

**NEAR ROCKY RUN RD****MLS# 206790**

County **Oneida**
 Township **Cassian**
 State **WI**
 Complex/Sub
 Zip Code **54529**
 Title **Fee Simple**
 Type **Lots/Acreage**
 Status **Active**
 Taxes **\$624 (2023)**
 Possession **On Closing**

Current Price **\$490,000**Sale Price
Date Sold**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**
 Surface (ac) Lake Chain
 Waterfront **Yes** Lake Depth
 Shoreline Water Ftg (ft)
 Lake ID River **3000**
Tomahawk River

LOT**SCHOOLS**

Lot Width (ft)		Elementary
Lot Depth (ft)		Middle School
Lot Size (sqft)	4,571,622	High
Lot Size (acres)	104.95	ON Rhinelander
Road Frontage (Ft)		

LEGAL

Financing **Short Sale: No, Foreclosure: No**
 STR **21+ 37 06**
 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

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.

Listed By: **STEIGERWALDT LAND SALES, LLC**

This listing information is provided to you by:
 The GREATER NORTHWOODS MLS &:

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