

**NEAR CTH W****MLS# 208595**

County	<b>Sawyer</b>	Current Price	<b>\$121,536</b>
Township	<b>Winter (Township)</b>		
State	<b>WI</b>		
Complex/Sub	<b>Dry Creek</b>		
Zip Code	<b>54896</b>	Sale Price	
Title	<b>Fee Simple</b>	Date Sold	
Type	<b>Lots/Acreage</b>		
Status	<b>Active</b>		
Taxes	<b>\$58 (2023)</b>		
Possession	<b>On Closing</b>		

**ADDITIONAL INFORMATION**

Water		Utilities	
Sewer		Road Access	<b>Private Road</b>
Info/Permits/Restricts	<b>Topo Map, Aerial Photo</b>		
Site Influence	<b>Level, Wooded Area, Hunting</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>SA Winter</b>
Lot Depth (ft)		Middle School	<b>SA Winter</b>
Lot Size (sqft)	<b>3,484,800</b>	High	<b>SA Winter</b>
Lot Size (acres)	<b>80.00</b>		
Road Frontage (Ft)			

**LEGAL**

Financing	<b>Short Sale: No, Foreclosure: No</b>	Tax Comp #	<b>33484, 33485</b>
STR	<b>18 38N 4W</b>	Sale Type	
Concessions			
Legal Desc.	<b>NWSE, SWSE, Se. 18, T38N-R4W</b>		
Directions	<b>The property has no legal access.</b>		
Consumer Alert			

**80-acres of forestland in Sawyer County, Winter township. The primary forest covers are northern hardwoods, aspen, and swamp conifers. Enrolled in the Managed Forest Law program for tax relief. No legal access.**  
**Listed By: STEIGERWALDT LAND SALES, LLC**

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

**TODD FREDERICKSON** - Broker Associate

📞 715-612-0508 📠 715-612-0508 ✉️ todd.frederickson@steigerwaldt.com 🌐 http://www.steigerwaldt.com License Number 57356

- 90

**STEIGERWALDT LAND SALES, LLC**

📞 715-453-3274 📠 715-453-8325 ✉️ info@steigerwaldt.com 🌐 http://www.steigerwaldt.com

License Number 936887 - 91  
856 N. 4th St. Tomahawk 54487



The above information is provided by members of the Greater Northwoods Multiple Listing Service and is believed to be reliable but should not be relied upon without verification. The Greater Northwoods MLS assumes no responsibility for its accuracy. Not intended to solicit already listed properties. Lake information was provided by Wisconsin Dept. of Natural Resources. State of Michigan lake information has been provided courtesy of the Michigan DNR, Institute for Fisheries Research, Ann Arbor, Michigan.