

**ON JOE SNOW RD****MLS# 205592**

County	Lincoln	Current Price	\$116,640
Township	Corning		
State	WI		
Complex/Sub	Sale 2044-4		
Zip Code	54452	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$82 (2022)		
Possession	On Closing		

ADDITIONAL INFORMATION

Water	Utilities	
Sewer	Road Access	Town Road
Info/Permits/Restricts	Topo Map, Aerial Photo	
Site Influence	Level, Rolling, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting, Buildable	
Zoning	Buyer to Verify	

LAKE

Lake Name	Lake Chain
Surface (ac)	Lake Depth
Waterfront No	Water Ftg (ft)
Shoreline	River
Lake ID	

LOT**SCHOOLS**

Lot Width (ft)	1320	Elementary	
Lot Depth (ft)	1320	Middle School	
Lot Size (sqft)	1,742,400	High	LI Merrill
Lot Size (acres)	40.00		
Road Frontage (Ft)	1320		

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #	006-3104-231-9999
STR	23 31N 04E	Sale Type	
Concessions			
Legal Desc.	SEC 23-31-04 NE 1/4 NE 1/4 MFL 2012 ENT 40.0A OPEN *C-23-1		
Directions	From Merrill Travel west on WI-64 for 13.4 Miles, right on Mink Rd, Left on Joe Snow Rd		
Consumer Alert			

40 acres of forestland located in SW Lincoln County. The dominant forest cover is aspen. Enrolled in the Managed Forest law program for tax relief. Adjacent acreage available for a larger contiguous ownership. Listed By: STEIGERWALDT LAND SALES, LLC

This listing information is provided to you by:

The GREATER NORTHWOODS MLS &:

TODD FREDERICKSON - Broker Associate

☎ 715-612-0508 📠 715-612-0508 ✉ todd.frederickson@steigerwaldt.com 🌐 http://www.steigerwaldt.com

STEIGERWALDT LAND SALES, LLC

☎ 715-453-3274 📠 715-453-8325 ✉ info@steigerwaldt.com 🌐 http://www.steigerwaldt.com

856 N. 4th St. Tomahawk 54487



The above information is provided by members of the Greater Northwoods Multiple Listing Service and is believed to be reliable but should not be relied upon without verification. The Greater Northwoods MLS assumes no responsibility for its accuracy. Not intended to solicit already listed properties. Lake information was provided by Wisconsin Dept. of Natural Resources. State of Michigan lake information has been provided courtesy of the Michigan DNR, Institute for Fisheries Research, Ann Arbor, Michigan.