

Commercial/Industrial
1597166Active
Recent: 11/18/2025 New Listing

7440 N Pats Landing Road #12
Hayward, WI 54843

L \$1,500,000



Type: **RE w/Bus**
Lot Size: **0 x 0 x**
Acreage: **0.55**
Taxes/Yr: **\$3,263.94 / 2024**
Tax ID: **10168**
Addtl Tax IDs:
Water: **Shared Well**
Sewer: **Private Septic, Septic-Mound, Septic-Mound/Installed**
Serv Amps:
3-Phase Power:
Sprinkler:

County: **Sawyer**
Municipality: **Town of Hayward**
Building Dim: **48x48 + 15x12**
Apx Fin AG: **1,860**
Apx Fin BG: **1,749**
Apx Fin SqFt: **3,609**
Parking Area: **Outside**
Terms: **Owner Occupied**
Waterfront: **Yes**

School District: **Hayward Community**
Other Buildings: **Bait shop, gas pump**

Sidewall Ht:
Current Occupant: **Chief Lake Lodge**

Restrictive Cov: **Yes**
Common: **Yes**

Water Front Type: **Flowage**
Lake/River Name: **Chippewa**
Lake Size: **15,300**
Waterfront Elevation: **Elevation Low 0 - 15**

Water Front Ft: **330**
WtrFrnt Access: **Yes/Covenants**
Water View: **Water Front View**
RoadBtwWtrfrnt:

Seasons: **4 Season**
Lake Depth: **92**

Sub-Type: **Other-See Remarks**
Exterior Feat: **Fuel Tank, Pole Sign**
Interior Feat: **Compressor, Fixtures, Furniture, Restrooms**

Basement: **Full**
Heating: **Forced Air**
Fuel Source: **LP Gas**
Occupancy: **At Closing**
Showing: **Special-See Agent Remark, UseShowingTime**
Internet:

Cooling: **Central, Mini Split**
Foundation: **Block, Poured**
Exterior Const: **Composite**
Roads:
Zoning: **Recreational, Residential, Shoreline**

Directions: **From Hayward: East on County Hwy B to a right on County Hwy N to a left on Chief Lake Rd to a right on Pats Landing Rd to the property on the left.**

Remarks: **Live where people vacation & run a business where the scenery does half the marketing for you. Chief Lake Lodge Bar & Grill is a fully reimagined, down-to-the-studs remodel that blends a turnkey restaurant w/ a stunning private residence overlooking Wisconsin's largest wilderness lake, the legendary Chippewa Flowage. The owner has already done the heavy lifting & will be completing the remaining finishing touches. New windows, plumbing, electrical, siding, interior finishings. The whole works. The property shares about 330 feet of frontage w/ Chief Lake Lodge Condos & includes three private docks plus half a dock by the gas pump. With the on-site bait shop & fuel service, this spot becomes a natural hub for boaters, anglers, snowmobilers & anyone who prefers a bar stool with a lake view. The lower level bar & grill spans roughly 1,749 sqft and comfortably seats about 82 guests inside, plus another 100 lakeside on the outdoor patio. The restaurant is fully equipped w/ a commercial kitchen, custom walk-in cooler, well-designed bar, gaming machines, pool table, dart board, and separate men's and women's restrooms. It's built to handle busy weekends without breaking a sweat. Upstairs, the private residence feels like a retreat. Vaulted ceilings & an open layout frame long, wide views of the Flowage. The kitchen includes an NXR range w/ custom hood, full-size refrigerator & freezer, dishwasher, sink & a tucked-away pantry w/ bonus storage & appliances. The primary suite brings the spa to you w/ generous closet space, double tile shower w/ multiple jets, jetted tub, private commode & dual sinks. The main floor also includes convenient laundry. Altogether there are four bedrooms, three full bathrooms & a private entry. A two-car attached garage rounds things out. Whether you want to operate a thriving lakeside bar & grill, live on the water, or finally combine the two, this property delivers a rare chance to work & play on the Chippewa Flowage. Original year built unknown.**

Legal: **CHIEF LAKE LODGE CONDO DECL 339218 AMD DECL 339309 UNIT 12 & 1/14 INT IN COMMON ELEMENTS**

Condition Report: **Yes**

Seller Financing:

Seller Fin Remarks:

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MLS #: **1597166**

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List Price: \$1,500,000









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