CARTER BARSTAD

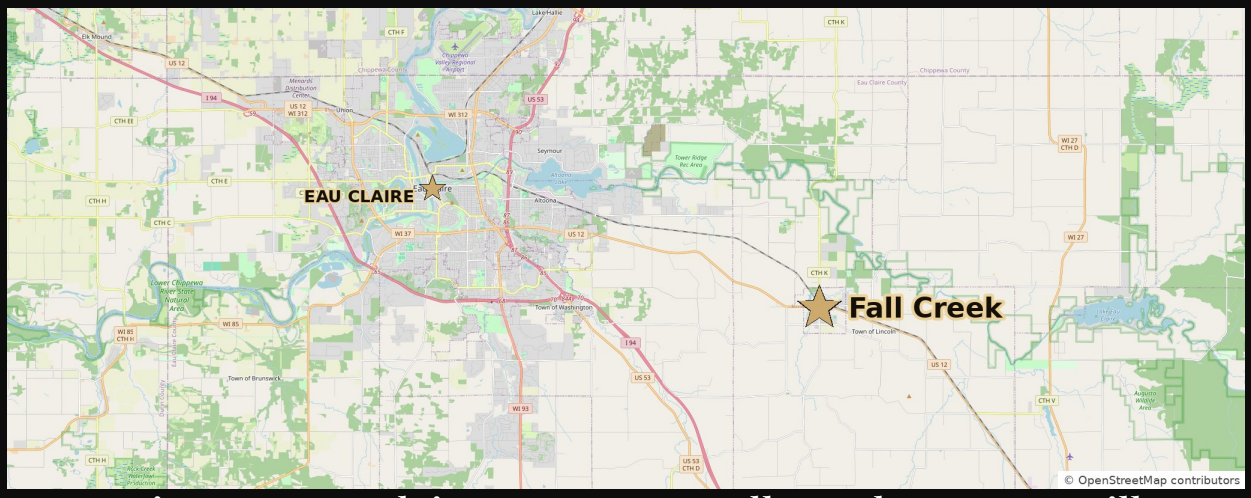
HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Fall Creek

Small-town quiet, fifteen minutes from everything in Eau Claire.

AN EAU CLAIRE COUNTY COMMUNITY GUIDE

US-12 · EAU CLAIRE COUNTY · ITS OWN SCHOOL DISTRICT



~15 min
Southeast of Eau Claire on US-12

Eau Claire County

Fall Creek
Its own school district

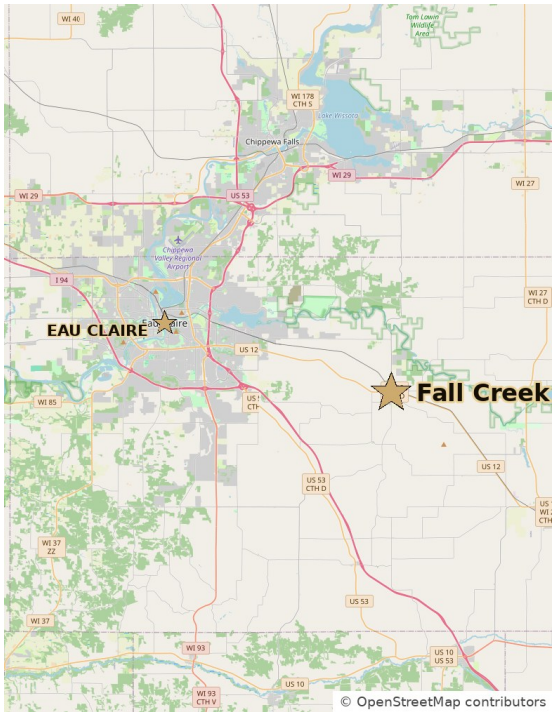
Village
Incorporated village — small-town services, small-town pace

HOMETOWN REALTY GROUP

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Why people love it here

- The classic Chippewa Valley arrangement: a village with its own school, its own main street, and Eau Claire's jobs and hospitals 15 minutes away.
- Fall Creek's school is the town's beating heart — Friday nights and school events run the social calendar the way they should in a place this size.
- Country in every direction: farm fields, trout water, and Coon Fork Lake County Park a short drive east for swimming and camping.
- Prices that still make sense for first-time buyers who want a yard, a garage, and a mortgage that doesn't eat the month.



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

WHERE IT IS

Fall Creek in gold — a village southeast of Eau Claire on US-12, close enough to commute, far enough to breathe.

In this guide

- Why people love it here
- A railroad village that kept its 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 Fall Creek

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

A railroad village that kept its school

Fall Creek grew up where the creek meets the old rail line along today's US-12 corridor, serving the farms around it. Plenty of villages its size lost their schools to consolidation over the decades; Fall Creek kept its — and that single fact

explains the village's staying power. Families move here on purpose, for the school and the quiet, and commute out to Eau Claire, Altoona, or Chippewa Falls for work.

The creek that named the town still runs through it, dropping over a small falls near the middle of the village — a reminder that this was a mill site before it was a bedroom community.

The homes

Modest, honest housing stock: older in-village homes on tree-lined streets, mid-century and newer builds on the edges, and acreage properties on the township roads around it. Nothing here is a gated anything — it's yards, garages, gardens, and room to have a dog and a project.

What to watch for

- Commute math in winter — US-12 is well kept, but 15 minutes is a fair-weather number.
- Well and septic on the township properties outside village services.
- How a given street mixes owner-occupied homes and rentals.
- Flood history near the creek on the lowest lots.

Schools & services

The Fall Creek School District is the village's own — elementary, middle, and high school serving Fall Creek and the surrounding countryside. Confirm the assignment for any specific address with the district before you buy.

