ON HWY 64 **MLS# 215685**

County	**Lincoln**	Current Price	**$175,500**
Township	**Pine River**		
State	**WI**		
Complex/Sub	**8430-2**		
Zip Code	**54452**	Sale Price	
Title	**Fee Simple**	Date Sold	
Type	**Lots/Acreage**		
Status	**Active**		
Taxes	**$54 (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	**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

Lot Width (ft)	
Lot Depth (ft)	
Lot Size (sqft)	**3,251,754**
Lot Size (acres)	**74.65**
Road Frontage (Ft)	

SCHOOLS

Elementary	
Middle School	
High	**LI Merrill**

LEGAL

Financing	**Short Sale: No, Foreclosure: No**	Tax Comp #	**016-3108-234-9996,+**
STR	**23 31N 8E**	Sale Type	
Concessions			
Legal Desc.	**NESE and PT SESE, Sec. 23, T31N-R8E.**		
Directions	**From Merrill travel east on Hwy64 for approx. 11 miles to the property on the left.**		
Consumer Alert			

74.65-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 lands available.

Listed By: STEIGERWALDT LAND SALES, LLC

This listing information is provided to you by:
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