife are 20 minutes west, and country services (well, septic, gravel) come with the territory.

Showing-day checklist

- Visit the mill, then drive the Amish country roads around town.
- Verify internet at the exact address.
- Confirm the school assignment for the address.
- Pull well and septic records on rural properties.
- Price lake-area homes with lake comps, not town comps.

Good next step

Tour Augusta and Lake Eau Claire together — most buyers here are really choosing between the town, the land, and the lake. Carter can run all three in one trip.

Carter's Augusta sales

Guides are opinions; closings are proof. 2 of Carter's 55 career sales are in Augusta — $352,000 in closed volume from the MLS-verified record behind the numbers on the home page. Most recent first:

STREET	SOLD PRICE	SOLD DATE
218 Lafayette	$160,000	Nov 7, 2025
125 Brown	$192,000	Sep 5, 2025

Taxes & total cost

The short version: About $310 a month on a $250,000 home — the school district takes close to half the bill, on a small-city rate that sits below most of its neighbors on the county sheet.

Here is the number to plan around. For the City of Augusta, Eau Claire County's 2025 mill rates put the net mill rate at $14.86 per $1,000 of assessed value (0.014864160), for the 2025 levy collected in 2026. A mill is $1 of tax per $1,000 of value. The tax is figured on the assessor's value, which is supposed to track market value but can sit above or below what a home actually sells for — here the county put the city's assessment ratio at 97.53 for this levy, so Augusta's assessed values run close to full market value and this rate lands close to face value.

That rate is a bundle of levies. The Wisconsin Department of Revenue's 2025 Statement of Taxes for Eau Claire County breaks the city's total levy into these shares:

- Augusta Area School District — 47.5% of the total levy.
- City of Augusta — 21.3%.
- Eau Claire County — 15.2%.
- Tax increment district — 12.4%.
- Chippewa Valley Technical College — 3.5%.

The biggest driver is the school district: just under half of every tax dollar levied in the city goes to Augusta's own schools.

The worked example, on a $250,000 home. Step 1: treat $250,000 as the home's assessed value — that is the assumption in this example, stated out loud. Step 2: $250,000 ÷ 1,000 = 250, and 250 × $14.86 = $3,715, or about $3,720

a year. Step 3: $3,720 ÷ 12 = about $310 a month.

That is the gross figure, and the real check is smaller. Wisconsin's lottery and gaming credit — $235.50 on the county sheet for Augusta school district parcels, for a primary residence — and the first dollar credit ($78.50 on the same sheet) are subtracted after the bill is calculated. Special charges and assessments are not in the rate, and your home's actual assessment may differ from this example price.

Why here versus the next community? Augusta runs its own small-city services and its own school district on a rate that sits below Fall Creek's $16.83 on the same county sheet — and because city assessments are kept close to market value, that lower mill rate is a real difference, not an accounting artifact. Put the $310 a month in the full equation — mortgage, plus taxes, plus insurance — when you compare an in-town Augusta home against a township farmstead or a lake place, which carry different rates again.

See how all 28 areas compare: Chippewa Valley property taxes, side by side.

Questions buyers ask about Augusta

How far is Augusta from Eau Claire?

About 20 minutes east on US-12. That is close enough to commute and to use Eau Claire's full services — specialty shopping, hospitals, and nightlife sit 20 minutes west — and far enough out that Augusta keeps its own school, its own main street, and its own identity. It is not a suburb of anything.

What is the Dells Mill?

A water-powered grist mill built in 1864 on Bridge Creek, north of town. It ground grain for the surrounding farms, still stands as a museum-grade landmark, and is one of the most photographed spots in the county — the mill and its pond are the favorite photo stop minutes from downtown.

What should I check on a farmstead or acreage?

Start with the country basics: well, septic, and outbuilding condition, and pull the records on rural properties. Internet varies by road, so verify it at the exact address if you work from home. And know that country roads here mean slow, careful driving after dark — buggy traffic is part of the landscape.

How does Lake Eau Claire fit into the Augusta market?

The lake is minutes north of town — about 900 acres of water with a county park, a beach, a boat landing, and camping. It is a second market at Augusta's doorstep, so price lake-area homes with lake comps, not town comps. The lake gets its own guide in this set.

Which school district serves Augusta?

The Augusta Area School District serves the city and the surrounding countryside. Confirm the assignment for any specific address with the district before you buy — that check matters just as much on a township road as it does on an in-town street.

How does the Augusta market move?

Gently, and quietly. In-town homes draw local and commuter buyers, acreage draws the land-minded, and the lake does its own thing just north. It rewards patience: Carter can watch the city and the townships and flag the right ones as they surface.

How much are property taxes in Augusta?

About $310 a month on a $250,000 home. Augusta's net rate is $14.86 per $1,000 of assessed value on the 2025 levy — below most of its neighbors on the county sheet — and the school district takes close to half the bill. The Taxes & total cost section above breaks the whole bill down.

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Thinking about a move? Call or text (715) 828-0039, or email Carter@echtrg.com — Carter can pull recent sold comps for any street in this guide and line up showings so you can compare in person.