

CARTER BARSTAD

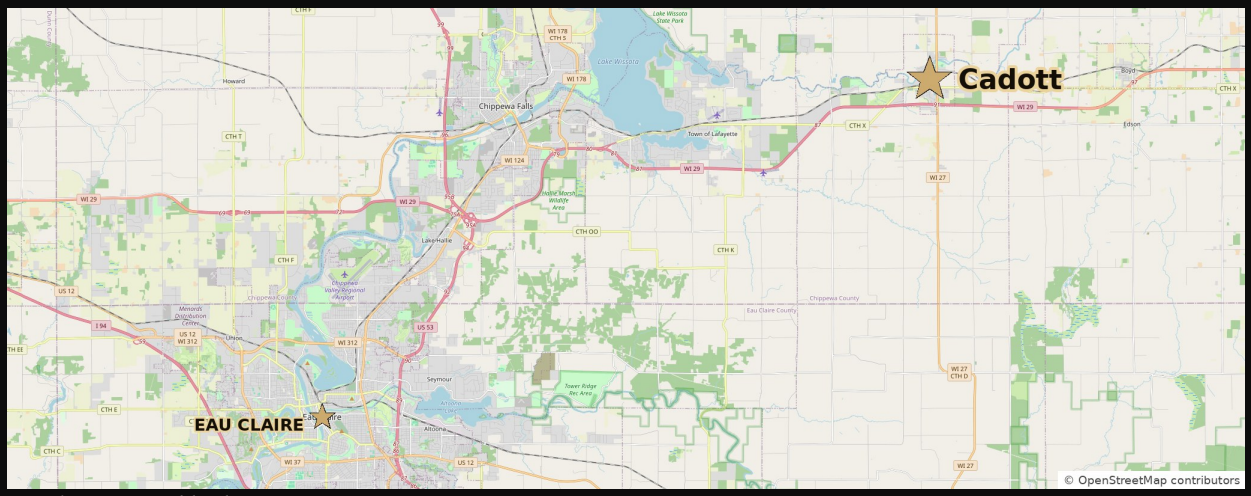
HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Cadott

Halfway to the North Pole — and twenty-five minutes from Eau Claire.

A CHIPPEWA COUNTY COMMUNITY GUIDE

HWY 29 · YELLOW RIVER · THE 45TH PARALLEL



45th parallel
Halfway between the equator and the North Pole — marker on Hwy 29

~25 min
Northeast of Eau Claire on Hwy 29

Chippewa County

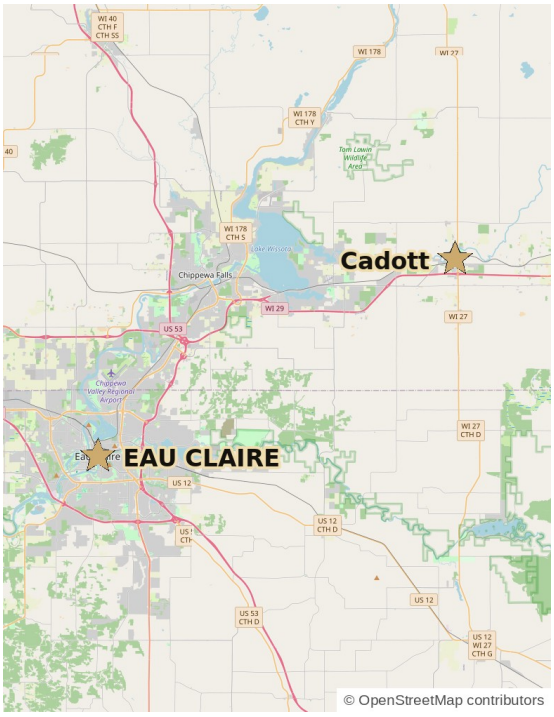
Cadott Community
School district

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Why people love it here

- Cadott sits almost exactly halfway between the equator and the North Pole — the Halfway North marker just outside town is the kind of roadside fact locals never get tired of.
- The Yellow River runs right through town — fishing, paddling, and riverside green space built into daily life.
- A true Hwy 29 crossroads: Eau Claire one way, Wausau the other, Chippewa Falls 15 minutes south.
- Small-town prices with a school, a grocery, and a main street that still functions.



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

WHERE IT IS

Cadott in gold — northeast of Eau Claire on Highway 29, where the Yellow River runs through town.

In this guide

- Why people love it here
- The halfway town on the Yellow River
- 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 Cadott

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

The halfway town on the Yellow River

Cadott is a Yellow River mill-and-farm village that kept its footing as a Highway 29 service town. Its claim to fame is pure geography: the 45th parallel of latitude — halfway between the equator and the North Pole — passes just north of the village, and the Halfway North marker has been a photo stop for generations of road-trippers.

For buyers, the geography that matters is simpler: Cadott is the first real town northeast of the Eau Claire–Chippewa Falls metro, close enough to work in the city and far enough out to buy land with the house.

The homes

Village homes on quiet streets — older stock with porches near the river, mid-century builds, and newer homes on the edges — plus farmsteads and acreage all around it in the townships. Land is the recurring theme: Cadott buyers often get the parcel their Eau Claire budget wouldn't touch.

What to watch for

- Hwy 29 winter driving — the commute is easy until it isn't; know your tolerance.
- River-adjacent lots: check flood history and insurance near the Yellow River.
- Well, septic, and outbuilding condition on the acreage properties.
- Internet options vary by road — verify before you count on remote work.

