

	<b>NEAR KNOWLES RD</b>		<b>MLS# 211588</b>	
	County	<b>Sawyer</b>	Current Price	<b>\$160,000</b>
	Township	<b>Draper</b>		
	State	<b>WI</b>		
	Complex/Sub	<b>Knowles Rd-4</b>		
	Zip Code	<b>54896</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		
Sewer		Road Access	<b>Easement</b>	
Info/Permits/Restricts				
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	<b>SA Winter</b>	
Lot Size (acres)	<b>80.00</b>			
Road Frontage (Ft)				
<b>LEGAL</b>				
Financing	<b>Short Sale: No, Foreclosure: No</b>	Tax Comp #	<b>7425, 7426</b>	
STR	<b>31 40N 04W</b>	Sale Type		
Concessions				
Legal Desc.	<b>NENE, NWNE.</b>			
Directions	<b>From Loretta travel west on WI-70 for 1.5 miles, turn right onto Knowles Rd for 1.3 miles to the easement road.</b>			
Consumer Alert				
<b>80-acres of forestland in Sawyer County, town of Draper, just west of Loretta Lake. The forest covers include red pine, mixed hardwoods and swamp conifer. Attractive hunting land. Enrolled in the Managed Forest Law 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>				



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.