



NEAR ROCKY RUN RD		MLS# 206790	
County	Oneida	Current Price	\$529,000
Township	Cassian		
State	WI		
Complex/Sub			
Zip Code	54529	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$624 (2023)		
Possession	On Closing		

ADDITIONAL INFORMATION

Water	Utilities	
Sewer	Road Access	Easement
Info/Permits/Restricts	RE Condition Report, Aerial Photo, MFL, Conservation Easement	
Site Influence	River Front, Deeded Access/Rights to Waterfront, Rolling, Wooded Area, Wetlands, Rural Setting, Water View, Hunting, Private Setting, Shared Driveway, Buildable	
Zoning	Buyer to Verify	

LAKE

Lake Name	Tomahawk River	Lake Chain	
Surface (ac)		Lake Depth	
Waterfront	Yes	Water Ftg (ft)	3000
Shoreline		River	Tomahawk River
Lake ID			

LOT

SCHOOLS

Lot Width (ft)		Elementary	
Lot Depth (ft)		Middle School	
Lot Size (sqft)	4,571,622	High	ON Rhinelander
Lot Size (acres)	104.95		
Road Frontage (Ft)			

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #	CA-315, CA-316, CA-305
STR	21+ 37 06	Sale Type	
Concessions			
Legal Desc.	NWSW, SWSW, Sec. 21 and Gov. Lot 6, Sec. 20, all in T37N-R6E.		
Directions	From the intersection of HWY 51 and Rocky Run Rd, travel west for 1.6 mi. to the gate on the left.		
Consumer Alert			

104.95-acres with approximately 3,000-ft of beautiful high banked frontage on the Tomahawk River. The river frontage is under a conservation easement but allows 2 building sites. 80-acres are enrolled in MFL-Closed for tax relief. The dominant forest cover is aspen. Gated easement access off Rocky Run Road. Broker owned.
Listed By: STEIGERWALDT LAND SALES, LLC

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

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