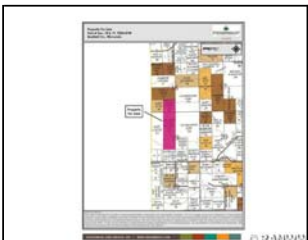



Customer Display

Vacant Land 890772 Active		Near Touve Rd Herbster, WI 54844		L\$272,000
	Type:	Acreage-6 or More	County:	Bayfield
	Twp:	Clover	Area:	57 - Ashland/Bayfield
	Sec/Twp/Rng:	S19/T50N/R7W	School Dist:	South Shore
	Lot Size:		Taxes:	\$342.40
	Acreage:	160.00	Tax Year:	2013
	Waterfront:	No	Tax ID:	11679, 11689, 11692, 11693
	Terrain:	Rolling, Wooded		
	Utilities:	Electric-At Street		
Use Value Assmt: Area 2:	Road Access: Common:	Plat: Restrictive Cov:	Non Conform:	
Wtr Frnt Type: Lake/River Name: Lake Size: Waterfront CF:	Wtr Frnt Ft: Own Frntg: Deeded Access:	Seasons: Easement: Lake Depth:		
Fencing: Showing: Other-See Agent Remarks Soil Type: Zoning: Forestry	Occupancy: Sewer: Water: None			
Directions:	From Port Wing travel east on State Highway 13 for 1.5 miles, turn right onto Old 13 Rd for 1.2 mi, continue on Touve Rd for 3.3 mi to the access road.			
Remarks:	This 160-acre tract is a great timberland investment property. The forest cover is dominated by northern hardwoods. Enrolled in the Managed Forest Law program.			
Legal:	SESW in Sec. 18 and NENW, SENW, NESW in Sec. 19			
Condition Report: Yes	Seller Financing:	Seller Fin Remarks:		
	Prepared by: Todd Frederickson Steigerwaldt Land Sales Company LLC 856 N 4TH ST Tomahawk, WI 54487	Email: todd.frederickson@steigerwaldt.com		
		Off. Ph#: 715-453-3274		
		Preferred Ph#: 715-612-0508		
		Certs:		
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