

**ALL FIELDS CUSTOMIZABLE**



|                     |                  |                   |             |
|---------------------|------------------|-------------------|-------------|
| <b>MLS #</b>        | 22004204         | <b>Status</b>     | Active      |
| <b>Class</b>        | Land             | <b>Sale/Rent</b>  | For Sale    |
| <b>Type</b>         | Land             | <b>Lot Size</b>   | 40000+      |
| <b>Area</b>         | Merrill          | <b>Acreage</b>    | 40-80 Acres |
| <b>Asking Price</b> | \$145,500        | <b>Waterfront</b> | No          |
| <b>Address</b>      | ON JOE SNOW ROAD |                   |             |
| <b>Address 2</b>    | Sale 2044-1      |                   |             |
| <b>City</b>         | Merrill          |                   |             |
| <b>State</b>        | WI               |                   |             |
| <b>Zip</b>          | 54452            |                   |             |



**GENERAL**

|                                     |  |   |   |
|-------------------------------------|--|---|---|
| <b>Agent - Agent Name and Phone</b> | TODD FREDERICKSON - Cell: 715-612-0508 | <b>Listing Office 1 - Office Name and Phone</b> | STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274   |
| <b>Agent - License ID</b>           | 57356-90                               | <b>Listing Office 1 - Phone Number 2</b>        | Fax: 715-453-8325   |
| <b>BA % or \$?</b>                  | %                                      | <b>Listing Office 1 - License ID</b>            | 936887-91   |
| <b>SA:% or \$?</b>                  | %                                      | <b>BA: %/\$</b>                                 | 2.000000  |
| <b>Municipality</b>                 | Corning, Town of                       | <b>SA: %/\$</b>                                 | 2.000000  |
| <b>County</b>                       | Lincoln County                         | <b>Directions</b>                               | From Merrill travel west on WI -64 for 13.4 miles, right on Mink Rd, left on Joe Snow Rd. |
| <b>Total Acres</b>                  | 80.00                                  | <b>VAR: Y/N</b>                                 | Y   |
| <b>Tax Amount</b>                   | 163.20                                 | <b>EXA: Y/N</b>                                 | N   |
| <b>Tax Year</b>                     | 2019                                   | <b>EXC: Y/N</b>                                 | N   |
| <b>Sign on Property</b>             | Yes                                    | <b>FC</b>                                       | No  |
| <b>Township</b>                     | 31N                                    | <b>SS</b>                                       | No  |
| <b>Section</b>                      | 23                                     | <b>Associated Documents</b>                     | 0   |
| <b>Range</b>                        | 4E                                     | <b>Input Date</b>                               | 8/3/2020 3:55 PM  |
| <b>Managed Forest Land</b>          | Yes                                    | <b>Days On Market</b>                           | 2   |
| <b>Limited Service</b>              | No                                     | <b>Cumulative DOM</b>                           | 2   |
| <b>Owner Name</b>                   | Whiskey River Land & Timb              | <b>IDX Include</b>                              | Yes   |
| <b>Listing Date</b>                 | 8/3/2020                               | <b>Listing Is Primary In</b>                    | Northwoods  |
| <b>Update Date</b>                  | 8/4/2020                               | <b>VOW AVM</b>                                  | Yes   |
| <b>Status Date</b>                  | 8/3/2020                               | <b>VOW Address</b>                              | Yes   |
| <b>HotSheet Date</b>                | 8/3/2020                               | <b>VOW Comment</b>                              | Yes   |
| <b>Price Date</b>                   | 8/3/2020                               | <b>VOW Include</b>                              | Yes   |
| <b>General Date</b>                 | 8/3/2020                               |   |   |
| <b>PIN #</b>                        | 006-3104-232-9998                      |   |   |

**FEATURES**

|              |                         |              |                                |
|--------------|-------------------------|--------------|--------------------------------|
| <b>USE</b>   | <b>TOPOGRAPHY</b>       | <b>WATER</b> | <b>AVAILABLE DOCS</b>          |
| Hunting      | Flat                    | None         | Plat Map                       |
| Recreational | Rolling                 | <b>SEWER</b> | Aerial                         |
| Building     | Wooded                  | None         | <b>WAUSAU AREA SCHOOL DIST</b> |
|              | <b>ROAD MAINTENANCE</b> |              | Merrill                        |
|              | Municipal               |              |                                |
|              | Gravel                  |              |                                |

**FINANCIAL**

|                          |                                |                       |           |
|--------------------------|--------------------------------|-----------------------|-----------|
| <b>Legal Description</b> | SWNW, NWNW, Sec. 23, T31N-R4E. | <b>Original Price</b> | \$145,500 |
|--------------------------|--------------------------------|-----------------------|-----------|

**SOLD STATUS**

**REMARKS**

**Remarks** 80-acres of forestland located in SW Lincoln County. The dominant forest cover is aspen. Enrolled in the Managed Forest Law program for tax relief. Adjacent acreage also available for a larger contiguous ownership.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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