
	<b>ON HWY 107</b>		<b>MLS# 204622</b>
	County	<b>Lincoln</b>	Current Price <b>\$89,000</b>
	Township	<b>Rock Falls</b>	
	State	<b>WI</b>	
	Complex/Sub		
	Zip Code	<b>54452</b>	Sale Price
	Title	<b>Fee Simple</b>	Date Sold
	Type	<b>Lots/Acreage</b>	
	Status	<b>Active</b>	
Taxes	<b>\$22 (2022)</b>		
Possession	<b>On Closing</b>		
<b>ADDITIONAL INFORMATION</b>			
Water	Utilities	<b>Electric at Lot/Road</b>	
Sewer	Road Access	<b>State Hwy, Paved Road</b>	
Info/Permits/Restricts	<b>Topo Map, Aerial Photo, MFL</b>		
Site Influence	<b>Rolling, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting, Buildable</b>		
Zoning	<b>Buyer to Verify</b>		
<b>LAKE</b>			
Lake Name	Lake Chain		
Surface (ac)	Lake Depth		
Waterfront	<b>No</b>	Water Ftg (ft)	
Shoreline	River		
Lake ID			
<b>LOT</b>		<b>SCHOOLS</b>	
Lot Width (ft)		Elementary	
Lot Depth (ft)		Middle School	
Lot Size (sqft)	<b>1,306,800</b>	High	<b>LI Merrill</b>
Lot Size (acres)	<b>30.00</b>		
Road Frontage (Ft)	<b>1320</b>		
<b>LEGAL</b>			
Financing	<b>Short Sale: No, Foreclosure: No</b>	Tax Comp #	<b>018-3206-193-9994</b>
STR	<b>19 32N 06E</b>	Sale Type	
Concessions			
Legal Desc.	<b>SEC 19-32-06 THAT PT OF SE 1/4 SW 1/4 E OF HWY 107 MFL 1999 ENT 30A OPEN *RF-19-12B</b>		
Directions	<b>From Merrill travel north on State Highway 107 for approximately 5 miles to the property.</b>		
Consumer Alert			
<p><b>30-acres of forestland located approximately 5 miles north of Merrill on HWY 107 near the New Wood County Park, Bill Cross State Wildlife area and the Wisconsin River. Forest covers include northern hardwoods, aspen and lowland brush. Paved HWY frontage, power available at the road. Enrolled in the Managed Forest Law program until the end of 2023.</b></p> <p><b>Listed By: STEIGERWALDT LAND SALES, LLC</b></p>			
<p>This listing information is provided to you by: The GREATER NORTHWOODS MLS &amp; <b>TODD FREDERICKSON</b> - Broker Associate 715-612-0508 715-612-0508 todd.frederickson@steigerwaldt.com http://www.steigerwaldt.com <b>STEIGERWALDT LAND SALES, LLC</b> 715-453-3274 715-453-8325 info@steigerwaldt.com http://www.steigerwaldt.com 856 N. 4th St. Tomahawk 54487</p>			



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