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HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Osseo

The I-94 crossroads — famous pie, easy commutes, small-town pace.

A TREMPEALEAU COUNTY COMMUNITY GUIDE

I-94 / US-10 · TREMPEALEAU COUNTY · HOME OF THE NORSKE NOOK



~25 min
Southeast of Eau Claire on I-94

Trempealeau County

Osseo-Fairchild
School district

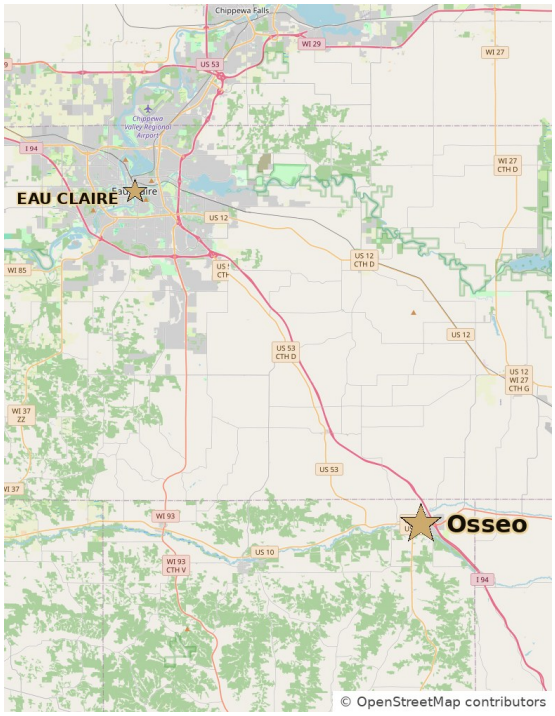
1973
The original Norske Nook opens in Osseo

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Why people love it here

- You already know the exit: Osseo is the I-94 stop famous statewide for the Norske Nook, serving Norwegian baking and legendary pie since 1973.
- Crossroads math: Eau Claire about 25 minutes northwest, Black River Falls 20 minutes southeast, both on the interstate.
- A tidy, complete small city — school (shared with Fairchild), grocery, clinic, and parks — in the middle of farm country.
- Bluff country begins here: the land rolls, the valleys cut, and the drives get pretty in a hurry.



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

WHERE IT IS

Osseo in gold — southeast of Eau Claire where I-94 meets US-10, in Trempealeau County farm country.

In this guide

- Why people love it here
- The crossroads that pie built
- The homes
- What to watch for
- Schools & services
- The market, honestly
- Who it fits
- Showing-day checklist
- Good next step
- Taxes & total cost
- Questions Osseo buyers ask

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

The crossroads that pie built

Osseo was a farm and rail town long before the interstate, but I-94 made it a crossroads — and the Norske Nook, opened in 1973, made it a destination. Travelers plan fuel stops around that pie case, and the restaurant's success says something true about the town: Osseo does the basics well and people notice.

Underneath the crossroads fame is a working small city with its own school district shared with Fairchild, surrounded by some of western Wisconsin's best-looking farm country.

The homes

In-town homes across a century of styles, newer builds on the edges, and acreage in the valleys and ridges around the city. Osseo draws both Eau Claire commuters and local families, so the in-town market turns over steadily for a town its size.

What to watch for

- Interstate proximity cuts both ways — check noise and access at the exact property.
- Well and septic on the rural properties; city services in town.
- Winter driving on I-94 is fast until weather says otherwise.
- Valley lots: drainage and driveway grades deserve a look.

Schools & services

The Osseo-Fairchild School District serves Osseo and the surrounding area. Confirm the assignment for any specific address with the district before you buy.

Crossroads comforts

- The Norske Nook — lefse, lingonberries, and a pie case with its own fan base.
- City parks and the school calendar keep the town's social life local.
- Bluff-country drives and trout water in the Trempealeau County valleys.
- Two interstates' worth of options: Eau Claire one way, Black River Falls and the state forest the other.

The market, honestly

Osseo prices like what it is — a well-kept small city on an interstate, a half-step below metro prices with a commute measured in minutes. It's a natural landing spot for buyers who work in Eau Claire but want Trempealeau County land and taxes. Carter can pull the recent sales to show the spread.

Who it fits — and the honest trade-offs

GOOD FIT IF…

Commuters, pie loyalists, and buyers who want a complete small city rather than a village or a subdivision.

THINK IT THROUGH IF…

It's a crossroads town — if highway access feels like noise and traffic to you rather than convenience, look at the quieter villages nearby.

