

**FOR SALE - HARD CORNER**



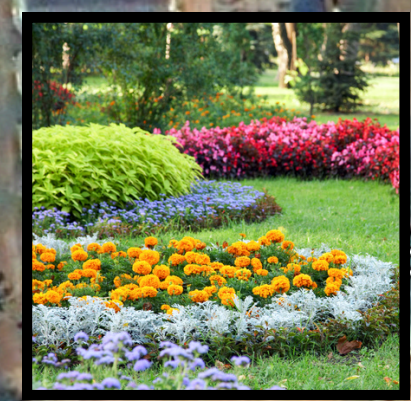
**27+ ACRES**

**SPOONER, WISCONSIN**

**Highway 53 /70**

**214-636-8351**

**MaryHerreraTX@Gmail.com**







- **Major North East Intersection**
- **Situated Between Eau Claire and Duluth**
- **Prime Location For Development**
- **Convenient Access**
- **Excellent Visibility**

**[MaryHerreraTX@Gmail.com](mailto:MaryHerreraTX@Gmail.com)**

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# Property Facts

**Price:** \$ 540,000.

**Price Per Acre:** \$ 19,410.

**Lot Size:** 27.82 AC

**Current Zoning:** Residential  
Agriculture  
Agriculture Forest

**Property Tax :** Washburn County  
Town of Spooner  
Tech College Spooner School

**Parcel Number:** 24190 & 24191

**Sale Type:** Investment

**Property Type:** Unimproved Land

**Other Property Type:** Improved Shop / Garage (See Survey )

**Utilities:** Electric and Propane Gas Available



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# Excellent Location For Commercial or Residential Development



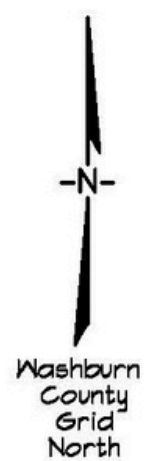
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Ripley Land Surveying, LLC  
 P.O. Box 337 1200 Lampert Drive  
 Spooner, Wisconsin 54801  
 Phone 715-635-2245

East corner  
 Section 33  
 Found  
 Brass Cap



### Map of Survey

Part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter, Section 33, Township 39 North, Range 12 West, Town of Spooner, Washburn County, Wisconsin

#### Surveyor's Certificate

I, John D. Ripley, Wisconsin Professional Land Surveyor No. 2384, hereby certify that at the direction of Mary Herrera, I have surveyed and mapped the Parcel as shown hereon. I certify that this Map of Survey is correct and complete to the best of my knowledge and belief and that I have fully complied with the provisions of Wisconsin Administrative Code A-E 7 in surveying and mapping the same.

