

ALL FIELDS CUSTOMIZABLE

MLS #	22004223	Status	Active
Class	Land	Sale/Rent	For Sale
Type	Land	Lot Size	40000+
Area	Merrill	Acreage	120-160 Acres
Asking Price	\$235,000	Waterfront	No
Address	ON HAGAR CITY ROAD	Electronic Consent	Yes
Address 2	Sale 2043-2		
City	Merrill		
State	WI		
Zip	54452		

**GENERAL**

Agent - Agent Name and Phone	TODD FREDERICKSON - Cell: 715-612-0508	Listing Office 1 - Office Name and Phone	STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274
Agent - License ID	57356-90	Listing Office 1 - Phone Number 2	Fax: 715-453-8325
BA % or \$?	%	Listing Office 1 - License ID	936887-91
SA:% or \$?	%	BA: %/\$	2.000000
Municipality	Corning, Town of	SA: %/\$	2.000000
County	Lincoln County	Directions	Merrill go west on WI-64 for 13.4 mi, right on Mink Rd, left on Joe Snow Rd, right on Hagar City Rd.
Total Acres	160.00	VAR: Y/N	Y
Tax Amount	326.40	EXA: Y/N	N
Tax Year	2019	EXC: Y/N	N
Sign on Property	Yes	FC	No
Township	31N	SS	No
Section	14	Associated Documents	0
Range	4E	Input Date	8/4/2020 4:57 AM
Managed Forest Land	Yes	Days On Market	2
Limited Service	No	Cumulative DOM	2
Listing Date	8/3/2020	IDX Include	Yes
Update Date	8/4/2020	Listing Is Primary In	Northwoods
Status Date	8/4/2020	VOW AVM	Yes
HotSheet Date	8/4/2020	VOW Address	Yes
Price Date	8/4/2020	VOW Comment	Yes
General Date	8/3/2020	VOW Include	Yes
PIN #	006-3104-142-9997, +		

FEATURES

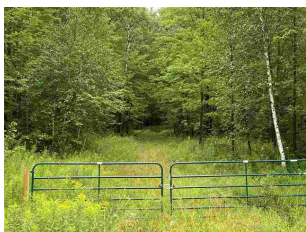
USE	ROAD MAINTENANCE	WATER	AVAILABLE DOCS
Hunting	Municipal	None	Plat Map
Recreational	Gravel	SEWER	Aerial
TOPOGRAPHY		None	WAUSAU AREA SCHOOL DIST
Flat			Merrill
Rolling			
Wooded			

FINANCIAL

Legal Description	SWNW, SENE, SWNE, SENW, Sec. 14, T31N-R4E.	Original Price	\$235,000
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SOLD STATUS**REMARKS**

Remarks 160-acres of forestland located in the Town of Corning, Lincoln County, WI. This property features primarily aspen and northern hardwood forest. It contains access from Hagar City Road. Adjacent lands also available. Enrolled in the Managed Forest Law (MFL).

ADDITIONAL PICTURES

DISCLAIMER

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