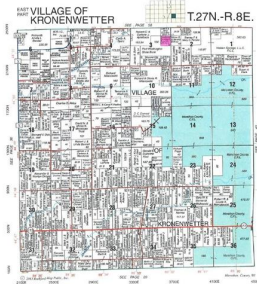


## ALL FIELDS DETAIL II



**MLS #** 22400450  
**Class** Land  
**Type** Land  
**Area** Wausau  
**Asking Price** \$98,366  
**Address** Near NICK AVENUE  
**Address 2** Sale 2075  
**City** Kronenwetter  
**State** WI  
**Zip** 54455

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



## GENERAL

<b>Agent - Agent Name and Phone</b>	TODD FREDERICKSON - Cell: 715-612-0508	<b>Listing Office 1 - Office Name and Phone</b>	STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274
<b>Agent - License ID</b>	57356-90	<b>Listing Office 1 - Phone Number 2</b>	Fax: 715-453-8325
<b>BA % or \$?</b>	%	<b>Listing Office 1 - License ID</b>	936887-91
<b>SA:% or \$?</b>	%	<b>BA: %/\$</b>	2.000000
<b>Municipality</b>	Kronenwetter, Village of	<b>SA: %/\$</b>	2.000000
<b>County</b>	Marathon County	<b>Directions</b>	No legal vehicular access.
<b>Total Acres</b>	40.00	<b>VAR: Y/N</b>	Y
<b>Tax Amount</b>	531.72	<b>EXA: Y/N</b>	N
<b>Tax Year</b>	2023	<b>EXC: Y/N</b>	N
<b>Sign on Property</b>	No	<b>FC</b>	No
<b>Township</b>	27N	<b>SS</b>	No
<b>Section</b>	3	<b>Associated Documents</b>	1
<b>Range</b>	8E	<b>Input Date</b>	2/21/2024 12:30 PM
<b>LandLock-No Vehicle Entry</b>	Yes	<b>Days On Market</b>	1
<b>Managed Forest Land</b>	Yes	<b>Cumulative DOM</b>	1
<b>Limited Service</b>	No	<b>IDX Include</b>	Yes
<b>Owner Name</b>	Whiskey River Land & Timb	<b>Listing Is Primary In</b>	Central
<b>Listing Date</b>	2/20/2024	<b>VOW AVM</b>	No
<b>Update Date</b>	2/21/2024	<b>VOW Address</b>	Yes
<b>Status Date</b>	2/21/2024	<b>VOW Comment</b>	No
<b>HotSheet Date</b>	2/21/2024	<b>VOW Include</b>	Yes
<b>Price Date</b>	2/21/2024		
<b>General Date</b>	2/20/2024		
<b>PIN #</b>	145-2708-031-0995		

## FEATURES

<b>USE</b>	<b>TOPOGRAPHY</b>	<b>SEWER</b>
Hunting	Flat	None
Recreational	Rolling	<b>AVAILABLE DOCS</b>
Conservancy	Wooded	Plat Map
	<b>WATER</b>	Aerial
	None	<b>WAUSAU AREA SCHOOL DIST</b>
		D C Everest

## FINANCIAL

<b>Legal Description</b>	SENE, Sec. 3, T27N-R8E.	<b>Original Price</b>	\$98,366
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## REMARKS

**Remarks** This 40-acre parcel is located in the Village of Kronenwetter. The dominant forest cover is aspen. A utility corridor crosses the property. Enrolled in the Managed Forest Law program in 2020 for tax relief. No legal access.

## SOLD STUFF

**Price** \$98,366

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