




<b>Vacant Land</b> <b>1517044 Active</b> <b>Recent: 03/28/2018 New Listing</b>	<b>ON South River Road</b> <b>Danbury, WI 54830</b>	<b>L\$84,000</b>
	Type: <b>Acreage-6 or More</b> Twp: <b>Union</b> Sec/Twp/Rng: <b>S32/T40/R17W</b> Lot Size: <b>0 x 0 x</b> Acreage: <b>38.83</b> Waterfront: <b>No</b> Terrain: <b>Wooded</b> Utilities: <b>Electric-At Street, Telephone-At Street</b>	County: <b>Burnett</b> Area: <b>54 - Burnett Cnty/Out</b> School Dist: <b>Webster</b> Taxes/Yr: <b>\$30.68 / 2017</b> Tax ID: <b>25200</b> Addtl Tax IDs: Subdivision:
Use Value Assmt: Common:	Road Access: <b>Yes</b> 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: <b>None</b> Showing: <b>Sign-on Property</b> Soil Type: <b>Sand</b> Zoning: <b>Forestry</b>	Occupancy: <b>At Closing</b> Sewer: <b>None</b> Water: <b>None</b>	
Directions: <b>From Webster travel west on CTH FF for 3.5 mi., turn left onto Perida Rd. for 2.5 mi., turn right onto Olinger Rd. for 0.7 mi., turn right onto S. River Rd. for 1.3 mi. to the property.</b>		
Remarks: <b>This 40 +/- acre tract has access to South River Road with an existing power line traveling through the property. Thousands of acres of public forest land are in the area providing a plethora of recreational opportunities. This parcel has a red pine plantation that is ready now for a second thinning, providing an income opportunity for years to come. This tract was enrolled in Managed Forest Law in 1999 for 50 years.</b>		
Legal: <b>NWSE, Sec. 32, T40N-R17W.</b>		
Condition Report: <b>No</b>	Seller Financing:	Seller Fin Remarks:
		
<b>Prepared By: Chris Burke</b> <b>Steigerwaldt Land Sales, LLC/Hayward</b> <b>11242N Gorski Rd</b> <b>Hayward, WI 54843</b>	<b>Email: <a href="mailto:chris.burke@steigerwaldt.com">chris.burke@steigerwaldt.com</a></b> <b>Office Ph#: 715-699-1401</b> <b>Preferred Ph#: 715-939-2656</b> <b>Certs:</b>	

*Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy. PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER.*  
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