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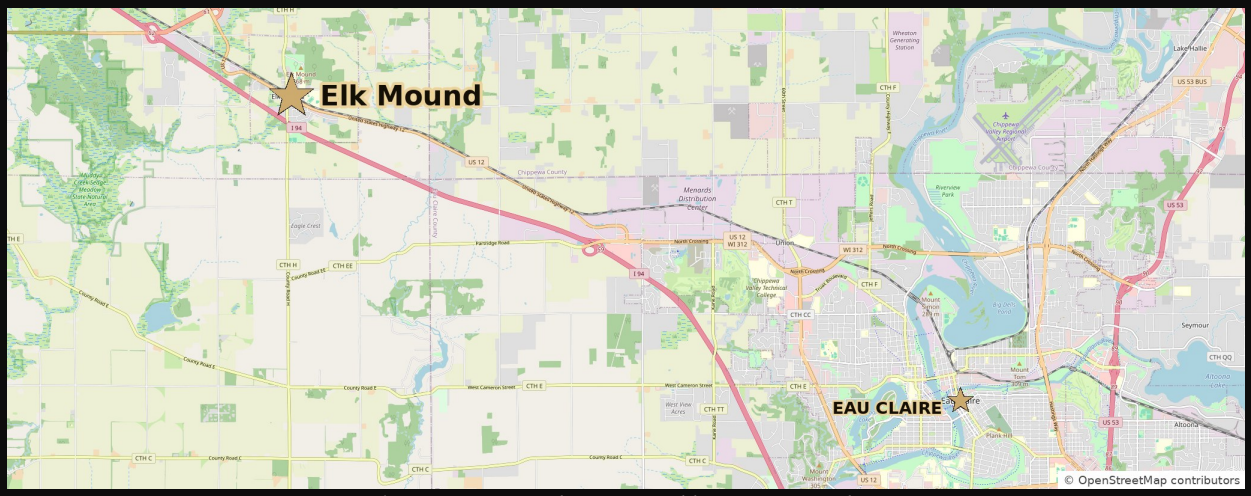
HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Elk Mound

The village under the Mound — I-94 convenience, country quiet.

A DUNN COUNTY COMMUNITY GUIDE

I-94 / US-12 · ELK MOUNDHILL · DUNN COUNTY



~15 min
West of Eau Claire on I-94

The Mound
Elk Mound Hill — stone lookout tower on top

Elk Mound Area
School district

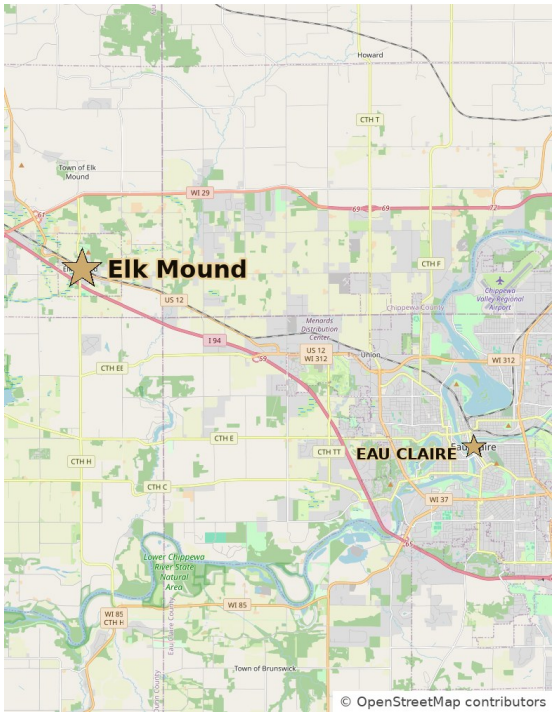
Dunn County

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Why people love it here

- The Mound itself — Elk Mound Hill rises over the village, topped by a stone lookout tower raised in the 1930s as a memorial to Dunn County's rural mail carriers.
- Interstate-easy: on I-94 and US-12 both, so Eau Claire is 15 minutes and Menomonie is 10.
- A village that kept its own school district — the Mounders — and the small-town gravity that comes with it.
- Country roads in every direction: this is where Eau Claire workers come to buy the acreage.



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

WHERE IT IS

Elk Mound in gold — just west of Eau Claire on I-94, in the shadow of the hill that named it.

In this guide

- Why people love it here
- Named for a hill, kept by a school
- 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 Elk Mound

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

Named for a hill, kept by a school

Local tradition says early travelers found elk antlers shed on the big hill north of the village — hence Elk Mound. The hill is still the landmark: in the 1930s a stone tower was raised on top as a memorial to the rural letter carriers of Dunn County, and it remains one of the most distinctive silhouettes in the Chippewa Valley.

The village below it grew as a farm and rail stop and has settled into a commuter's role — close to the interstate, quiet at night, and organized around its school.

The homes

Village homes on modest lots, plus the real Elk Mound market: rural properties on the roads around it — farmhouses, hobby farms, and newer homes on acreage. Buyers here are usually trading a subdivision lot for land, and the village's I-94 access keeps the commute honest.

