

<b>Vacant Land</b> 880605 Active		<b>4A Hwy A</b> Hayward, WI 54843		<b>L\$290,000</b>	
	<b>Type:</b>	Acreage-6 or More	<b>County:</b>	Sawyer	
	<b>Twp:</b>	Round Lake	<b>Area:</b>	46 - Hayward Schl Dist	
	<b>Sec/Twp/Rng:</b>	14/41N/7W	<b>School Dist:</b>	Hayward	
	<b>Lot Size:</b>		<b>Taxes:</b>	\$2,822.94	
	<b>Acreage:</b>	304.77	<b>Tax Year:</b>	2013	
	<b>Waterfront:</b>	Yes	<b>Tax ID:</b>	39854, 25245, 39853, 39855, 25228,	
	<b>Terrain:</b>	Rolling, Sloping, Wooded			
	<b>Utilities:</b>	Electric-At Street, Telephone-At Street			
<b>Use Value Assmt:</b> Area 2:	<b>Road Access:</b> Yes Common: No	<b>Plat:</b> Restrictive Cov:	<b>Non Conform:</b>		
<b>Wtr Frnt Type:</b> Lake	<b>Wtr Frnt Ft:</b> 1256	<b>Seasons:</b>			
<b>Lake/River Name:</b> Spring	<b>Own Frntg:</b> Yes	<b>Easement:</b> No			
<b>Lake Size:</b> 21	<b>Deeded Access:</b> Yes	<b>Lake Depth:</b> 9			
<b>Waterfront CF:</b> Elevation-Medium					
<b>Fencing:</b>			<b>Occupancy:</b>		
<b>Showing:</b> Use Book a Showing, Other-See Agent Remarks			<b>Sewer:</b>		
<b>Soil Type:</b>			<b>Water:</b> None		
<b>Zoning:</b>					
<b>Directions:</b>	From Hayward, travel east on Hwy. 77 E approximately 8 miles. Turn right (east) onto Twin Lakes Road and travel approximately 6 miles to property on right.				
<b>Remarks:</b>	Large tract of vacant land. Established ATV and road system. Great wildlife habitat. Rolling terrain with asepn, hardwood, spruce and tamarak stands. Frontage on Spring Lake. Additional lands available. Enrolled in MFL program since 2009.				
<b>Legal:</b>					
<b>Condition Report:</b> No		<b>Seller Financing:</b>		<b>Seller Fin Remarks:</b>	
	<b>Prepared by:</b> Josh Burling Steigerwaldt Land Sales, LLC/Hayward 11242N Gorski Rd Hayward, WI 54843		<b>Email:</b>	<a href="mailto:josh.burling@steigerwaldt.com">josh.burling@steigerwaldt.com</a>	
			<b>Off. Ph#:</b>	715-699-1401	
			<b>Preferred Ph#:</b>	715-419-0707	
			<b>Certs:</b>		
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