

**N11664 NOKOMIS DR****MLS# 207782**

County	Lincoln	Current Price	\$180,000
Township	Bradley		
State	WI		
Complex/Sub			
Zip Code	54487	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$1,953 (2023)		
Possession	On Closing		

ADDITIONAL INFORMATION

Water		Utilities	Electric at Lot/Road
Sewer	Mound	Road Access	Town Road, Paved Road, Driveway - Gravel
Info/Permits/Restricts	RE Condition Report, Aerial Photo		
Site Influence	River Front, Level, Driveway, Buildable, Waterfront on Channel		
Zoning	Buyer to Verify		

LAKE

Lake Name	Tomahawk River	Lake Chain	
Surface (ac)		Lake Depth	
Waterfront	Yes	Water Ftg (ft)	100
Shoreline		River	Tomahawk River
Lake ID			

LOT**SCHOOLS**

Lot Width (ft)		Elementary	LI Tomahawk
Lot Depth (ft)		Middle School	LI Tomahawk
Lot Size (sqft)	35,719	High	LI Tomahawk
Lot Size (acres)	0.82		
Road Frontage (Ft)			

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #	004-3506-092-9991
STR	09 35 06	Sale Type	
Concessions			
Legal Desc.	SEC 09-35-06 N 100' OF S 344' OF GL 1 LYG N OF RR ROW & E OF HWY EX FLOW *BY-9-5I		
Directions	From the intersection of HWY 8 and HWY 51 travel west on HWY 8 for approximately 4.6 mi., turn right onto County Rd. Y for 0.3 mi., turn right onto Nokomis Dr. for 0.3 mi. to the property on the right.		
Consumer Alert			

A unique and rare opportunity to build on the bank of the Tomahawk River, below the Bradley Dam, a highly desirable fishing location. The home is currently unlivable, but a new home can be built on the grandfathered footprint. Septic in place. The lot is currently being surveyed at the seller's expense. Closing to take place after the survey is complete.
Listed By: STEIGERWALDT LAND SALES, LLC

This listing information is provided to you by:

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856 N. 4th St. Tomahawk 54487



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