

	<b>ON CTH O</b>		<b>MLS# 211532</b>	
	County	<b>Price</b>	Current Price	<b>\$115,200</b>
	Township	<b>Catawba</b>		
	State	<b>WI</b>		
	Complex/Sub	<b>Corner O</b>		
	Zip Code	<b>54515</b>	Sale Price	
	Title	<b>Fee Simple</b>	Date Sold	
	Type	<b>Lots/Acreage</b>		
	Status	<b>Active</b>		
	Taxes	<b>\$58 (2024)</b>		
Possession	<b>On Closing</b>			
<b>ADDITIONAL INFORMATION</b>				
Water		Utilities	<b>Electric at Lot/Road</b>	
Sewer		Road Access	<b>County Hwy</b>	
Info/Permits/Restricts	<b>Topo Map, Aerial Photo</b>			
Site Influence				
Zoning	<b>Buyer to Verify</b>			
<b>LAKE</b>				
Lake Name		Lake Chain		
Surface (ac)	<b>No</b>	Lake Depth		
Waterfront		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>3,484,800</b>	High		
Lot Size (acres)	<b>80.00</b>			
Road Frontage (Ft)				
<b>LEGAL</b>				
Financing	<b>Short Sale: No, Foreclosure: No</b>		Tax Comp #	<b>802, 801</b>
STR	<b>35 35N 1W</b>		Sale Type	
Concessions				
Legal Desc.	<b>NWNE, NENE.</b>			
Directions	<b>From Catawba travel east on US Hwy 8 for 3.6 miles, turn right onto County Highway O for 5.1 miles to the property.</b>			
Consumer Alert				
<b>80-acres of forestland located on a paved county highway in southern Price County, Town of Catawba. The dominant forest cover is northern hardwoods. Immediate timber income available. Attractive hunting land. Enrolled in the Managed Forest Law (MFL) program for tax relief.</b> <b>Listed By: STEIGERWALDT LAND SALES, LLC</b>				
<p>This listing information is provided to you by:  The GREATER NORTHWOODS MLS &amp;  <b>TODD FREDERICKSON</b> - Broker Manager</p> <p>📞 715-612-0508 📠 715-612-0508 ✉️ todd.frederickson@steigerwaldt.com 🌐 http://www.steigerwaldt.com License Number 57356 - 90</p> <p><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>				



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