

Vacant Land
1551652Active
Recent: 04/02/2021 New Listing

On County Hwy E
Park Falls, WI 54552

L \$75,075



Type:	Acreage-6 or More	County:	Price
Twp:	Lake	Area:	48 - Park Falls Schl Dist
Sec/Twp/Rng:	28/40N/2W	School Dist:	Park Falls
Lot Size:	0 x 0 x	Taxes/Yr:	\$56.98 / 2020
Acreage:	77.00	Tax ID:	14948
Waterfront:	No	Addtl Tax IDs:	14947
Terrain:	Wooded	Subdivision:	
Utilities:	Electric-At Street		

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 Park Falls travel west for 9.5 miles on CTH E.**

Remarks: **This wooded parcel is heavily wooded with wetland acreage surrounding Rock Creek. Most of the property is dense aspen saplings with a mix of spruce and balsam providing quality wildlife habitat. This tract is situated between the beautiful Flambeau and Chippewa Rivers. It was enrolled in the Managed Forest Law (MFL) program in 1999 for a 50-year term. The Tuscobia State Trail crosses the property.**

Legal: **NWSW & SWSW of Section 28, T40N-R2W, except RR ROW**

Condition Report: **No**

Seller Financing: **No**

Seller Fin Remarks:

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Certs:



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