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

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:	
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:		Water:	**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:

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