

	<b>ON HWY 64</b>		<b>MLS# 211192</b>		
	County	<b>Lincoln</b>	Current Price	<b>\$153,033</b>	
	Township	<b>Pine River</b>			
	State	<b>WI</b>			
	Complex/Sub	<b>8430-2</b>			
	Zip Code	<b>54452</b>	Sale Price		
	Title	<b>Fee Simple</b>	Date Sold		
	Type	<b>Lots/Acreage</b>			
	Status	<b>Active</b>			
	Taxes	<b>\$54 (2024)</b>			
Possession	<b>On Closing</b>				
<b>ADDITIONAL INFORMATION</b>					
Water		Utilities	<b>Electric at Lot/Road</b>		
Sewer		Road Access	<b>State Hwy</b>		
Info/Permits/Restricts	<b>Topo Map, Aerial Photo</b>				
Site Influence	<b>Level, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting, Buildable</b>				
Zoning	<b>Buyer to Verify</b>				
<b>LAKE</b>					
Lake Name		Lake Chain			
Surface (ac)		Lake Depth			
Waterfront	<b>No</b>	Water Ftg (ft)			
Shoreline		River			
Lake ID					
<b>LOT</b>		<b>SCHOOLS</b>			
Lot Width (ft)		Elementary			
Lot Depth (ft)		Middle School			
Lot Size (sqft)	<b>3,251,754</b>	High	<b>LI Merrill</b>		
Lot Size (acres)	<b>74.65</b>				
Road Frontage (Ft)					
<b>LEGAL</b>					
Financing	<b>Short Sale: No, Foreclosure: No</b>		Tax Comp #	<b>016-3108-234-9996,+</b>	
STR	<b>23 31N 8E</b>		Sale Type		
Concessions					
Legal Desc.	<b>NESE and PT SESE, Sec. 23, T31N-R8E.</b>				
Directions	<b>From Merrill travel east on Hwy 64 for approx. 11 miles to the property on the left.</b>				
Consumer Alert					
<p><b>74.65-acres of forestland located on Hwy 64 eleven miles east of Merrill. The forest covers include aspen, northern hardwood, lowland conifer and brush. Power available at the road. A timber sale has recently been completed on this tract with good regeneration. Enrolled in the Managed Forest Law program for tax relief. Adjacent land available.</b></p> <p><b>Listed By: STEIGERWALDT LAND SALES, LLC</b></p>					
<p>This listing information is provided to you by:  The GREATER NORTHWOODS MLS &amp;:  <b>TODD FREDERICKSON</b> - Broker Manager  715-612-0508 715-612-0508 todd.frederickson@steigerwaldt.com http://www.steigerwaldt.com License Number 57356 - 90  <b>STEIGERWALDT LAND SALES, LLC</b>  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.