



NEAR TIMBER RD

MLS# 208573

County	Price	Current Price	\$72,960
Township	Catawba		
State	WI		
Complex/Sub	Timber 1		
Zip Code	54515	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$29 (2023)		
Possession	On Closing		

ADDITIONAL INFORMATION

Water	Utilities	
Sewer	Road Access	Easement
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	PR Phillips
Lot Depth (ft)		Middle School	PR Phillips
Lot Size (sqft)	1,742,400	High	PR Phillips
Lot Size (acres)	40.00		
Road Frontage (Ft)			

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #
STR	32 35N 01W	Sale Type
Concessions		
Legal Desc.	NESE, Sec. 32, T35N-R1W.	
Directions	From Catawba travel south on CTH I for 3 mi, turn left onto Timber Rd for just under 1 mi to the easement road.	
Consumer Alert		

40-acres of forestland located in the Town of Catawba, Price County, Wisconsin.? The forest cover is dense aspen saplings. This property is adjacent to a huge block of conservation land.? Very secluded location. Easement access off Timber Road. Enrolled in the Managed Forest Law (MFL), 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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