



ON RIGHT OF WAY RD

MLS# 208578

County	Ashland	Current Price	\$322,080
Township	Chippewa		
State	WI		
Complex/Sub	Bear Lake 9		
Zip Code	54514	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$144 (2023)		
Possession	On Closing		

ADDITIONAL INFORMATION

Water	Utilities	
Sewer	Road Access	Town Road, Unpaved Road
Info/Permits/Restricts	Topo Map, Aerial Photo	
Site Influence	Level, Rolling, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting	
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)		Elementary	AS Butternut
Lot Depth (ft)		Middle School	AS Butternut
Lot Size (sqft)	8,712,000	High	AS Butternut
Lot Size (acres)	200.00		
Road Frontage (Ft)			

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #	
STR	7 41N 2W	Sale Type	
Concessions			
Legal Desc.	Section 7, T41N-R2W, SESW, and SWSE Section 18, T41N-R2W, NENW, NWNE, and NENE		
Directions	From Butternut travel west on Bear Lk Rd for approximately 9.25 mi, turn right onto Forest Rd 163/Right of Way Rd for approximately 1 mile to the property		
Consumer Alert			

**200-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 Right of Way 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:
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