




Vacant Land 1517020 Active Recent: 03/28/2018 New Listing	ON Forest Service Road 431 Ashland, WI 54806	L\$148,000
	Type: Acreage-6 or More Twp: Barksdale Sec/Twp/Rng: S25/T48N/R6W Lot Size: 0 x 0 x Acreage: 80.00 Waterfront: No Terrain: Wooded Utilities: None	County: Bayfield Area: 57 - Ashland/Bayfield School Dist: Washburn Taxes/Yr: \$63.20 / 2017 Tax ID: 632 Addtl Tax IDs: 633 Subdivision:
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: Lake Depth:
Fencing: None Showing: Sign-on Property Soil Type: Sand Zoning: Forestry	Occupancy: At Closing Sewer: None Water: None	
Directions: From Ashland travel west on US-2 for approximately 3 miles, turn right onto CTH G for 4.5 mi., turn right onto Range Rd. for 1.6 mi., turn left onto Cherryville Rd. for 1 mi., turn right onto Forest Service Road 431 for 0.8 mi. to the property.		
Remarks: This 80 +/- acre tract has vehicular access from Forest Road (FR) 431. Thousands of acres of public lands adjacent to this parcel provide hunting and recreational uses. ATV and snowmobile enthusiasts will enjoy the miles and miles of recreational trails in the area. The town of Washburn is located approximately 8 miles to the east of this parcel. This heavily forested parcel contains a red pine plantation that is ready now for a third thinning, providing a great income source for years to come. No power or phone lines are available currently on FR 431. This tract was enrolled in Managed Forest Law in 1990 for 50 years.		
Legal: SWNW and SENW in Sec. 25, T48N-R6W.		
Condition Report: No	Seller Financing:	Seller Fin Remarks:
		
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