

CARTER BARSTAD

HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Lake Eau Claire

About 900 acres of river-lake, twenty minutes from Eau Claire.

A LAKE COUNTRY GUIDE

EAU CLAIRE RIVER · EAU CLAIRE COUNTY · NORTH OF AUGUSTA



~897 acres
Eau Claire River impoundment — Lake Eau Claire District plan

Eau Claire County
North of Augusta

~20 min
East of Eau Claire

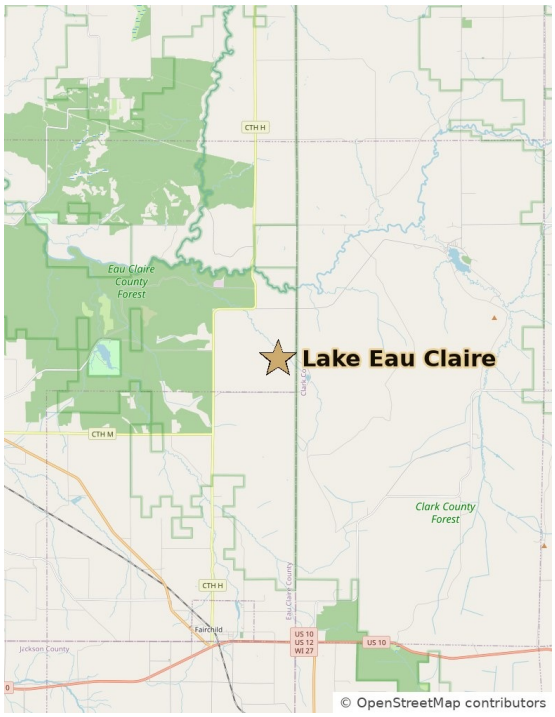
Augusta Area
School district for most shore addresses — verify by address

HOMETOWN REALTY GROUP

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Why people love it here

- The closest real lake country to Eau Claire: after-work boating is a genuine possibility here.
- A river-lake with room to roam: bays, points, and wooded shoreline instead of a crowded bowl.
- Lake Eau Claire County Park puts a beach, boat landing, and camping on the shore — public access is built in.
- Augusta is minutes south for basics, and its Amish-country bakeries and back roads come with the package.



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

WHERE IT IS

Lake Eau Claire in gold — on the Eau Claire River in eastern Eau Claire County, just north of Augusta.

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

The city's lake, out in the country

Lake Eau Claire is an impoundment of the Eau Claire River — the same river that runs through the city — held back in the farm country north of Augusta. It has been Eau Claire's close-in escape water for generations: close enough for a Friday-evening launch, far enough out to feel like lake country.

The lake has an active district and a management plan, and it needs them: as a river impoundment it collects sediment and nutrients from a huge watershed, and summer algae blooms and east-end sedimentation are documented challenges the district is actively working on. That honesty matters when you're pricing shoreline.

The homes & cabins

Year-round homes and cabins mix around the shore — older cottages and A-frames from the lake's resort decades alongside updated and newer lake homes. Because it's a working river-lake and not a trophy market, Lake Eau Claire still has entry points that the famous-name lakes lost years ago.

What to watch for

- Water quality by season and by bay — summer algae is documented; ask how a specific shoreline behaves in August.
- Sedimentation in the far east end and near tributary mouths — dock depth and boat access vary; verify at low water.
- Septic systems and holding tanks on older cabins — pull the county records.
- Flood and high-water history on low lots; it's a river impoundment.

Schools & services

Most shore addresses are in the Augusta Area School District; some western addresses may fall in the Eau Claire Area School District. Confirm the assignment for any specific address with the district before you buy.

On the water

- Boating, water-skiing, and fishing across about 900 acres of river-lake.
- Lake Eau Claire County Park — beach, landing, and camping on the shore.
- Augusta minutes south — groceries, the Dells Mill landmark, and Amish bakery runs.
- Eau Claire 20 minutes west — the hospital, the university, and Friday-night options.

The market, honestly

Lake Eau Claire is the value door into local lake living: real water, real shoreline, without the destination-lake premium. The discount is honest — a river-lake's water quality takes management, and the district's plan tells you exactly what's being done.

Who it fits — and the honest trade-offs

GOOD FIT IF…

Eau Claire families who want a cabin they can actually use on weeknights, and buyers priced out of the famous lakes who still want real water.

THINK IT THROUGH IF…

If gin-clear, spring-fed water is the dream, a river impoundment won't match it — look north to the seepage lakes (Shell Lake, the Hayward lakes) and pay the difference knowingly.

