

Vacant Land
1515417 Active
Recent: 03/01/2018 Price I ncrease

Near US Hwy 53
Trego, WI 54888

L\$362,250 ↑



Type:	Acreage-6 or More	County:	Washburn
Twp:	Brooklyn	Area:	45 - Spooner Schl/Out
Sec/Twp/Rng:	11/40N/12W	School Dist:	Spooner
Lot Size:	0 x 0 x	Taxes/Yr:	\$181.70 / 2017
Acreage:	230.00	Tax ID:	7111
Waterfront:	No	Addtl Tax IDs:	7110, 7154, 7156, 7113, 7112,
Terrain:	Wooded	Subdivision:	
Utilities:	None		

Use Value Assmt:
Common:

Road Access:
Restrictive Cov:

Plat:
Non Conform:

Water Front Type:
Lake/River Name:
Lake Size:
Water Front CF:

Water Front Ft:
Own Frontage:
Deeded Access:

Seasons:
Easements: Yes
Lake Depth:

Fencing:
Showing: Special-See Agent Remark
Soil Type:
Zoning:

Occupancy: At Closing
Sewer:
Water: None

Directions: From Trego travel north on US-53 for 4 miles to easement road on the right.

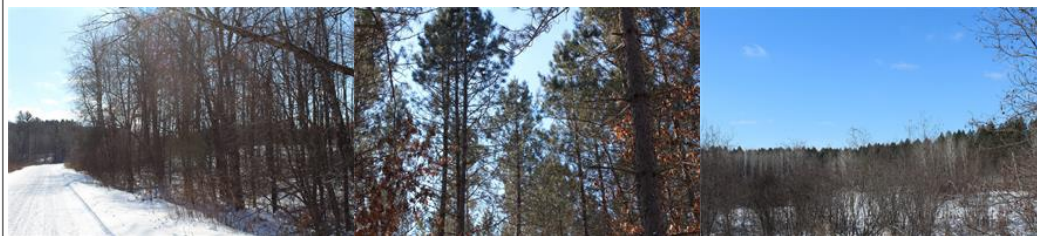
Remarks: 230 tax bill acres of forestland with easement road access off US-53. Primary cover type is red pine plantation with some aspen and a small amount of lowland. Good recreational and timber investment opportunity located just north of Trego. Existing woods road system in place on tract facilitates easy access. Enrolled in the Managed Forest Law program.

Legal: SE 1/4 in Sec. 11 and PT SW 1/4 W OF RR ROW in Sec. 12, T40N-R12W.

Condition Report: No

Seller Financing:

Seller Fin Remarks:



Prepared By: Chris Burke

Email: chris.burke@steigerwaldt.com

Steigerwaldt Land Sales, LLC/HaywardOffice Ph#: 715-699-1401

11242N Gorski Rd

Preferred Ph#: 715-939-2656

Hayward, WI 54843

Certs:

