

ALL FIELDS DETAIL II

MLS #	22400445	Status	Active
Class	Land	Sale/Rent	For Sale
Type	Land	Lot Size	40000+
Area	Other	Acreage	40-80 Acres
Asking Price	\$218,592	Waterfront	No
Address	ON 13TH AVENUE	Electronic Consent	Yes
Address 2	Meteor 8290-2	Virtual Tour	Virtual Tour
City	Nekoosa		
State	WI		
Zip	54457		

**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	Big Flats, Town as	SA: %/\$	2.000000
County	Adams County	Directions	From Big Flats go north on WI -13 for 1.5 mi, left on Beaver Ave for .7 mi, rt on 13th Ct for .5 mi.
Total Acres	80.00	VAR: Y/N	Y
Tax Amount	59.20	EXA: Y/N	N
Tax Year	2021	EXC: Y/N	N
Sign on Property	Yes	FC	No
Township	19N	SS	No
Section	5,6	Associated Documents	1
Range	6E	Input Date	2/21/2024 12:02 PM
Managed Forest Land	Yes	Days On Market	1
Limited Service	No	Cumulative DOM	1
Owner Name	Meteor Timber	IDX Include	Yes
Listing Date	2/20/2024	Listing Is Primary In	Central
Update Date	2/21/2024	VOW AVM	Yes
Status Date	2/21/2024	VOW Address	Yes
HotSheet Date	2/21/2024	VOW Comment	Yes
Price Date	2/21/2024	VOW Include	Yes
General Date	2/20/2024		
PIN #	004-00307-0000, +		

FEATURES

USE	TOPOGRAPHY	AVAILABLE DOCS	OTHER SCHOOL DIST
Hunting	Flat	Plat Map	ADAMS FRIENDSHIP
Recreational	Wooded	Aerial	
Building			
Conservancy			

FINANCIAL

Legal Description	NWSW in Sec. 5 and the NESE in Sec. 6, all in T19N -R6E.	Original Price	\$218,592
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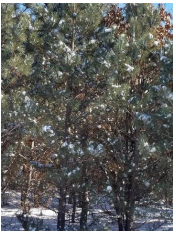
REMARKS

Remarks 80-acres of forestland located on 13th Ct. NW of Big Flats. This property offers recreational and investment opportunities. The primary forest cover type is red and jack pine plantation. Enrolled in the Managed Forest Law program.

SOLD STUFF

Price \$218,592

ADDITIONAL PICTURES



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