

Vacant Land
1561043Active
Recent: 02/03/2022 New Listing

Near Hoffman Lake Road Road
Park Falls, WI 54552

L \$123,837



| | | | |
|--------------|--------------------------|----------------|----------------------------------|
| Type: | Acreage-6 or More | County: | Price |
| Twp: | Eisenstein | Area: | 48 - Park Falls Schl Dist |
| Sec/Twp/Rng: | 4/40N/01E | School Dist: | Park Falls |
| Lot Size: | 0 x 0 x | Taxes/Yr: | \$87.28 / 2021 |
| Acreage: | 117.94 | Tax ID: | 846 |
| Waterfront: | No | Addtl Tax IDs: | 845, 844 |
| Terrain: | Wooded | Subdivision: | South Flambeau |
| Utilities: | None | | |

Use Value Assmt: **No**
Common:

Road Access:
Restrictive Cov:

Plat:
Non Conform:

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

Water Front Ft:
Waterfront Access: No
Water View:
Water Front CF:

Seasons:
Lake Depth:
Slope:
RoadBtwWtrfrnt:

Fencing:
Showing: **Sign-None**
Soil Type:
Zoning:
Internet:

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

Directions: **From Park Falls travel east for approx. 6 mi on Hwy 182, turn left on Old Hwy 182 for 0.1 mi, turn right on Blockhouse Lake Rd for 0.9 mi, stay straight on Hoffman Lake Rd for 2.0 mi to the easement road. Legal easement access off of Hoffman Lake Rd but a road has not been put it so some bushwhacking required to view this property.**

Remarks: **117.94-acres of forestland located on the Price-Ashland County line. Forest cover types include northern hardwood, aspen, balsam fir, swamp conifer and marsh. Enrolled in the Managed Forest Law (MFL) program in 1999 for a 50-year enrollment term. Legal easement access off of Hoffman Lake Rd but a road has not been put it so some bushwhacking required to view this property.**

Legal: **T40N-R01E-S04, SENW, SWNW, NWNW**

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. © 2022 NWWMLS