



ON HWY 64		MLS# 215684	
County	Lincoln	Current Price	\$196,725
Township	Pine River		
State	WI		
Complex/Sub	8430-1		
Zip Code	54452	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$58 (2024)		
Possession	On Closing		

ADDITIONAL INFORMATION

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

LAKE

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

LOT

SCHOOLS

Lot Width (ft)		Elementary	
Lot Depth (ft)		Middle School	
Lot Size (sqft)	3,484,800	High	LI Merrill
Lot Size (acres)	80.00		
Road Frontage (Ft)			

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #	016-3108-234-9997,+
STR	23 31N 8E	Sale Type	
Concessions			
Legal Desc.	SWSE and NWSE, Sec. 23, T31N-R8E.		
Directions	From Merrill travel east on Hwy64 for approx. 11 miles to the property on the left.		
Consumer Alert			

**80-acres of forestland located on Hwy 64 eleven miles east of Merrill. The forest covers include aspen, northern hardwood, lowland conifer and brush. Power available at the road. A timber sale has recently been completed on this tract with good regeneration. Enrolled in the Managed Forest Law program for tax relief. Adjacent land available.
Listed By: STEIGERWALDT LAND SALES, LLC**

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

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