

	<b>ON OXBO CREEK RD</b>		<b>MLS# 184313</b>	
	County	<b>Lincoln</b>	Current Price	<b>\$192,000</b>
	Township	<b>Pine River</b>		
	State			
	Complex/Sub	<b>8428-3</b>		
	Zip Code	<b>54452</b>	Sale Price	
	Title	<b>Fee Simple</b>	Date Sold	
	Type	<b>Lots/Acreage</b>		
	Status	<b>Active</b>		
	Taxes	<b>\$89 (2018)</b>		
Possession	<b>On Closing</b>			

**ADDITIONAL INFORMATION**

Water		Utilities	<b>Electric at Lot/Road</b>
Sewer		Road Access	<b>Town Road</b>
Info/Permits/Restricts	<b>Topo Map, Aerial Photo</b>		
Site Influence	<b>Wooded Area, Rural Setting, Hunting, Private Setting, Buildable</b>		
Zoning	<b>Buyer to Verify</b>		

**LAKE**

Lake Name		Lake Chain	
Surface (ac)		Lake Depth	
Waterfront	<b>No</b>	Water Ftg (ft)	
Shoreline		River	
Lake ID			

**LOT**

**SCHOOLS**

Lot Width (ft)		Elementary	
Lot Depth (ft)		Middle School	
Lot Size (sqft)	<b>5,258,999</b>	High	<b>LI Merrill</b>
Lot Size (acres)	<b>120.73</b>		
Road Frontage (Ft)			

**LEGAL**

Financing	<b>Short Sale: No, Foreclosure: No</b>	Tax Comp #	<b>1631080129996, 1631080129997,+</b>
STR	<b>1 31N 8E</b>	Sale Type	
Concessions			
Legal Desc.	<b>SWNW, FRAC NWNW, FRAC NENW</b>		
Directions	<b>From Merrill travel east on HWY 64, turn north on CTH X, east on Bunker Hill Rd, north on Oxbo Creek Road.</b>		
Consumer Alert			

**120.73-acres of forestland located in southeastern Lincoln County. The forest cover types include northern hardwood, aspen, lowland conifers and brush. Power available at the road. Enrolled in the Managed Forest Law program for tax relief. Nearby lands available. There is a timber sale currently under contract on this property.  
Listed By: STEIGERWALDT LAND SALES, LLC**

This listing information is provided to you by:  
The GREATER NORTHWOODS MLS &:  
**TODD FREDERICKSON** - Broker Member  
☎ 715-612-0508 ☎ 715-612-0508 📠 715-453-8325  
Agent Email [todd.frederickson@steigerwaldt.com](mailto:todd.frederickson@steigerwaldt.com) Agent Website <http://www.steigerwaldt.com>  
**STEIGERWALDT LAND SALES, LLC**  
☎ 715-453-3274 📠 715-453-8325  
Office Email [info@steigerwaldt.com](mailto:info@steigerwaldt.com) Office Website <http://www.steigerwaldt.com>  
856 N. 4th St. Tomahawk 54487

