

**CLIENT HANDOUT**



MLS #	<b>1046585</b>	County	<b>Iron-Wis</b>
Class	<b>VACANT LAND</b>	City/Township/Village	<b>Saxon T</b>
Type	<b>40 Acres and Over</b>	State	<b>WI</b>
Area	<b>Saxon T</b>	Zip	<b>54559</b>
Asking Price	<b>\$199,500</b>		
Address	<b>TBD near Madigan Rd</b>		
City	<b>Saxon</b>		
Waterfront	<b>Lake</b>		
Water View	<b>None</b>		
Trailside	<b>No</b>		
At Ski Area	<b>No</b>		
Body of Water	<b>Lake Superior</b>		
Ski Resort Name			
Trailside Description			

**This Listing Information Provided Courtesy of:**



**ARLENE SCHNELLER - CELL: (906) 364-0992**  
**SNOW COUNTRY REAL ESTATE**



**General Information**

School District **Hurley**  
 Exclusions (Y/N) **No**  
 # Acres **60.00**  
 Lot Dimensions **1300x2600x1200x1680**  
 Legal **Gov't Lot 2 (aka SW1/4 of NE1/4) and NW1/4 of SE1/4 Sec 6 T47N R1W.**  
 Zoning  
 Tax ID **18-0031-0000/18-0040-0000**  
 CFA (Y/N) **No**  
 Addendum **2008 Taxes \$1,411.74 Taxed**  
**Value: \$69,000 Fair Market Value: \$89,867**

**Features**

WATER <b>None</b>	TELEPHONE <b>Not Available</b>
SEWER <b>None</b>	ELECTRIC <b>None</b>
TERRAIN <b>High, Hilly, Rolling</b>	NATURAL GAS <b>Not Available</b>
ROAD <b>None</b>	CABLE <b>Not Available</b>
SHORELINE <b>Pebble, Rocky, Wooded</b>	ROAD ACCESS <b>No</b>
WOODED <b>Yes</b>	OUTBUILDINGS <b>None</b>

**Remarks**

**What a find! Remote 60 acre parcel with 1600 feet of Lake Superior frontage! Perfect for the person who loves the outdoors and strolling along Lake Superior's beach. Nice open field area to pitch a tent for camping. Beautiful views of Lake Superior. No road access but there is cell phone service believe it or not! Seller will sell as two separate parcels. So call today for a tour with listing broker.**

**Directions**

**US 2 near Birch Hill area to end of Madigan Rd then walk down cliff to beach. 1.5 miles east on beach to property. Tour with Listing Broker.**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Virtual Tour:

