

	ON SHAUGER RD		MLS# 211521	
	County	Price	Current Price	\$143,440
	Township	Ogema		
	State	WI		
	Complex/Sub	Simek-7		
	Zip Code	54459	Sale Price	
	Title	Fee Simple	Date Sold	
	Type	Lots/Acreage		
	Status	Active		
	Taxes	\$198 (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				
Zoning	Buyer to Verify			
LAKE				
Lake Name		Lake Chain		
Surface (ac)		Lake Depth		
Waterfront	No	Water Ftg (ft)		
Shoreline		River		
Lake ID				
LOT		SCHOOLS		
Lot Width (ft)	1320	Elementary		
Lot Depth (ft)	2640	Middle School		
Lot Size (sqft)	3,484,800	High		
Lot Size (acres)	80.00			
Road Frontage (Ft)	1320			
LEGAL				
Financing	Short Sale: No, Foreclosure: No		Tax Comp #	16740, 16739.
STR	30 34N 1E		Sale Type	
Concessions				
Legal Desc.	Gov Lot 21, 20.			
Directions	From Ogema travel south on WI-13 for 2.6 mi, turn right onto CTH I for 5.6 mi, turn left onto Shauger Rd for 0.8 mi.			
Consumer Alert				
80-acre tract in Price County town of Ogema. This parcel has town road frontage with power at the road. The primary cover types are aspen, northern hardwoods, lowland conifers, and brush. The parcel is enrolled in the managed forest law program for tax relief. Listed By: STEIGERWALDT LAND SALES, LLC				
<p>This listing information is provided to you by: The GREATER NORTHWOODS MLS &: TODD FREDERICKSON - Broker Manager</p> <p>📞 715-612-0508 📠 715-612-0508 ✉ todd.frederickson@steigerwaldt.com 🌐 http://www.steigerwaldt.com License Number 57356 - 90</p> <p>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>				



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