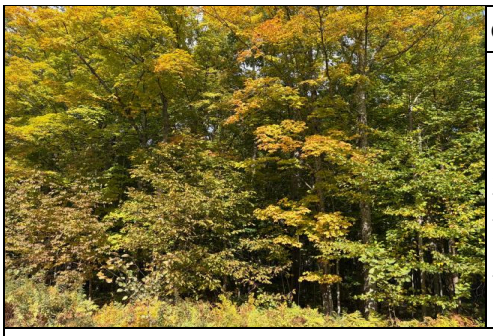


ON W WALNUT RD — MLS# 220072

County	**Florence**	Current Price	**$227,360**
Municipality	**Fern (Town)**		
State	**WI**		
Complex/Sub	**Walnut 1**		
Zip Code	**54121**	Sale Price	
Title	**Fee Simple**	Date Sold	
Type	**Lots/Acreage**		
Status	**Active**		
Taxes	**$152 (2025)**		
Possession	**On Closing**		

ADDITIONAL INFORMATION

Water		Utilities	**Electric at Lot/Road**
Sewer		Road Access	**Town Road**
Info/Permits/Restricts	**Topo Map, Aerial Photo**		
Site Influence	**Level, Rolling, Wooded Area, 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)	**3,484,800**
Lot Size (acres)	**80.00**
Road Frontage (Ft)	

SCHOOLS

Elementary	
Middle School	
High	**FL Florence**

LEGAL

Financing	**Short Sale: No, Foreclosure: No**	Tax Comp #	**008-00736-0000**
STR	**32 39N 17E**	Sale Type	
Concessions			
Legal Desc.	**SWNW and NWNW.**		
Directions	**From Florence turn left onto State Road 70 and travel for approximately 2 miles. Then turn left onto WI-101 S and travel for approximately 9 miles. Turn right onto Walnut Road W and travel for 0.8 miles.**		
Consumer Alert			

80-acres of forestland located in the Town of Fern, Florence County. Town road frontage with power at the road. The dominant forest cover type is northern hardwoods. Timber income available. Enrolled in the Managed Forest Law (MFL) 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



Information from Greater Northwoods MLS members is believed reliable but not guaranteed and should be verified; GNMLS assumes no responsibility for accuracy. Not intended to solicit already listed properties. Lake data sourced from state agencies (DNR).