

Vacant Land
1551639Active
Recent: 04/01/2021 New Listing

On County Road F
Phillips, WI 54555

L \$160,000



Type:	Acreage-6 or More	County:	Price
Twp:	Flambeau	Area:	49 - Phillips Schl Dist
Sec/Twp/Rng:	S32/T39/R1	School Dist:	Phillips
Lot Size:	0 x 0 x	Taxes/Yr:	\$148.00 / 2020
Acreage:	200.00	Tax ID:	8394
Waterfront:	No	Addtl Tax IDs:	8391, 8395, 8388, 8389
Terrain:	Wooded	Subdivision:	
Utilities:	Electric-At Street, None		

Use Value Assmt:
Common:

Road Access:
Restrictive Cov:

Plat:
Non Conform:

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:

Water Front Ft:
Waterfront Access:
Water View:
Water Front CF:

Seasons:
Lake Depth:
Slope:
RoadBtwWtrfrnt:

Fencing:
Showing: **Sign-on Property**
Soil Type:
Zoning: **Agricultural**

Occupancy: **At Closing**
Sewer:
Water: **None**

Directions: **From Fifield travel west on WI-70 for 5.7 miles, turn left onto CTH F for 3.6 miles.**

Remarks: **200-acres of forestland located in the Town of Flambeau, Price County, Wisconsin. This property features aspen, pine, and lowland conifer forest. It contains access from County Rd F, and woods road infrastructure allows vehicular travel through a portion of the tract. Enrolled in the Managed Forest Law (MFL) in 1999 for a 50-year term.**

Legal: **PT of NENW, SENW, SWNW, NWNE, and SWNE of Section 32, T39N-R1W**

Condition Report: **No**

Seller Financing: **No**

Seller Fin Remarks:

Prepared By: Todd Frederickson

Email: todd.frederickson@steigerwaldt.com

Steigerwaldt Land Sales, LLC

Office Ph#: 715-453-3274

856 N 4TH ST

Preferred Ph#: 715-612-0508

Tomahawk, WI 54487

Certs:



Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire

listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.

PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER. © 2021 NWWMLS