

Vacant Land
1534969Active
Recent: 08/19/2019 New Listing

0 Woodale Road
Birchwood, WI 54817

L \$59,900



Type:	Acreage-6 or More	County:	Sawyer
Twp:	Edgewater	Area:	47 - Birchwood Schl Dist
Sec/Twp/Rng:	S1/T37N/R9W	School Dist:	Birchwood
Lot Size:	0 x 0 x	Taxes/Yr:	\$27.20 / 2018
Acreage:	36.75	Tax ID:	8028
Waterfront:	No	Addtl Tax IDs:	
Terrain:	Rolling, Wooded	Subdivision:	
Utilities:	None		

Use Value Assmt: Common:	Road Access: Yes Restrictive Cov:	Plat: Non Conform:
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Water Front Type: Lake/River Name: Lake Size: Waterfront Elevation:	Water Front Ft: Waterfront Access: Water View: Water Front CF:	Seasons: Lake Depth: Slope: RoadBtwWtrfrnt:
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Fencing:	Occupancy:
Showing: Sign-on Property	Sewer:
Soil Type:	Water: None
Zoning: Forestry	

Directions: **From Birchwood travel east on Hwy 48 for 5.3 miles, turn left on Woodale Rd. for 3.3 miles to the property on the right.**

Remarks: **36.75 acres of forestland located in the heart of the Hayward lakes area of northwest Wisconsin. This property is almost entirely upland and features aspen, hardwoods, white pine, and a few small marshes as primary cover-types. It contains excellent access of Woodale Road and the Tuscobia State Trail, and existing woods road infrastructure allows vehicular travel through the majority of the tract. Enrolled in the Managed Forest Law (MFL) program in 1999 for a 50 year enrollment term.**

Legal: **PT NWSW**

Condition Report: No	Seller Financing: No	Seller Fin Remarks:
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Certs:

