

**Vacant Land**  
**1551649Active**  
**Recent: 04/01/2021 New Listing**

**On Highway 13**  
**Ogema, WI 54459**

**L \$46,600**



Type:	<b>Acreage-6 or More</b>	County:	<b>Price</b>
Twp:	<b>Ogema</b>	Area:	<b>52 - Phillips/Price</b>
Sec/Twp/Rng:	<b>S25/T34/R1</b>	School Dist:	<b>Prentice</b>
Lot Size:	<b>0 x 0 x</b>	Taxes/Yr:	<b>\$25.06 / 2020</b>
Acreage:	<b>33.86</b>	Tax ID:	<b>16631</b>
Waterfront:	<b>No</b>	Addtl Tax IDs:	
Terrain:	<b>Wooded</b>	Subdivision:	
Utilities:	<b>Electric-At Street</b>		

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: **3.1 miles north of Westboro, WI on State Highway 13.**

Remarks: **33.86 wooded acres with excellent access onto State Highway 13. A recreational trail travels through the eastern portion of the property providing access for snowmobile and ATV enthusiast. A mixed forest of healthy aspen and mixed hardwoods provide privacy from the highway. Enrolled in the Managed Forest Law (MFL) program in 1999 for a 50-year term.**

Legal: **NWSE EXCPT RR & HWY ROW, Sec. 25, T34N-R1E.**

Condition Report: **No**

Seller Financing: **No**

Seller Fin Remarks:

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**Tomahawk, WI 54487**

**Certs:**



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