6/30/23, 8:06 AM Matrix

Vacant Land 1574597Active Recent: 06/30/2023 New Listing 6712 W County Highway B Winter, WI 54896 L \$349,000



Type: Acreage-6 or More County: Sawyer

Twp: Winter Area: 50 - All Others Sawyer

Sec/Twp/Rng: 32/40N/5W School Dist: Winter

Lot Size: 0 x 0 x Taxes/Yr: \$255.67 / 2022

Acreage: 238.44 Tax ID: 36464, 36462, 36461, 36460, 3645

Waterfront: No Addtl Tax IDs: Terrain: Level, Rolling, Wooded Subdivision:

Terrain: Level, Rolling, Wooded
Utilities: Electric-At Street

Use Value Assmt: Road Access: **Yes** 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: At Closing

Showing: Sign-on Property Sewer: None Soil Type: Soil Type: None

Zoning: **Forestry** Internet:

Directions: From Winter travel north on CTH W for 6.2 miles, turn right onto CTH B for 0.6 mi. to the property.

Remarks: 238.44-acres of forestland located in Sawyer County, town of Winter with near timber income available. Forest

covers include aspen, swamp hardwoods, balsam fir, lowland brush, and muskeg. Prescribed harvest on 183-ac in 2026 per MFL. Attractive hunting land. Paved county highway frontage. Enrolled in the Managed Forest Law

program for tax relief.

Legal: SE 1/4, and SENE, and SWNE, Sec. 32, T40N-R5W.

Condition Report: **Yes** Seller Financing: 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. © 2023 NWWMLS