

Vacant Land
1551561Active
Recent: 04/02/2021 New Listing

ON Wooddale Road
Birchwood, WI 54817

L \$36,750



Type:	Acreage-6 or More	County:	Sawyer
Twp:	Edgewater	Area:	47 - Birchwood Schl Dist
Sec/Twp/Rng:	1/37N/9W	School Dist:	Birchwood
Lot Size:	0 x 0 x	Taxes/Yr:	\$27.20 / 2020
Acreage:	36.75	Tax ID:	8028
Waterfront:	No	Addtl Tax IDs:	
Terrain:	Rolling, 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: **Forestry**

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

Directions: **From Birchwood travel east on Hwy 48 for 5.3 miles, turn left onto Wooddale Road for 3.3 miles to the property on the right.**

Remarks: **36.75 acres of forestland located in the heart of the Hayward lakes area of northwest Wisconsin. This property is almost entirely upland and features aspen, hardwoods, white pine forest cover types. It has excellent access off Wooddale Road and the Tuscobia State Trail with existing interior woods roads which allows vehicular travel through the majority of the tract. Enrolled in the Managed Forest Law (MFL) program in 1999 for a 50 year term.**

Legal: **PT NWSW, Sec. 1, T37N-R9W.**

Condition Report: **No**

Seller Financing:

Seller Fin Remarks:

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