NEAR SPRING BROOK AVE **MLS# 215683**

County	**Lincoln**	Current Price	**$401,200**
Township	**Pine River**		
State	**WI**		
Complex/Sub	**8429**		
Zip Code	**54452**	Sale Price	
Title	**Fee Simple**	Date Sold	
Type	**Lots/Acreage**		
Status	**Active**		
Taxes	**$165 (2024)**		
Possession	**On Closing**		

ADDITIONAL INFORMATION

Water		Utilities	
Sewer		Road Access	**Unpaved Road, Private Road**
Info/Permits/Restricts	**Topo Map, Aerial Photo, MFL**		
Site Influence	**Level, Wooded Area, Wetlands, Rural Setting, Hunting, Private Setting, Public Land Adjacent, Buildable**		
Zoning	**Buyer to Verify**		

LAKE

Lake Name		Lake Chain	
Surface (ac)		Lake Depth	
Waterfront	**No**	Water Ftg (ft)	
Shoreline		River	
Lake ID			

LOT

Lot Width (ft)	
Lot Depth (ft)	
Lot Size (sqft)	**7,034,940**
Lot Size (acres)	**161.50**
Road Frontage (Ft)	

SCHOOLS

Elementary	
Middle School	
High	**LI Merrill**

LEGAL

Financing	**Short Sale: No, Foreclosure: No**	Tax Comp #	**016-3108-134-9998,+**
STR	**13 31N 08E**	Sale Type	
Concessions			
Legal Desc.	**SE 1/4 and the W 1.5 Rods of the SWNE, NWNE, Sec.13, T31N-R8E.**		
Directions	**From Merrill east on Hwy 64 for 9miles, to Spring Brook Ave for 1.7mi to right on the access road.**		
Consumer Alert			

A secluded quarter section of forestland that comes with a 30-foot access road. The dominant forest covers are northern hardwood, aspen, lowland conifers and brush. Attractive hunting land with public land adjacent. Enrolled in the Managed Forest Law program for tax relief.
Listed By: STEIGERWALDT LAND SALES, LLC

This listing information is provided to you by:
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