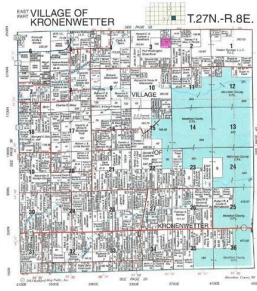


ALL FIELDS DETAIL II



MLS # 22400450
Class Land
Type Land
Area Wausau
Asking Price \$98,366
Address Near NICK AVENUE
Address 2 Sale 2075
City Kronenwetter
State WI
Zip 54455

Status Active
Sale/Rent For Sale
Lot Size 40000+
Acreage 20-40 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	Kronenwetter, Village of	Listing Office 1 - License ID	936887-91
County	Marathon County	Directions	No legal vehicular access.
Total Acres	40.00	EXA: Y/N	N
Tax Amount	531.72	EXC: Y/N	N
Tax Year	2023	FC	No
Sign on Property	No	SS	No
Township	27N	Associated Documents	2
Section	3	Input Date	2/21/2024 12:30 PM
Range	8E	Days On Market	208
LandLock-No Vehicle Entry	Yes	Cumulative DOM	208
Managed Forest Land	Yes	IDX Include	Yes
Limited Service	No	Listing Is Primary In	Central
Owner Name	Whiskey River Land & Timb	VOW AVM	No
Listing Date	2/20/2024	VOW Address	Yes
Update Date	8/18/2024	VOW Comment	No
Status Date	8/18/2024	VOW Include	Yes
HotSheet Date	8/18/2024		
Price Date	2/21/2024		
General Date	2/20/2024		
PIN #	145-2708-031-0995		

FEATURES

USE	TOPOGRAPHY	SEWER
Hunting	Flat	None
Recreational	Rolling	AVAILABLE DOCS
Conservancy	Wooded	Plat Map
	WATER	Aerial
	None	WAUSAU AREA SCHOOL DIST
		D C Everest

FINANCIAL

Legal Description SENE, Sec. 3, T27N-R8E. **Original Price** \$98,366

REMARKS

Remarks This 40-acre parcel is located in the Village of Kronenwetter. The dominant forest cover is aspen. A utility corridor crosses the property. Enrolled in the Managed Forest Law program in 2020 for tax relief. No legal access.

SOLD STUFF

Price \$98,366

DISCLAIMER

Information contained herein must be verified by user/buyer. Copyright (c) 2003-2023 Central Wisconsin Multiple Listing Service, Inc. All rights reserved.