



NEAR HORSESHOE LAKE AVE		MLS# 166516	
County	Taylor	Current Price	\$135,000
Township	Chelsea		
State			
Complex/Sub			
Zip Code	54451	Sale Price	
Title	Fee Simple	Date Sold	
Type	Lots/Acreage		
Status	Active		
Taxes	\$854 (2016)		
Possession	On Closing		

ADDITIONAL INFORMATION

Water	Utilities	
Sewer	Road Access	Unpaved Road, Private Road
Info/Permits/Restricts	RE Condition Report, Topo Map, Aerial Photo, MFL	
Site Influence	Rolling, Wooded Area, Rural Setting, Hunting, Secluded Lot, Quiet Area, Private Setting, Public Land Adjacent, Recreation Nearby	
Zoning		

LAKE

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

LOT

SCHOOLS

Lot Width (ft)		Elementary	TA Medford
Lot Depth (ft)		Middle School	TA Medford
Lot Size (sqft)	3,484,800	High	TA Medford
Lot Size (acres)	80.00		
Road Frontage (Ft)			

LEGAL

Financing	Short Sale: No, Foreclosure: No	Tax Comp #	006-00306-0000, 006-00305-0000
STR	16 32N 1E	Sale Type	
Concessions			
Legal Desc.	SWSE & NWSE, Sec. 16, T32N-R1E.		
Directions	From Whittlesey travel west on Horseshoe Lake Ave. for 3.5 mi., turn right on Horseshoe Lake Rd for 0.3 mi., turn left on Forest Road 1517 for 0.8 mi. to woods road on right.		
Consumer Alert			

This 80-acre parcel offers recreational and timber investment opportunities. It is approximately 94% forested and 85% upland with rolling topography. It is bordered on two side by Chequamegon National Forest. A small cabin is located in the north central portion of the property. 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 program in 2009 for a 25-year term. Listed By: STEIGERWALDT LAND SALES, LLC

This listing information is provided to you by:
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