

50200646 Active-No Offer 0000 RIVER Road Lot #

Town of Ainsworth LILY, WI 54491

List Price \$156,000

04/11/2019 01:56 PM



County Langlade
 School-District Elcho
 WIREX Subdivision
 Subdivision Name
 Tax Net Amt \$2,040.00
 Tax Year 2018
 Tax ID 0040354, 0040357
 Assessments Total
 Assessment Year
 Special Assessments

Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain Unknown
 Certified Survey Avail
 Approved Plat Map
 HOA Annual Fee No
 Assoc Fee-Annual



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	80.00	Assessor/Public Record	Wetland Acreage Est		Source-Wetland Acres	Builder Exclusive
Lot Dimensions Est			Pasture Acreage Est		Source-Pasture Acres	Builder Name
Lot SQFT Est			Tillable Acreage Est		Source-Tillable Acres	
			Wooded Acreage Est		Source-Wooded Acres	
Water Frontage	No		School-Elementary			Soybean Acreage Est
WIREX Water Body Name			School-Middle			Corn Acreage Est
Water Body Name			School-High			FarmIndPresv/WdIndTaxCred
Water Type						FarmPresv/WdIndTaxCredExp
Est Water Frontage						

Directions From Cty A and Hwy 55 Take A West to river road go South to entrance of property.

Remarks-Public Located in Langlade County WI is a secluded 80 along the Wolf River. At the end of River Road you pick up a 1/4 mile two track road that gives access to the property. Rolling land with lots of edges and pinches and very diverse woods consisting of Maple, Oak, Ash, Elm, Birch, Cedar and Popple. If you are looking for that diamond in the rough property to do your own thing to make it yours then this is it. It's a blank canvas for you to set up as your own. With nearly 400 acres of public land adjoining this 80 as well as the Wolf River frontage

WIREX Remarks

ZONING Recreational
 UTIL AVAIL TO PARCEL(S) Some Underground
 WATERSYSTEMAVAIL/INSTALLD No Water
 WASTE DISPOSAL SYSTEM No Waste Presently
 LOT DESCRIPTION Rolling, Wetland/Marsh, Wooded, Adj AV & Snowmobile Trls

OTHER WATER FEATURES Water View-No Deed
 ROADS Unpaved
 DOCUMENTS ON FILE Seller Condition Report

Farm No
Hobby Farm

Prepared by:
 Jeremy VanHulle jeremy@whitetaildreams.com
 Whitetail Dreams Real Estate, LLC CELL: 920-819-1338
 N7724 Wildwood Ln Office: 920-819-1338
 25530
 Iola WI 54945 109001



Ad Code
LicInt No

Days On Market 69
 Electronic Consent Yes
 Selling Price
 Close Date
 Financing Type
 Seller Concession Amount
 Type Of Sale
 Misc Closed Info
 Sell Ofc:
 Sell Agt:

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2018 COPYRIGHT RANW MLS