What to watch for

- Interstate noise varies by property — stand in the yard and listen before you fall for a listing.
- Well and septic on nearly everything outside the village core.
- Winter exposure on the hill roads — drive your commute route in January conditions mentally, if not literally.
- Verify internet at rural addresses before counting on remote work.

Schools & services

The Elk Mound Area School District serves the village and surrounding townships. Confirm the assignment for any specific address with the district before you buy.

Small village, big backyard

- Elk Mound Hill and its tower — the local landmark and the best view in the township.
- School events — the village's social calendar, as it should be.
- Eau Claire 15 minutes east and Menomonie 10 minutes west — two towns' worth of services on either side.
- Farm and forest roads for riding, hunting country, and room to spread out.

The market, honestly

Elk Mound is a commuter-acreage market: village homes price gently, and land carries the premium. Because inventory is thin, the good rural properties don't sit — Carter can set up a watch on the village and the surrounding townships so you see new listings the day they land.

Who it fits — and the honest trade-offs

GOOD FIT IF…

Eau Claire or Menomonie commuters who want land, a small school district, and interstate access without a subdivision.

THINK IT THROUGH IF…

It's a village, not a suburb — dining and shopping are a short drive, and rural properties come with wells, septics, and gravel-road realities.

Showing-day checklist

- Stand in the yard and listen for I-94 before you buy.
- Drive the route to the Mound and around the hill roads.

- Pull well and septic records on rural properties.
- Confirm the school assignment for the address.
- Check internet service at the exact address.

Good next step

Tour the village lots and a couple of rural properties back to back — the difference is the whole decision here. Carter can pull recent sales both ways.

Taxes & total cost

The short version: In the village, about $358 a month on a $250,000 home — the village levy is the single biggest piece of the bill, and township roads in the same school district run lighter.

Here is the number to plan around. For the Village of Elk Mound, Dunn County's 2025 mill rate report puts the net mill rate at $17.19 per $1,000 of assessed value (0.017187482), 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 — the county put the village's assessment ratio at 94.09 for this levy, so assessed values here run close to 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 Dunn County breaks the village's total levy into these shares:

- Village of Elk Mound — 29.2% of the total levy.
- Elk Mound Area School District — 25.6%.
- Tax increment district — 21.4%.
- Dunn County — 20.8%.
- Chippewa Valley Technical College — 2.9%.

The biggest single driver is the village itself — and the village plus its tax increment district together account for just over half of the total levy, ahead of the school district.

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 × $17.19 = $4,297.50, or about $4,300 a year. Step 3: $4,300 ÷ 12 = about $358 a month.

That is the gross figure, and the real check is smaller. Wisconsin's lottery and gaming credit — $150.09 on the county sheet for Elk Mound school district parcels, for a primary residence — and the first dollar credit 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? The village rate buys in-village services under the Mound. Out on the township roads, the Town of Elk Mound in the same school district is listed at $15.75 per $1,000 on the same county report — and rural properties trade village services for well and septic, as this guide flags. Put the $358 a month in the full equation — mortgage, plus taxes, plus insurance — when you compare a village home against a rural Elk Mound property.

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

Questions buyers ask about Elk Mound

How far is Elk Mound from Eau Claire and Menomonie?

Elk Mound sits on I-94 and US-12 both: Eau Claire is about 15 minutes east and Menomonie about 10 minutes west. That is the village's whole arrangement — interstate-easy in both directions, quiet at night, and organized around its school.

What is the Mound in Elk Mound?

Elk Mound Hill rises over the village, topped by a stone lookout tower raised in the 1930s as a memorial to Dunn County's rural mail carriers. Local tradition says early travelers found elk antlers shed on the big hill north of the village — hence the name Elk Mound. The tower remains one of the most distinctive silhouettes in the Chippewa Valley, and this guide calls it the best view in the township.

Which school district serves Elk Mound?

The Elk Mound Area School District — the Mounders — serves the village and the surrounding townships. The village kept its own district, and the small-town gravity that comes with it: school events are the village's social calendar. Confirm the assignment for any specific address with the district before you buy.

Should I buy in the village or on acreage outside it?

That is the whole decision here. Village homes sit on modest lots; the real Elk Mound market is rural — farmhouses, hobby farms, and newer homes on acreage on the roads around the village, where buyers are usually trading a subdivision lot for land. Tour village lots and a couple of rural properties back to back, and pull well and septic records on the rural ones: nearly everything outside the village core runs on well and septic.

What should I check before buying a rural Elk Mound property?

Stand in the yard and listen — interstate noise varies by property. Pull the well and septic records. Verify internet service at the exact address before counting on remote work. And think through winter exposure on the hill roads: drive your commute route in January conditions mentally, if not literally.

How much are property taxes in Elk Mound?

In the village, about $358 a month on a $250,000 home. The village's net rate is $17.19 per $1,000 of assessed value on the 2025 levy, the village levy is the single biggest piece of the bill, and township roads in the same school district run lighter. 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.