

	ON AXEN RD		MLS# 211017	
	County	Lincoln	Current Price	\$298,316
	Township	Russell		
	State	WI		
	Complex/Sub	Sale 2068		
	Zip Code	54455	Sale Price	
	Title	Fee Simple	Date Sold	
	Type	Lots/Acreage		
	Status	Active		
	Taxes	\$29 (2024)		
Possession	On Closing			
ADDITIONAL INFORMATION				
Water		Utilities	Electric at Lot/Road	
Sewer		Road Access	Town Road	
Info/Permits/Restricts	Topo Map, Aerial Photo			
Site Influence	River Front, Level, Rolling, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting, Shared Driveway, Buildable			
Zoning	Buyer to Verify			
LAKE				
Lake Name	Praire River	Lake Chain		
Surface (ac)		Lake Depth		
Waterfront	No	Water Ftg (ft)		
Shoreline		River	Praire River	
Lake ID				
LOT		SCHOOLS		
Lot Width (ft)		Elementary		
Lot Depth (ft)		Middle School		
Lot Size (sqft)	5,227,200	High	LI Merrill	
Lot Size (acres)	120.00			
Road Frontage (Ft)	1320			
LEGAL				
Financing	Short Sale: No, Foreclosure: No	Tax Comp #	020-3308-304-9996+	
STR	30 33N 08E	Sale Type		
Concessions				
Legal Desc.	SESE, SWSE, NWSE, Sec. 30, T33N-R8E.			
Directions	From Gleason travel west on Prairie Forks Dr. for 1 mile to Axen Rd. and the property.			
Consumer Alert				
<p>120 acres of forestland located 1 mile west of Gleason and WI-17. Forest cover types include aspen, white pine, red pine, and swamp conifer. Adjacent to the Prairie River. Great recreational land with outstanding hunting and fishing opportunities. Enrolled in the Managed Forest Law program.</p> <p>Listed By: STEIGERWALDT LAND SALES, LLC</p>				
<p>This listing information is provided to you by: The GREATER NORTHWOODS MLS &: TODD FREDERICKSON - Broker Manager 📞 715-612-0508 📠 715-612-0508 ✉ todd.frederickson@steigerwaldt.com 🌐 http://www.steigerwaldt.com License Number 57356 - 90 STEIGERWALDT LAND SALES, LLC 📞 715-453-3274 📠 715-453-8325 ✉ info@steigerwaldt.com 🌐 http://www.steigerwaldt.com License Number 936887 - 91 856 N. 4th St. Tomahawk 54487</p>				



The above information is provided by members of the Greater Northwoods Multiple Listing Service and is believed to be reliable but should not be relied upon without verification. The Greater Northwoods MLS assumes no responsibility for its accuracy. Not intended to solicit already listed properties. Lake information was provided by Wisconsin Dept. of Natural Resources. State of Michigan lake information has been provided courtesy of the Michigan DNR, Institute for Fisheries Research, Ann Arbor, Michigan.