

The Surrounding Area

Located in central Taylor County, 7 miles north of Medford, the county seat. The area has unlimited opportunities for outdoor recreation offering beautiful forests, and numerous lakes, rivers, and trails of all kinds.



Asking Price:

\$135,000.00

\$1,687.50 per acre

CHELSEA HARDWOOD: 80 Acres



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.

Features:

- **Attractive hunting land**
- **Public land adjacent**
- **Timber income available**
- **Very secluded location**
- **Small cabin included**



Listed by:
Todd Frederickson
715.453.3274
info@steigerwaldt.com
Steigerwaldt Land Sales, LLC



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Located in central Taylor County, Wisconsin

This 80-acre parcel offers recreational and timber investment opportunities. It is approximately 94 percent forested and 85 percent upland with rolling topography. It is bordered on two sides by Chequamegon National Forest. A small cabin is located in the north central portion of the property.



Timber Characteristics

The forest cover consists of about 68 acres of northern hardwood sawtimber and poletimber, 7 acres of swamp hardwood sawtimber and poletimber, and 5 acres of lowland grass. A timber sale was conducted in 2009 and the property after logging exhibits good quality trees with good stocking. There is a healthy understory of saplings. The property was enrolled in the Managed Forest Law (MFL) program in 2009 for a 25-year term.

