

ALL FIELDS DETAIL II



**MLS #** 22500963  
**Class** Land  
**Type** Land  
**Area** Wausau  
**Asking Price** \$573,804  
**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



GENERAL

<b>Agent - Agent Name and Phone</b>	TODD FREDERICKSON - Cell: 715-612-0508	<b>Listing Office 1 - Office Name and Phone</b>	STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274
<b>Agent - License ID</b>	57356-90	<b>Listing Office 1 - Phone Number 2</b>	Fax: 715-453-8325
<b>Municipality</b>	Weston, Village of	<b>Listing Office 1 - License ID</b>	936887-91
<b>County</b>	Marathon County	<b>Directions</b>	From Weston travel south on Ryan St to Shorey Ave. to Kmiecik St. to Nick Ave for 0.9 mi.
<b>Total Acres</b>	159.00	<b>EXA: Y/N</b>	N
<b>Tax Amount</b>	114.48	<b>EXC: Y/N</b>	N
<b>Tax Year</b>	2024	<b>FC</b>	No
<b>Sign on Property</b>	Yes	<b>SS</b>	No
<b>Township</b>	28N	<b>Associated Documents</b>	3
<b>Section</b>	35	<b>Input Date</b>	3/20/2025 12:31 PM
<b>Range</b>	8E	<b>Days On Market</b>	2
<b>Managed Forest Land</b>	Yes	<b>Cumulative DOM</b>	2
<b>Limited Service</b>	No	<b>IDX Include</b>	Yes
<b>Owner Name</b>	Whiskey River Land & Timb	<b>Listing Is Primary In</b>	Central
<b>Listing Date</b>	3/18/2025	<b>VOW AVM</b>	No
<b>Update Date</b>	3/20/2025	<b>VOW Address</b>	Yes
<b>Status Date</b>	3/20/2025	<b>VOW Comment</b>	No
<b>HotSheet Date</b>	3/20/2025	<b>VOW Include</b>	Yes
<b>Price Date</b>	3/20/2025		
<b>General Date</b>	3/18/2025		
<b>PIN #</b>	192-2808-354-0996, +		

FEATURES

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

FINANCIAL

<b>Legal Description</b>	SWNE, SENE, SESE, NESE, Sec. 35, T28N-R8E.	<b>Original Price</b>	\$573,804
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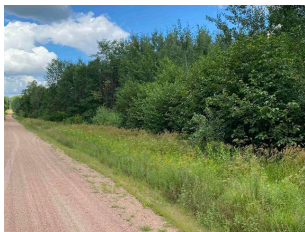
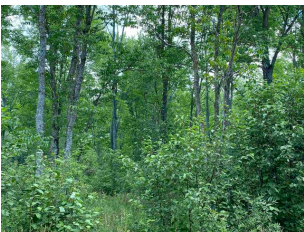
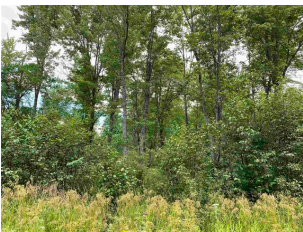
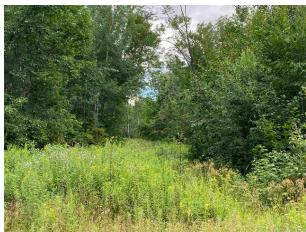
REMARKS

**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** \$573,804

ADDITIONAL PICTURES



**DISCLAIMER**

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