

**Vacant Land**  
**1527973 Active**  
**Recent: 03/06/2019 New Listing**

**Near US Hwy 53 Highway**  
**Trego, WI 54888**

**L\$362,250**



Type: **Acreage-6 or More**  
Twp: **Brooklyn**  
Sec/Twp/Rng: **11/40N/12W**  
Lot Size: **0 x 0 x**  
Acreage: **230.00**  
Waterfront: **No**  
Terrain: **Wooded**  
Utilities: **None**

County: **Washburn**  
Area: **45 - Spooner Schl/Out**  
School Dist: **Spooner**  
Taxes/Yr: **\$181.70 / 2017**  
Tax ID: **7111**  
Addtl Tax IDs: **7110, 7154, 7156, 7113, 7112**  
Subdivision:

Use Value Assmt:  
Common:

Road Access:  
Restrictive Cov:

Plat:  
Non Conform:

Water Front Type:  
Lake/River Name:  
Lake Size:  
Waterfront Elevation:  
Water Front CF:

Water Front Ft:  
Own Frontage:  
Deeded Access:  
Water View:  
RoadBtwWtrfrnt:

Seasons:  
Easements: **Yes**  
Lake Depth:  
Slope:

Fencing:  
Showing: **Special-See Agent Remark**  
Soil Type:  
Zoning:

Occupancy: **At Closing**  
Sewer:  
Water: **None**

Directions: **From Trego travel north on US-53 for 4 miles to easement road on the right.**

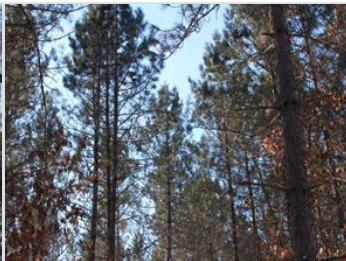
Remarks: **230 tax bill acres. Enrolled in the Managed Forest Law. Deeded easement with existing access road from Highway 53. Whalen Creek travels along the eastern boundary of the property. The Wild Rivers Recreational Trail is the eastern boundary of the property, which provides great opportunity for ATV and snowmobile enthusiasts.**

Legal: **SE 1/4 in Sec. 11 and PT SW 1/4 W OF RR ROW in Sec. 12, T40N-R12W.**

Condition Report: **No**

Seller Financing:

Seller Fin Remarks:



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