

	NEAR ROCKY RUN RD		MLS# 206790	
	County	Oneida	Current Price	\$490,000
	Township	Cassian		
	State	WI		
	Complex/Sub			
	Zip Code	54529	Sale Price	
	Title	Fee Simple	Date Sold	
	Type	Lots/Acreage		
	Status	Active		
	Taxes	\$624 (2023)		
Possession	On Closing			
ADDITIONAL INFORMATION				
Water			Utilities	
Sewer			Road Access	Easement
Info/Permits/Restricts	RE Condition Report, Aerial Photo, MFL, Conservation Easement			
Site Influence	River Front, Deeded Access/Rights to Waterfront, Rolling, Wooded Area, Wetlands, Rural Setting, Water View, Hunting, Private Setting, Shared Driveway, Buildable			
Zoning	Buyer to Verify			
LAKE				
Lake Name	Tomahawk River		Lake Chain	
Surface (ac)			Lake Depth	
Waterfront	Yes		Water Ftg (ft)	3000
Shoreline			River	Tomahawk River
Lake ID				
LOT		SCHOOLS		
Lot Width (ft)		Elementary		
Lot Depth (ft)		Middle School		
Lot Size (sqft)	4,571,622	High	ON Rhinelander	
Lot Size (acres)	104.95			
Road Frontage (Ft)				
LEGAL				
Financing	Short Sale: No, Foreclosure: No		Tax Comp #	CA-315, CA-316, CA-305
STR	21+ 37 06		Sale Type	
Concessions				
Legal Desc.	NWSW, SWSW, Sec. 21 and Gov. Lot 6, Sec. 20, all in T37N-R6E.			
Directions	From the intersection of HWY 51 and Rocky Run Rd, travel west for 1.6 mi. to the gate on the left.			
Consumer Alert				
<p>104.95-acres with approximately 3,000-ft of beautiful high banked frontage on the Tomahawk River. The river frontage is under a conservation easement but allows 2 building sites. 80-acres are enrolled in MFL-Closed for tax relief. The dominant forest cover is aspen. Gated easement access off Rocky Run Road. Broker owned.</p> <p>Listed By: STEIGERWALDT LAND SALES, LLC</p>				
<p>This listing information is provided to you by: The GREATER NORTHWOODS MLS &: TODD FREDERICKSON - Broker Manager 📞 715-612-0508 📠 715-612-0508 ✉ todd.frederickson@steigerwaldt.com 🌐 http://www.steigerwaldt.com License Number 57356 - 90 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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