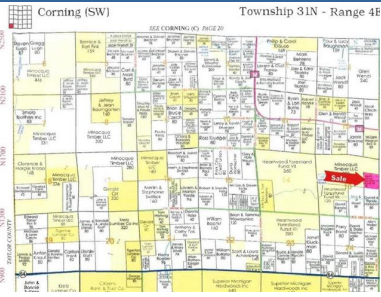


ALL FIELDS DETAIL II



MLS # 22400447
Class Land
Type Land
Area Merrill
Asking Price \$70,000
Address NEAR JOE SNOW ROAD
Address 2 Sale 2042
City Merrill
State WI
Zip 54452

Status Active
Sale/Rent For Sale
Lot Size 40000+
Acreage 20-40 Acres
Waterfront No
Electronic Consent Yes
Virtual Tour Virtual Tour



GENERAL

Agent - Agent Name and Phone	TODD FREDERICKSON - Cell: 715-612-0508	Listing Office 1 - Office Name and Phone	STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274
Agent - License ID	57356-90	Listing Office 1 - Phone Number 2	Fax: 715-453-8325
BA % or \$?	%	Listing Office 1 - License ID	936887-91
SA: % or \$?	%	BA: %/\$	2.000000
Municipality	Corning, Town of	SA: %/\$	2.000000
County	Lincoln County	Directions	No legal vehicular access. Can be accessed on foot through MFL-Open lands to the west.
Total Acres	40.00	VAR: Y/N	Y
Tax Amount	1005.40	EXA: Y/N	N
Tax Year	2023	EXC: Y/N	N
Sign on Property	No	FC	No
Township	31N	SS	No
Section	13	Associated Documents	1
Range	4E	Input Date	2/21/2024 12:21 PM
LandLock-No Vehicle Entry	Yes	Days On Market	1
Managed Forest Land	No	Cumulative DOM	1
Limited Service	No	IDX Include	Yes
Owner Name	Whiskey River Land & Timb	Listing Is Primary In	Central
Listing Date	2/20/2024	VOW AVM	No
Update Date	2/21/2024	VOW Address	Yes
Status Date	2/21/2024	VOW Comment	No
HotSheet Date	2/21/2024	VOW Include	Yes
Price Date	2/21/2024		
General Date	2/20/2024		
PIN #	006-3104-131-9996		

FEATURES

USE	TOPOGRAPHY	SEWER	WAUSAU AREA SCHOOL DIST
Hunting	Flat	None	Merrill
Recreational	Wooded	AVAILABLE DOCS	
	WATER	Plat Map	
	None	Aerial	

FINANCIAL

Legal Description SENE, Sec. 13, T31N-R4E. **Original Price** \$70,000

REMARKS

Remarks 40 acres of forestland located in SW Lincoln County. Forest cover types include aspen and marsh. No legal vehicular access.

SOLD STUFF

Price \$70,000

DISCLAIMER

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