

## The Surrounding Area

The property is located east of U.S. Highway 51, between Merrill and Tomahawk. Merrill is approximately 15 miles southwest and Tomahawk is 17 miles northwest. It is adjacent to the Underdown Recreational and Wildlife Area and thousands of acres of Lincoln County forestland, which offers opportunities for hunting, fishing, hiking, biking, cross country skiing, snowshoeing, horseback riding, and snowmobiling. The Prairie River, a class A trout stream, is also nearby, making this an outstanding recreational forestland property.



Asking Price: \$239,900.00

### About Steigerwaldt Land Sales

*Steigerwaldt Land Sales is a full service real estate brokerage firm specializing in recreational forestland and timberland investment properties of all sizes. When you sell or buy land with Steigerwaldt Land Sales, you receive hands-on service from expert professionals who specialize in land management and forest consulting. We provide the most complete representation to buyers and sellers alike, because we're involved in the industry every day through property management, appraisals, acquisitions, and sales. Our brokers are natural resource experts and are supported by a full staff of foresters, appraisers, surveyors, mapping specialists, and an attorney.*



Listed by:  
Todd Frederickson  
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Steigerwaldt Land Sales, LLC

Rural Living: 87.69 Acres - PRICE REDUCED



### Features:

- **Great timberland investment**
- **Includes a barn and small field for animals**
- **Very attractive recreational land**
- **Abundant recreational opportunities nearby**
- **Peaceful setting**



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# Located in east-central Lincoln County, Wisconsin

This land is considered high quality, consisting of 87 percent forested and 96 percent upland with very unique topography. The improvements include a 2,326 square foot home and a 1,258 square foot dome-shaped barn with an attached 496 square foot wood-framed outbuilding.



## Timber Characteristics

The timber quality is above average and overall stocking and species composition is highly desirable from a timber management perspective. Forest cover types include aspen, northern hardwood, mixed swamp hardwood, upland grass and non-forested lowland. Forty acres are enrolled in the Managed Forest Law (MFL) program.

