



NEAR WEST RD		MLS# 208098	
County	Ashland	Current Price	\$495,000
Township	Butternut		
State	WI		
Complex/Sub			
Zip Code	54514	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$727 (2023)		
Possession	On Closing		

ADDITIONAL INFORMATION

Water	Utilities	
Sewer	Road Access	Easement
Info/Permits/Restricts	RE Condition Report, Topo Map, Aerial Photo, MFL	
Site Influence	Level, Rolling, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting, No Thru Road, Shared Driveway, Buildable	
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) 12,196,800	High	AS Butternut
Lot Size (acres) 280.00		
Road Frontage (Ft)		

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #	006-00711-0000, +
STR	28+ 41N 02W	Sale Type	
Concessions			
Legal Desc.	SWNE, NWNE, NENW, NWNW, Sec. 28 and SWSE, SESW, NESW, Sec. 21, all in T41N-R2W.		
Directions	From Butternut travel west on West Rd. for 5.2 miles to the easement road.		
Consumer Alert			

280-acres of secluded forestland located in southern Ashland County, 6 miles west of Butternut. The forest cover offers a diverse mix of species and age classes providing excellent wildlife habitat and hunting opportunities for deer, bear, and ruffed grouse. Elk frequent the property making it very unique, being part of the home range of one of Wisconsin's pioneer Elk herds. The forest has been properly managed for decades and has timber to harvest. The property has easement access off the end of West Road and an excellent network of interior woods roads provide access throughout the tract. Enrolled in MFL and FCL 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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