Showing-day checklist

- Visit in August if you can — see the water at its worst, not its best.
- Ask about high-water history and shoreline permits.
- Read the lake district's management plan — it's public and honest.
- Verify dock depth and access at the lot, especially toward the east end.
- Pull septic and well records from the county.

Good next step

Tour the lake by shore — north, south, and the east end behave like three different lakes. Carter can pull recent sales by shore so you see the spread before you offer.

Taxes & total cost

The short version: About $400 a month on a $250,000 home on the Bridge Creek side of the lake — the schools are nearly two-thirds of the bill, and parcels inside the lake rehabilitation district run higher, about $458 a month.

First, an honest limit: there is no single Lake Eau Claire tax rate — the shoreline sits in more than one town, and rates vary by town around the lake. The primary town for shore addresses is the Town of Bridge Creek, around Augusta, just south of the lake. For a Bridge Creek home in the Augusta Area School District, Eau Claire County's 2025 mill rates put the net mill rate at $19.19 per $1,000 of assessed value (0.019190790), for the 2025 levy collected in 2026. A Bridge Creek parcel inside the Lake Eau Claire Protection and Rehabilitation District is listed higher, at $21.96. A mill is $1 of tax per $1,000 of value, figured on the assessor's value, which can sit above or below what a home sells for; Bridge Creek's assessment ratio was 63.12 for this levy, so assessed values there run well behind market values.

That rate is a bundle. The Wisconsin Department of Revenue's 2025 Statement of Taxes breaks the Town of Bridge Creek's total levy into these shares:

- School districts — 62.0% of the town's total levy, almost all of it the Augusta Area School District.
- Eau Claire County — 22.0%.
- Town of Bridge Creek — 8.2%.
- Chippewa Valley Technical College — 4.6%.
- Lake Eau Claire Protection and Rehabilitation District — 3.2%.

The biggest driver, by a wide margin, is the school levy.

The worked example, on a $250,000 home. Step 1: treat $250,000 as the home's assessed value — the assumption here, stated out loud. Step 2: $250,000 ÷ 1,000 = 250, and 250 × $19.19 = $4,797.50, or about $4,800 a year. Step 3: $4,800 ÷ 12 = about $400 a month. Inside the lake rehabilitation district, at $21.96, the same example runs about $5,490 a year, or $458 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 district parcels, for a primary residence — and the first dollar credit ($78.50) are subtracted after the bill is calculated. Special charges are not in the rate, and your home's actual assessment — and its town — may differ from this example.

Why here versus the next community? This is township living: the town's own levy is only about 8% of the bill, so there is no municipal-service stack — you pay the county, the schools, and, on district parcels, the lake district that funds the management plan this guide tells you to read. Put the $400 a month in the full equation — mortgage, plus taxes, plus insurance — and confirm the town and district on your lot before you budget.

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

Questions lake buyers ask

How big is Lake Eau Claire, and where is it?

About 900 acres — roughly 897 acres in the Lake Eau Claire District plan — as an impoundment of the Eau Claire River in eastern Eau Claire County, just north of Augusta. It sits about 20 minutes east of Eau Claire, which is why after-work boating is a genuine possibility here.

Which school district serves the shore addresses?

Most shore addresses are in the Augusta Area School District; some western addresses may fall in the Eau Claire Area School District. Confirm the assignment for any specific address with the district before you buy.

What is the honest story on water quality?

It is a working river-lake, and this guide does not hide that. As a river impoundment it collects sediment and nutrients from a huge watershed, and summer algae blooms and east-end sedimentation are documented challenges. The lake has an active district and a management plan working on them — read the plan, and visit in August to see the water at its worst, not its best.

What should I verify at a specific lot?

Dock depth and boat access at the lot, especially toward the far east end and near tributary mouths. Ask about flood and high-water history on low lots, and pull septic system and holding tank records on older cabins from the county — older cottages and A-frames mix with updated and newer homes around this shore.

Is there public access on the lake?

Yes. Lake Eau Claire County Park puts a beach, boat landing, and camping on the shore — public access is built in. Augusta is minutes south for basics, and Eau Claire, about 20 minutes west, covers the rest.

Why do prices here sit below the famous-name lakes?

Because it is a river-lake, not a trophy market — and the discount is honest. Water quality here takes management, and in exchange Lake Eau Claire still has entry points the famous-name lakes lost years ago. If gin-clear, spring-fed water is the dream, look north to the seepage lakes and pay the difference knowingly.

How much are property taxes in Lake Eau Claire?

About $400 a month on a $250,000 home on the Bridge Creek side of the lake. The Town of Bridge Creek's net rate is $19.19 per $1,000 of assessed value on the 2025 levy, the schools are nearly two-thirds of the bill, and parcels inside the lake rehabilitation district run higher, about $458 a month. 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.