Village life, county parks

- School sports and events — the social center of the village, year-round.
- Coon Fork Lake County Park — swimming, camping, and a quiet lake, a short drive east.
- Trout water and farm roads for evening walks and weekend rides.
- Eau Claire's full menu — hospitals, UWEC, Oakwood Mall retail — 15 minutes northwest.

The market, honestly

Fall Creek trades on the Eau Claire commute at village prices — in-village homes are among the more approachable ways to buy into the metro without an Eau Claire address. Listings can be thin because turnover is low; when a good one hits, it moves. Carter can watch the village and the township roads around it for you.

Who it fits — and the honest trade-offs

GOOD FIT IF…

First-time buyers, Eau Claire commuters, and anyone who wants a school-centered small town without giving up the metro.

THINK IT THROUGH IF…

If you want restaurants, nightlife, and services on your own main street, a village this size won't provide them — that's what the 15-minute drive is for.

Showing-day checklist

- Drive the commute at your real hour, in real weather.
- Ask about flood history near the creek.
- Check well/septic vs. village services for the exact property.
- Confirm the school assignment for the address.
- Walk the street in the evening — villages tell the truth after dark.

Good next step

Tour the village streets first, then the township acreage around it — the two live differently. Carter can pull what's sold in the village lately so you know the real pace of this market.

Carter's Fall Creek sales

Guides are opinions; closings are proof. 4 of Carter's 55 career sales are in Fall Creek — $982,800 in closed volume from the MLS-verified record behind the numbers on the home page. Most recent first:

STREET	SOLD PRICE	SOLD DATE
237 McKinley	$200,000	Nov 13, 2023
326 State	$244,900	Nov 13, 2023
6443 Markgraff	$354,900	Oct 10, 2023
129 Lincoln	$183,000	Jul 7, 2023

Taxes & total cost

The short version: About $351 a month on a $250,000 home — the Fall Creek schools are close to half the bill, with village services making up most of the rest.

Here is the number to plan around. For the Village of Fall Creek, Eau Claire County's 2025 mill rates put the net mill rate at $16.83 per $1,000 of assessed value (0.016832030), 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 78.55 for this levy, so assessed values here run 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 Statement of Taxes for Eau Claire County breaks the village's total levy into these shares:

- Fall Creek School District — 46.1% of the total levy.
- Village of Fall Creek — 24.9%.
- Eau Claire County — 17.9%.
- Tax increment district and the Fall Creek lake protection district — 7.0% combined.
- Chippewa Valley Technical College — 4.1%.

The biggest driver is the school district: just under half of every tax dollar levied in the village goes to the Fall Creek 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 × $16.83 = $4,207.50, or about $4,210 a year. Step 3: $4,210 ÷ 12 = about $351 a month.

That is the gross figure, and the real check is smaller. Wisconsin's lottery and gaming credit — $194.18 on the county sheet for Fall Creek school district parcels, for a primary residence — and the first dollar credit ($64.73 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.

Why here versus the next community? The village rate buys village services inside the village's own school district. Out on the township roads, the same school district shows up on the county sheet at $10.65 per $1,000 in the Town of Seymour and $11.39 in the Town of Washington — no village levy, and well and septic instead of village services, exactly the fork this guide describes. In the village, put the $351 a month in the full equation — mortgage, plus taxes, plus insurance — when you compare against a township home.

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

Questions buyers ask about Fall Creek

How far is Fall Creek from Eau Claire?

About 15 minutes southeast of Eau Claire on US-12 — close enough to commute, far enough to breathe. One honest caution from this guide: 15 minutes is a fair-weather number, so do the commute math in winter too. US-12 is well kept, but drive it at your real hour, in real weather, before you buy.

Does Fall Creek have its own school district?

Yes — the Fall Creek School District is the village's own, with elementary, middle, and high school serving Fall Creek and the surrounding countryside. Plenty of villages this size lost their schools to consolidation; Fall Creek kept its, and that single fact explains much of the village's staying power. Confirm the assignment for any specific address with the district before you buy.

Why do Fall Creek homes move so fast when they list?

Because there aren't a ton of houses, and demand stays strong. Carter's take: Fall Creek is very family oriented, everyone knows everyone, and when a home pops up it is usually hot — families keep an eye out hoping their own family or friends can be the ones to buy it. Turnover is low, so listings can be thin; Carter can watch the village and the township roads around it for you.

What should I watch for when buying in Fall Creek?

Four things from this guide. Well and septic on the township properties outside village services. Flood history near the creek on the lowest lots — the creek that named the town still runs through it. How a given street mixes owner-occupied homes and rentals. And the winter version of that 15-minute US-12 commute.

What is there to do in Fall Creek?

Start with the school: sports and school events are the social center of the village, year-round. Beyond that, Coon Fork Lake County Park — swimming, camping, and a quiet lake — is a short drive east, there is trout water and farm roads for evening walks and weekend rides, and Eau Claire's full menu, from hospitals and UWEC to Oakwood Mall retail, is 15 minutes northwest.

Has Carter sold homes in Fall Creek?

Yes. Four of Carter's 55 career sales are in Fall Creek — $982,800 in closed volume from the MLS-verified record listed on this page, including sales on McKinley, State, and Lincoln in the village.

How much are property taxes in Fall Creek?

About $351 a month on a $250,000 home. The village's net rate is $16.83 per $1,000 of assessed value on the 2025 levy, and the Fall Creek schools are close to half the bill, with village services making up most of the rest. The Taxes & total cost section above breaks the whole bill down.

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



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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.

CARTER'S TAKE

"Fall Creek is the smallest Eau Claire add-on. It's very family oriented — Eliza's from there — and everyone knows everyone. There aren't a ton of houses, so demand stays strong: when one pops up, it's usually hot, and families keep an eye out hoping their own family or friends can be the ones to buy it."