



<b>ON CTH E</b>		<b>MLS# 215680</b>	
County	<b>Lincoln</b>	Current Price	<b>\$360,330</b>
Township	<b>Rock Falls</b>		
State	<b>WI</b>		
Complex/Sub	<b>8426-1</b>		
Zip Code	<b>54457</b>	Sale Price	
Title	<b>Fee Simple</b>	Date Sold	
Type	<b>Lots/Acreage</b>		
Status	<b>Active</b>		
Taxes	<b>\$86 (2024)</b>		
Possession	<b>On Closing</b>		

**ADDITIONAL INFORMATION**

Water	Utilities	<b>Electric at Lot/Road</b>
Sewer	Road Access	<b>County Hwy, Paved Road</b>
Info/Permits/Restricts	<b>Topo Map, Aerial Photo, MFL</b>	
Site Influence	<b>Level, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting, Buildable</b>	
Zoning	<b>Buyer to Verify</b>	

**LAKE**

Lake Name		Lake Chain	
Surface (ac)		Lake Depth	
Waterfront	<b>No</b>	Water Ftg (ft)	
Shoreline		River	
Lake ID			

<b>LOT</b>	<b>SCHOOLS</b>
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Lot Width (ft)		Elementary	
Lot Depth (ft)		Middle School	
Lot Size (sqft)	<b>5,227,200</b>	High	<b>LI Tomahawk</b>
Lot Size (acres)	<b>120.00</b>		
Road Frontage (Ft)			

**LEGAL**

Financing	<b>Short Sale: No, Foreclosure: No</b>	Tax Comp #	<b>018-3306-172-9998,+</b>
STR	<b>17 33N 6E</b>	Sale Type	
Concessions			
Legal Desc.	<b>NWNW, NENW, NWNE, Sec. 17, T33N-R6E.</b>		
Directions	<b>From Tomahawk travel west on HWY 86, turn south on County Road E for approx. 8 miles to the property.</b>		
Consumer Alert			

**120-acres of forestland located in central Lincoln County on a paved county highway with power available at the road. The dominant forest cover is aspen. Adjacent lands available. Enrolled in the Managed Forest Law program for tax relief.**  
**Listed By: STEIGERWALDT LAND SALES, LLC**

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

