



<b>Vacant Land</b> <b>1572366Active</b> <b>Recent: 04/24/2023 New Listing</b>		<b>ON Chili Road</b> <b>Neillsville, WI 54456</b>		<b>L \$540,000</b>	
	Type:	<b>Acreage-6 or More</b>	County:	<b>Clark</b>	
	Twp:	<b>Weston</b>	Area:	<b>29 - Taylor And Clark</b>	
	Sec/Twp/Rng:	<b>20,21 / 25N / 2W</b>	School Dist:	<b>Neillsville</b>	
	Lot Size:	<b>0 x 0 x</b>	Taxes/Yr:	<b>\$148.00 / 2021</b>	
	Acreage:	<b>200.00</b>	Tax ID:	<b>0600452000, 0600466000, 0600467000, 0600455000</b>	
	Waterfront:	<b>No</b>	Addtl Tax IDs:	<b>0600467000,0600455000</b>	
	Terrain:	<b>Level, Rolling, Wooded</b>	Subdivision:	<b>8263</b>	
	Utilities:	<b>Electric-At Street</b>			
	Use Value Assmt:	<b>No</b>	Road Access:	<b>Yes</b>	Plat:
	Common:		Restrictive Cov:		Non Conform:
Water Front Type:		Water Front Ft:		Seasons:	
Lake/River Name:		Waterfront Access:		Lake Depth:	
Lake Size:		Water View:		Slope:	
Waterfront Elevation:		Water Front CF:		RoadBtwWtrfrnt:	
Fencing:		Occupancy:	<b>At Closing</b>		
Showing:	<b>Sign-on Property</b>	Sewer:	<b>None</b>		
Soil Type:		Water:	<b>None</b>		
Zoning:					
Internet:					
Directions: <b>From Neillsville, west on US-10, north on County Rd. G for 4.2 miles, right on Chili Rd. to the end.</b>					
Remarks: <b>200-acres of forestland located in south central Clark County, offering recreational and timber investment opportunities. The dominant forest cover is northern red oak with some aspen and marsh. Mound Creek crosses the SW corner of the property. Gated access at the end of Chili Road. Enrolled in the Managed Forest Law program for tax relief</b>					
Legal: <b>NESE and the SESE of Sec 20, T25N-R2W and NWSW and the NESW and the SWSW of Sec 21, T25N-R2W Town of Weston Clark County, Wisconsin</b>					
Condition Report:	<b>No</b>	Seller Financing:		Seller Fin Remarks:	
<b>Prepared By: Todd Frederickson</b>  <b>Steigerwaldt Land Sales, LLC</b>  <b>856 N 4TH ST</b>  <b>Tomahawk, WI 54487</b>		<b>Email:</b> <a href="mailto:todd.frederickson@steigerwaldt.com">todd.frederickson@steigerwaldt.com</a>  <b>Office Ph#:</b> <b>715-453-3274</b>  <b>Preferred Ph#:</b> <b>715-612-0508</b>  <b>Certs:</b>			

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