



<b>Vacant Land</b> <b>1594779Active</b> <b>Recent: 08/30/2025 New Listing</b>		<b>ON N Zettel Road</b> <b>Exeland, WI 54835</b>		<b>L \$160,000</b>
	Type:	<b>Acreage-6 or More</b>	County:	<b>Sawyer</b>
	Sec/Twp/Rng:	<b>21/37N/8W</b>	Municipality:	<b>Town of Meteor</b>
	Lot Size:	<b>0 x 0 x</b>	School Dist:	<b>Birchwood</b>
	Acreage:	<b>39.96</b>	Taxes/Yr:	<b>\$75.91 / 2024</b>
	Waterfront:	<b>No</b>	Tax ID:	<b>018837213201</b>
	Terrain:	<b>Level, Rolling, Wooded</b>	Addtl Tax IDs:	
	Utilities:	<b>Electric-At Street</b>	Subdivision:	<b>8011-1</b>
	Use Value Assmt: Common:		Road Access: <b>Yes</b> Restrictive Cov:	Plat: Non Conform:
Water Front Type: Lake/River Name: Lake Size: Waterfront Elevation:		Water Front Ft: Waterfront Access: Water View: Water Front CF:	Seasons: Lake Depth: RoadBtwWtrfrnt:	
Fencing:	Showing: <b>Sign-on Property</b>	Occupancy: <b>At Closing</b>		
Soil Type:		Sewer: <b>None</b>		
Zoning: <b>Forestry</b>		Water: <b>None</b>		
Internet:				
Directions: <b>From Exeland travel west on WI-48 for approx. 7.5 mi., turn left onto N. Zettel Rd. for approx. 0.8 mi.</b> Remarks: <b>40-acres of forestland in Sawyer County, town of Meteor. The dominant forest cover is northern hardwoods. Enrolled in the Managed Forest Law program for tax relief.</b> Legal: <b>NWSW, Sec. 21, T37N-R8W.</b>				
Condition Report: <b>No</b>		Seller Financing:		Seller Fin Remarks:
<b>Prepared By: Todd Frederickson</b>  <b>Steigerwaldt Land Sales, LLC</b>  <b>856 N 4TH ST</b>  <b>Tomahawk, WI 54487</b>		<b>Email:</b> <a href="mailto:todd.frederickson@steigerwaldt.com">todd.frederickson@steigerwaldt.com</a>  <b>Office Ph#:</b> <b>715-453-3274</b>  <b>Preferred Ph#:</b> <b>715-612-0508</b>  <b>Certs:</b>		

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