



ON WEST BRANCH RD		MLS# 184637	
County	Iron WI	Current Price	\$244,800
Township	Pence		
State			
Complex/Sub	#38		
Zip Code	54534	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$2,426 (2019)		
Possession	On Closing		

ADDITIONAL INFORMATION

Water Sewer	Utilities	Electric at Lot/Road
Info/Permits/Restricts	Road Access	Town Road
Site Influence	River Front, Wooded Area, Rural Setting, Hunting, Private Setting, Public Land Adjacent, Buildable	
Zoning	Buyer to Verify	

LAKE

Lake Name	Montreal River	Lake Chain	
Surface (ac)		Lake Depth	
Waterfront	Yes	Water Ftg (ft)	
Shoreline		River	Montreal River
Lake ID			

LOT

SCHOOLS

Lot Width (ft)		Elementary	
Lot Depth (ft)		Middle School	
Lot Size (sqft)	6,664,680	High	IR Hurley
Lot Size (acres)	153.00		
Road Frontage (Ft)			

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #	0247-0000, 0248-0000, 0250 +
STR	21 45N 2E	Sale Type	
Concessions			
Legal Desc.	NWSE, SWSE, Above 1,495' Sea Level and NESE, SESE.		
Directions	From Montreal travel south on Spring Camp Road for approx. 5 miles, turn left onto West Branch Road for 0.2 mi. to the property.		
Consumer Alert			

**This property is composed of 153-acres of forestland located near the south end of the Gile Flowage. The Montreal River bisects the property. This is an excellent timber and recreational land investment. The forest cover is dominated by northern hardwoods.
Listed By: STEIGERWALDT LAND SALES, LLC**

This listing information is provided to you by:
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