Schools & services

The Cadott Community School District serves the village and surrounding countryside. Confirm the assignment for any specific address with the district before you buy.

River town routines

- The Yellow River — fishing and paddling access right in town.
- The Halfway North marker — your new favorite fun fact about where you live.
- School and community events anchor the calendar; Chippewa Falls and Eau Claire cover the rest, 15–25 minutes away.
- Farm country in every direction — the Chippewa Valley's agricultural backbone.

The market, honestly

Cadott is a value play on the metro's edge: village homes and acreage priced for local incomes, with Eau Claire close enough to pull buyers east. Turnover is steady but not frenzied — the right approach is patience plus readiness. Carter can pull recent village and township sales so you see the real numbers before you offer.

Who it fits — and the honest trade-offs

GOOD FIT IF…

Commuters who want land with the house, first-time buyers priced out of the metro core, and anyone who wants a functioning small town over a subdivision.

THINK IT THROUGH IF…

Services are village-scale — specialty shopping, hospitals, and nightlife are a drive to Chippewa Falls or Eau Claire, every time.

Showing-day checklist

- Stand at the Halfway North marker — then check the commute clock honestly.

- Verify internet at the exact address if you work from home.
- Confirm the school assignment for the address.
- Ask about flood history on any river-adjacent lot.
- Pull well and septic records on rural properties.

Good next step

Tour the village, then drive the township roads — Cadott's real market is half in town, half on acreage. Carter can map recent sales both ways so you can compare.

Taxes & total cost

The short version: Cadott carries one of the steepest tax bills in this guide set: about $491 a month on a $250,000 home, with the schools taking close to half of it. The village-versus-township comparison below is worth two minutes — same schools, very different bill.

Here is the number to plan around. For the Village of Cadott, Chippewa County's mill rates for the 2025 tax roll put the net mill rate at $23.54 per $1,000 of assessed value (0.023543530), 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 — and here that gap is wide: the county put the village's assessment ratio at 58.80 for this roll, so assessed values in Cadott run well behind market values. Check the assessment on the specific home, not just the rate.

That rate is a bundle of levies. The Wisconsin Department of Revenue's 2025 Town, Village and City Taxes report breaks the village's total levy into these shares:

- Cadott Community School District — 48.7% of the total levy.
- Village of Cadott — 27.5%.
- Chippewa County — 12.2%.
- Other taxes — tax increments and special-district taxes, 7.8%.
- Chippewa Valley Technical College — 3.9%.

The biggest driver is the school district: just under half of every tax dollar levied in the village goes to the Cadott Community 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 × $23.54 = $5,885, or about $5,890 a year. Step 3: $5,890 ÷ 12 = about $491 a month.

That is the gross figure, and the real check is smaller. Wisconsin's lottery and gaming credit — $217.54 on the county sheet for Cadott district parcels, for a primary residence — and the first dollar credit are subtracted after the bill is calculated. Special charges are not in the rate, and your home's actual assessment may differ from this example.

Why here versus the next community? The village rate is a village-services rate. On the same county sheet, township addresses in the same Cadott school district run from $10.55 to $17.77 per $1,000 — same schools and county, without the village levy, and with well and septic instead of village services. That is the two-pass tour this guide recommends, and it is a tax decision as much as a lifestyle one. Put the $491 a month in the full equation —

mortgage, plus taxes, plus insurance — before you compare a village home against township acreage.

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

Questions buyers ask about Cadott

Why is Cadott called halfway to the North Pole?

Pure geography. The 45th parallel of latitude — halfway between the equator and the North Pole — passes just north of the village, and the Halfway North marker on Highway 29 has been a photo stop for generations of road-trippers. Locals never get tired of the fact.

How far is Cadott from Eau Claire and Chippewa Falls?

Cadott sits about 25 minutes northeast of Eau Claire on Highway 29, with Chippewa Falls 15 minutes south and Wausau the other way on 29. School and community events anchor the calendar at home; Chippewa Falls and Eau Claire cover the rest, 15–25 minutes away.

What kinds of homes and land will I find?

Village homes on quiet streets — older stock with porches near the river, mid-century builds, and newer homes on the edges — plus farmsteads and acreage all around it in the townships. Land is the recurring theme: Cadott buyers often get the parcel their Eau Claire budget wouldn't touch.

What should I check on an acreage or river-adjacent property?

Well, septic, and outbuilding condition on the acreage properties, and flood history and insurance on anything near the Yellow River. Internet options vary by road, so verify at the exact address if you work from home. And know your tolerance for Highway 29 winter driving — the commute is easy until it isn't.

Which school district serves Cadott?

The Cadott Community School District serves the village and the surrounding countryside. Confirm the assignment for any specific address with the district before you buy, and drive the school route the way you would drive the commute.

How does the Cadott market move?

Cadott is a value play on the metro's edge: village homes and acreage priced for local incomes, with Eau Claire close enough to pull buyers east. Turnover is steady but not frenzied, so the right approach is patience plus readiness — Carter can pull recent village and township sales so you see the real numbers before you offer.

How much are property taxes in Cadott?

About $491 a month on a $250,000 home — one of the steepest tax bills in this guide set. The village's net rate is $23.54 per $1,000 of assessed value on the 2025 levy, with the schools taking close to half of it, and the same schools out in the townships bill very differently. 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.