

ALL FIELDS DETAIL II



MLS # 22400452
Class Land
Type Land
Area Wausau
Asking Price \$546,480
Address ON NICK AVENUE
Address 2 Sale 2074-1
City Weston
State WI
Zip 54476

Status Active
Sale/Rent For Sale
Lot Size 40000+
Acreage 120-160 Acres
Waterfront No
Electronic Consent Yes
Virtual Tour Virtual Tour



GENERAL

Agent - Agent Name and Phone	TODD FREDERICKSON - Cell: 715-612-0508	Listing Office 1 - Office Name and Phone	STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274
Agent - License ID	57356-90	Listing Office 1 - Phone Number 2	Fax: 715-453-8325
Municipality	Weston, Village of	Listing Office 1 - License ID	936887-91
County	Marathon County	Directions	From Weston travel south on Ryan St to Shorey Ave. to Kmiecik St. to Nick Ave for 0.9 mi.
Total Acres	159.00	EXA: Y/N	N
Tax Amount	117.66	EXC: Y/N	N
Tax Year	2021	FC	No
Sign on Property	Yes	SS	No
Township	28N	Associated Documents	2
Section	35	Input Date	2/21/2024 12:33 PM
Range	8E	Days On Market	208
Managed Forest Land	Yes	Cumulative DOM	208
Limited Service	No	IDX Include	Yes
Owner Name	Whiskey River Land & Timb	Listing Is Primary In	Central
Listing Date	2/20/2024	VOW AVM	No
Update Date	8/18/2024	VOW Address	Yes
Status Date	8/18/2024	VOW Comment	No
HotSheet Date	8/18/2024	VOW Include	Yes
Price Date	2/21/2024		
General Date	2/20/2024		
PIN #	192-2808-354-0996, +		

FEATURES

USE	TOPOGRAPHY	WATER	AVAILABLE DOCS
Hunting	Flat	None	Plat Map
Recreational	Rolling	SEWER	Aerial
Building	Wooded	None	WAUSAU AREA SCHOOL DIST
	ROAD MAINTENANCE		D C Everest
	Municipal		
	Gravel		

FINANCIAL

Legal Description	SWNE, SENE, SESE, NESE, Sec. 35, T28N-R8E.	Original Price	\$546,480
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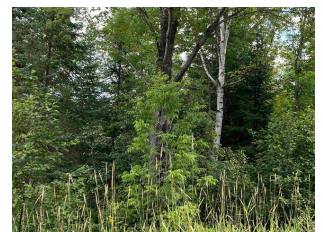
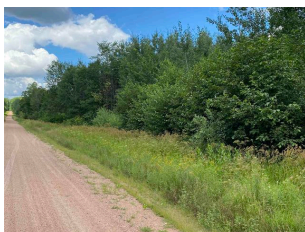
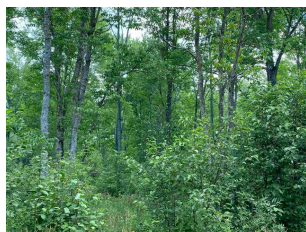
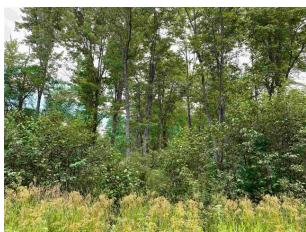
REMARKS

Remarks 159-acres of forestland located in the Village of Weston. The dominant forest covers are northern hardwood and aspen. Enrolled in the Managed Forest Law program for tax relief.

SOLD STUFF

Price \$546,480

ADDITIONAL PICTURES





DISCLAIMER

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