Showing-day checklist

- Test interstate noise at the property, day and evening.
- Look at drainage and grades on valley properties.
- Check services: city water/sewer vs. well and septic.
- Confirm the school assignment for the address.
- Drive both commutes — Eau Claire and Black River Falls.

Good next step

Tour in-town and rural Osseo in the same trip, then stop for pie and think it over — that's the local method. Carter can bring the recent-sales sheet.

Taxes & total cost

The short version: In town, about $482 a month on a $250,000 home — one of the steeper bills in this guide set, with the Osseo-Fairchild schools the biggest single line; buy rural in the same district and the city slice isn't on your bill at all.

Here is the tax line, in plain numbers. For the 2025 tax roll, the City of Osseo's net mill rate is $23.16 per $1,000 of assessed value, from Trempealeau County's mill rate sheet for the city. A mill is simple math: $1 of tax for every $1,000 of value. The catch is which value — the tax is figured on the assessor's value, not the sale price. That assessed value is supposed to track market value, but it can sit above or below what a home actually sells for; the county sheet uses an assessment level of about 68% of fair market value for Osseo, so the two numbers are cousins, not twins.

Where the dollar goes — the county sheet breaks Osseo's rate into its pieces, per $1,000 of assessed value:

- Osseo-Fairchild School District — $9.76
- City of Osseo — $7.40
- Trempealeau County — $6.93
- Chippewa Valley Technical College — $0.94
- School levy tax credit — minus $1.88, which brings the gross rate of $25.03 down to the net $23.16

The school district is the biggest driver of an Osseo bill — the largest single line, ahead of the city and the county.

Now run it on a $250,000 home. This example treats the price as the home's assessed value, just to keep the math clean. Step 1: the value is $250,000. Step 2: $250,000 ÷ 1,000 × $23.16 = about $5,790 a year. Step 3: $5,790 ÷ 12 = about $482 a month.

That is still not the final check. Wisconsin's lottery and gaming credit and first dollar credit come off after the bill is calculated, so the real amount due is smaller than the gross figure above. The rate also leaves out special charges and assessments, which the county sheet excludes and which ride on the bill separately. And your parcel's actual assessment may land above or below the $250,000 in this example, which moves the bill with it.

This guide notes that buyers land here partly for Trempealeau County land and taxes — and the sheet shows the split that creates. Buy inside city limits and you carry the full stack, including the city's $7.40; buy a rural parcel in the same school district and that city line is not on your bill at all. In town, budget roughly $482 a month for taxes alongside your mortgage payment and insurance — that is the honest total-cost picture for a complete small city on an interstate.

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

Questions Osseo buyers ask

How far is Osseo from Eau Claire?

About 25 minutes southeast on I-94, where the interstate meets US-10. Black River Falls is about 20 minutes the other way, also on the interstate, so Osseo works as a crossroads in both directions — just respect that winter driving on I-94 is fast until the weather says otherwise.

Why is Osseo famous for pie?

The Norske Nook opened in Osseo in 1973 and made the town a destination: Norwegian baking, lefse, lingonberries, and a pie case with its own fan base, famous statewide. Travelers plan fuel stops around it — and residents will tell you it says something true about the town, which does the basics well.

Which school district serves Osseo?

The Osseo-Fairchild School District serves Osseo and the surrounding area — the district the city shares with Fairchild. Confirm the assignment for a specific address with the district before you buy.

What should I check before buying in Osseo?

Start with the crossroads itself: interstate proximity cuts both ways, so test noise and access at the exact property, day and evening. Check whether the home is on city services in town or on well and septic, as the rural properties are, and give valley lots a close look for drainage and driveway grades.

What kinds of homes does Osseo have?

In-town homes across a century of styles, newer builds on the edges of the city, and acreage in the valleys and ridges around it. Osseo draws both Eau Claire commuters and local families, so the in-town market turns over steadily for a town its size — Carter can pull the recent sales to show the spread.

Who is Osseo a good fit for?

Commuters, pie loyalists, and buyers who want a complete small city rather than a village or a subdivision — Trempealeau County land and a small-town pace, with a commute measured in minutes. Think it through if highway access feels like noise and traffic to you rather than convenience; the quieter villages nearby will suit you better.

How much are property taxes in Osseo?

In town, about $482 a month on a $250,000 home — one of the steeper bills in this guide set. The city's net rate is $23.16 per $1,000 of assessed value on the 2025 levy, with the Osseo-Fairchild schools the biggest single line; buy rural in the same district and the city slice isn't on your bill at all. 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.