ALL FIELDS CUSTOMIZABLE

MLS #	22004213	**Status**	Active
Class	Land	**Sale/Rent**	For Sale
Type	Land	**Lot Size**	40000+
Area	Merrill	**Acreage**	20-40 Acres
Asking Price	$75,000	**Waterfront**	No
Address	ON JOE SNOW ROAD	**Electronic Consent**	Yes
Address 2	Sale 2044-4		
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		
BA % or $?	%	**Listing Office 1 - Phone Number 2**	Fax: 715-453-8325
SA:% or $?	%	**Listing Office 1 - License ID**	936887-91
Municipality	Corning, Town of	**BA: %/$**	2.000000
County	Lincoln County	**SA: %/$**	2.000000
Total Acres	40.00	**Directions**	From Merrill travel west on WI-64 for 13.4 miles, right on Mink Rd, left on Joe Snow Rd.
Tax Amount	81.60		
Tax Year	2019		
Sign on Property	Yes	**VAR: Y/N**	Y
Township	31N	**EXA: Y/N**	N
Section	23	**EXC: Y/N**	N
Range	4E	**FC**	No
Managed Forest Land	Yes	**SS**	No
Limited Service	No	**Associated Documents**	0
Owner Name	Whiskey River Land & Timb	**Input Date**	8/3/2020 5:07 PM
Listing Date	8/3/2020	**Days On Market**	2
Update Date	8/3/2020	**Cumulative DOM**	2
Status Date	8/3/2020	**IDX Include**	Yes
HotSheet Date	8/3/2020	**Listing Is Primary In**	Northwoods
Price Date	8/3/2020	**VOW AVM**	Yes
General Date	8/3/2020	**VOW Address**	Yes
PIN #	006-3104-231-9999	**VOW Comment**	Yes
		VOW Include	Yes

FEATURES

USE
Hunting
Recreational
Building

TOPOGRAPHY
Flat
Rolling
Wooded

ROAD MAINTENANCE
Municipal
Gravel

WATER
None

SEWER
None

AVAILABLE DOCS
Plat Map
Aerial

WAUSAU AREA SCHOOL DIST
Merrill

FINANCIAL

Legal Description NENE, Sec.23, T31N-R4E.

Original Price $75,000

SOLD STATUS

REMARKS

Remarks 40-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

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