



<b>ON BEAR LAKE RD</b>		<b>MLS# 208576</b>	
County	<b>Ashland</b>	Current Price	<b>\$453,684</b>
Township	<b>Chippewa</b>		
State	<b>WI</b>		
Complex/Sub	<b>Bear Lake 10</b>		
Zip Code	<b>54514</b>	Sale Price	
Title	<b>Fee Simple</b>	Date Sold	
Type	<b>Lots/Acreage</b>		
Status	<b>Active</b>		
Taxes	<b>\$202 (2023)</b>		
Possession	<b>On Closing</b>		

**ADDITIONAL INFORMATION**

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

**LAKE**

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

**LOT**

**SCHOOLS**

Lot Width (ft)		Elementary	<b>AS Butternut</b>
Lot Depth (ft)		Middle School	<b>AS Butternut</b>
Lot Size (sqft)	<b>12,196,800</b>	High	<b>AS Butternut</b>
Lot Size (acres)	<b>280.00</b>		
Road Frontage (Ft)			

**LEGAL**

Financing	<b>Short Sale: No, Foreclosure: No</b>	Tax Comp #	<b>006-00563-0000,006-00564-0000+</b>
STR	<b>18 41N 2W</b>	Sale Type	
Concessions			
Legal Desc.	<b>Section 18, T41N-R2W, SWSE, SESE, NWSE, NESE, SENE, SWNE, and SENW</b>		
Directions	<b>From Butternut travel west on Bear Lake Rd for approx. 7.5 mi to the property on the right.</b>		
Consumer Alert			

**280-acres of forestland located in the Town of Chippewa, Ashland County, WI. This property features primarily aspen forest, with some swamp conifer. Electric utilities are not available on the property. It contains access from Bear Lake Road, and woods road infrastructure allows vehicular travel through a portion of the tract. Enrolled in the Managed Forest Law (MFL), for tax relief.**  
**Listed By: STEIGERWALDT LAND SALES, LLC**

This listing information is provided to you by:  
 The GREATER NORTHWOODS MLS &:

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