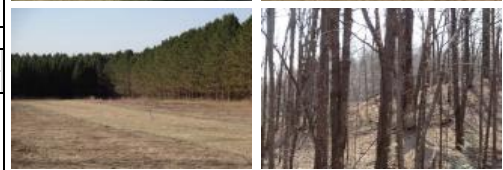


N5681 CTH J **MLS# 164335**

County Township State Complex/Sub Zip Code Title Type Status Taxes Possession Year Built	Lincoln Birch WI 54435 Fee Simple Single Family Det Active \$2,405 (2016) On Closing	Style Bedrooms Above Grade Baths Total Half Baths	1.5 Story 3 1.0 0.0	Bathrooms Below Grade Baths	1 0.0
Attic Fuel Exterior Finish Garage Sqft Roofing Garage	LP/Propane, Wood, Multiple/Mixed, Wood Pellets	Fireplaces Flooring	Pellet Stove	# of Fireplaces # of Stoves	
Foundation Construction HVAC Sewer Basement Features Utilities	Frame/Stick Conventional	Water Water Heater	Drilled Well		
Fin. Sqft Total	2,326	Above Grade GLA	2326	Fin. Sqft Bsmnt	0
Fin. Sqft		Bsmnt		1st	2nd
Fin. Sqft				3rd	
Lot Width (ft) Lot Depth (ft) Lake Name Lake Chain River Access Road Shoreline		Lot Size (sqft) Lot Size (ac) Parking Spaces Surface (ac) Water Ftg (ft)	3,819,776 87.69	Waterfront Road ftg. (ft) Lake ID Lake Depth	No



Zoning Info/Permits/Restrictions: **RE Condition Report, Addendum S, Topo Map, Aerial Photo, MFL, Ind. Inspection Report**

Monthly Fees: **None**

Appliances/Chattels: **None**

Interior Features: **None**

Outdoor Features: **None**

Site Influence: **Sloped/Moderate, Rolling, Steep, Wooded Area, Open Space, Wetlands, Park Setting, Rural Setting, Pasture Land, Tillable, Hobby Farm, Hunting, Secluded Lot, Quiet Area, Private Setting, Public Land Adjacent, Recreation Nearby, On Snowmobile Trl, Easy Access, Buildable, On Bike Trl**

Financing: **Short Sale: No, Foreclosure: No**

STR: **25 33N 7E**

Concessions: **None**

Legal Desc.: **LI Merill**

Tax Comp #: **002-3307-251-9991, +**

Sale Type: **Elementary Middle High**

Listing Date: **May 1/17** Seller Comm: **2.5** Buyer Credit: **None** Listing Type: **Exclusive Right**

Expiry Date: **May 01/18** Buyer Comm: **2.5** Seller Credit: **None** Selling Bonus: **None**

Directions: **From Irma travel east on County Road J for approximately 7.9 miles to the property.**

Consumer Alert: **Call LA for appointment, Sign on Property, Show Anytime, Lockbox Vacant, ESIGN-OK, Var Rate Commission - No**

Agent Info: **Call LA for appointment, Sign on Property, Show Anytime, Lockbox Vacant, ESIGN-OK, Var Rate Commission - No**

Realtor Rrmks: **Call LA for appointment, Sign on Property, Show Anytime, Lockbox Vacant, ESIGN-OK, Var Rate Commission - No**

This property consists of 87.69 acres of beautiful land with improvements. It offers investment, recreational, and residential opportunities. The land is approximately 87 percent forested and 96 percent upland with very unique topography. The timber quality is above average and overall stocking and species composition is highly desirable from a timber management perspective. It is located adjacent to the Underdown Recreational and Wildlife Area and thousands of acres of Lincoln County forestland. 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. Being sold "as is", the buyer will fix anything needed. Sellers will provide a recent professional home inspection report. A new furnace was recently installed. Listed By: STEIGERWALDT LAND SALES, LLC

This listing information is provided to you by:
 The GREATER NORTHWOODS MLS &:
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