

NEAR BEN NICHOLS RD — MLS# 220069

County	**Florence**	Current Price	**$150,000**
Municipality	**Fence (Town)**		
State	**WI**		
Complex/Sub	**Lamontagne**		
Zip Code	**54120**	Sale Price	
Title	**Fee Simple**	Date Sold	
Type	**Lots/Acreage**		
Status	**Active**		
Taxes	**$114 (2025)**		
Possession	**On Closing**		

ADDITIONAL INFORMATION

Water		Utilities	
Sewer		Road Access	**Unpaved Road**
Info/Permits/Restricts	**Topo Map, Aerial Photo**		
Site Influence	**Rolling, Wooded Area, Rural Setting, Hunting, Private Setting, Public Land Adjacent**		
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)	**2,613,600**
Lot Size (acres)	**60.00**
Road Frontage (Ft)	

SCHOOLS

Elementary	
Middle School	
High	**FL Florence**

LEGAL

Financing	**Short Sale: No, Foreclosure: No**	Tax Comp #	**006-01313-0000**
STR	**28+ 38N 17E**	Sale Type	
Concessions			
Legal Desc.	**S 1/2 OF SESE in Section 28 and the NENE in Section 33.**		
Directions	**From Florence travel south on CTH N for 9.5 mi, turn right onto CTH C for 9.2 mi, continue straight onto Ben Nichols Rd for 0.3 mi to woods road across county land.**		
Consumer Alert			

60-acres of forestland in Florence County, town of Fence. The forest cover is northern hardwoods. Attractive hunting land. Florence County land adjacent. Timber income 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:
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