

	<b>ON CTH A</b>		<b>MLS# 172323</b>	
	County	<b>Lincoln</b>	Current Price	<b>\$128,900</b>
	Township	<b>Harrison</b>	Original Price	<b>\$128,900</b>
	State			
	Complex/Sub			
	Zip Code	<b>54487</b>	Sale Price	
	Title	<b>Fee Simple</b>	Date Sold	
	Type	<b>Lots/Acreage</b>	Days On Mkt	<b>4</b>
	Status	<b>Active</b>		
	Taxes	<b>\$134 (2017)</b>		
Possession	<b>On Closing</b>			

**ADDITIONAL INFORMATION**

Water Sewer	Utilities	<b>Electric at Lot/Road</b>
Info/Permits/Restricts	Road Access	<b>County Hwy, Paved Road</b>
Site Influence	<b>RE Condition Report, Topo Map, Aerial Photo</b>	
Zoning	<b>Level, Open Space, Rural Setting, Pasture Land, Tillable, Hunting, Quiet Area, Private Setting, Recreation Nearby, Easy Access, Buildable</b>	

**LAKE**

Lake Name		Lake Chain	
Surface (ac)	<b>No</b>	Lake Depth	
Waterfront		Water Ftg (ft)	
Shoreline		River	
Lake ID			

**LOT**

**SCHOOLS**

Lot Width (ft)		Elementary	<b>LI Tomahawk</b>
Lot Depth (ft)		Middle School	<b>LI Tomahawk</b>
Lot Size (sqft)	<b>2,669,357</b>	High	<b>LI Tomahawk</b>
Lot Size (acres)	<b>61.28</b>		
Road Frontage (Ft)			

**LEGAL**

Financing	<b>Short Sale: No, Foreclosure: No</b>		Tax Comp #	<b>01035080749995, 01035080749993</b>			
STR	<b>7 35N 8E</b>		Sale Type				
Concessions							
Legal Desc.	<b>PT of the S1/2 of the SE1/4, Sec. 7, T35N-R8E.</b>						
Listing Date	<b>Jun 4/18</b>	Seller Comm	<b>3</b>	Buyer Credit		Listing Type	<b>Exclusive Right</b>
Expiry Date	<b>Jun 04/19</b>	Buyer Comm	<b>3</b>	Seller Credit		Selling Bonus	
Directions	<b>From the intersection of US HWY 51 and County Rd A near Tomahawk travel 9.2 mi. east on County Rd A to the property.</b>						
Consumer Alert							
Agent Info	<b>Sign on Property, Show Anytime, Var Rate Commission - No</b>						
Realtor Rrmks	<b>Show anytime.</b>						

Listing Office/Salesperson Info.		Phone
Listing Office	<b>STEIGERWALDT LAND SALES, LLC</b>	<b>715-453-3274</b>
Listing Slsp1	<b>TODD FREDERICKSON</b>	<b>715-612-0508</b>

**61.28 acres of actively tilled agricultural land located between Tomahawk and Rhinelander on a paved county road with power available. The property is nearly all upland with level topography. Seller financing available.**

This listing information is provided to you by:  
 The GREATER NORTHWOODS MLS &:  
**TODD FREDERICKSON** - Broker Member  
 ☎ 715-612-0508 ☐ 715-612-0508 📠 715-453-8325  
 Agent Email todd.frederickson@steigerwaldt.com Agent Website http://www.steigerwaldt.com  
**STEIGERWALDT LAND SALES, LLC**  
 ☎ 715-453-3274 📠 715-453-8325  
 Office Email info@steigerwaldt.com Office Website http://www.steigerwaldt.com  
 856 N. 4th St. Tomahawk 54487



The above information is provided by members of the Greater Northwoods Multiple Listing Service and is believed to be reliable but should not be relied upon without verification. The Greater Northwoods MLS assumes no responsibility for its accuracy. Not intended to solicit already listed properties. Lake information was provided by Wisconsin Dept. of Natural Resources. State of Michigan lake information has been provided courtesy of the Michigan DNR, Institute for Fisheries Research, Ann Arbor, Michigan.