

	ON CTH F		MLS# 211516	
	County	Price	Current Price	\$269,280
	Township	Flambeau		
	State	WI		
	Complex/Sub	Six Mile-7		
	Zip Code	54552	Sale Price	
	Title	Fee Simple	Date Sold	
	Type	Lots/Acreage		
	Status	Active		
	Taxes	\$115 (2024)		
Possession	On Closing			
ADDITIONAL INFORMATION				
Water		Utilities	Electric at Lot/Road	
Sewer		Road Access	County Hwy	
Info/Permits/Restricts	Topo Map, Aerial Photo			
Site Influence	Rolling, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting, Buildable			
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)	2640	Elementary		
Lot Depth (ft)	2640	Middle School		
Lot Size (sqft)	6,969,600	High		
Lot Size (acres)	160.00			
Road Frontage (Ft)	2640			
LEGAL				
Financing	Short Sale: No, Foreclosure: No	Tax Comp #	8269, 8270, 8271, 8272	
STR	19 39N 1W	Sale Type		
Concessions				
Legal Desc.	NENE, NENE, SWNE, SENE.			
Directions	From Fifield travel west on WI-70 for 5.7 miles, turn south on CTH F for 1.2 mi.			
Consumer Alert				
160-acres of forestland located on a paved county highway. Diverse cover types including aspen, northern hardwoods, red pine, and swamp conifers. Six Mile Creek crosses the property. Attractive hunting land. 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</p> <p>📞 715-453-3274 📠 715-453-8325 ✉️ info@steigerwaldt.com 🌐 http://www.steigerwaldt.com</p> <p>License Number 936887 - 91 856 N. 4th St. Tomahawk 54487</p>				



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