John D. Ripley Wis. PLS-2384  
 November 1, 2021

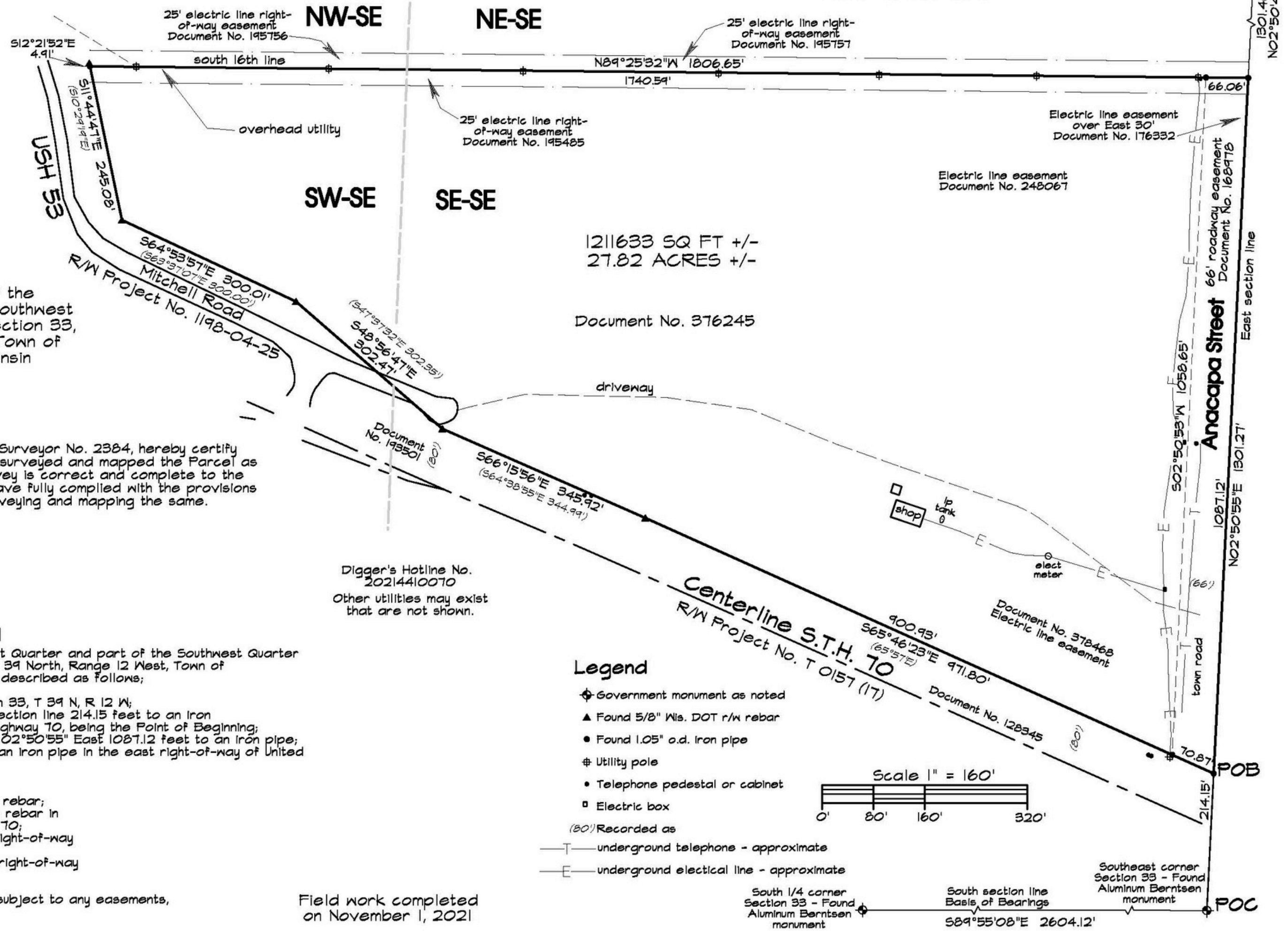
#### Description of Parcel Surveyed

Part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter, Section 33, Township 39 North, Range 12 West, Town of Spooner, Washburn County, Wisconsin, more fully described as follows;

Commencing at the southeast corner of Section 33, T 39 N, R 12 W;  
 Thence North 02°50'55" East along the east section line 214.15 feet to an iron pipe in the north right-of-way of State Trunk Highway 70, being the Point of Beginning;  
 Thence continuing along said section line North 02°50'55" East 1087.12 feet to an iron pipe;  
 Thence North 89°25'32" West 1806.65 feet to an iron pipe in the east right-of-way of United States Highway 53;  
 Thence along said right-of-way as follows;  
 South 11°44'47" East 245.08 feet to a rebar;  
 Thence South 64°53'57" East 300.01 feet to a rebar;  
 Thence South 48°56'47" East 302.47 feet to a rebar in said north right-of-way of State Trunk Highway 70;  
 Thence South 66°15'56" East along said north right-of-way 345.92 feet to a rebar;  
 Thence South 65°46'23" East along said north right-of-way 971.80 feet back to the Point of Beginning.

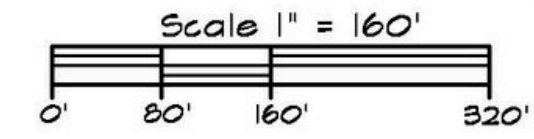
Said parcel containing 27.82 acres +/- and is subject to any easements, restrictions or reservations of record.

Field work completed  
 on November 1, 2021



#### Legend

- ◆ Government monument as noted
- ▲ Found 5/8" Wis. DOT r/w rebar
- Found 1.05" o.d. iron pipe
- ⊕ Utility pole
- Telephone pedestal or cabinet
- Electric box
- (80) Recorded as
  - T— underground telephone - approximate
  - E— underground electrical line - approximate



South 1/4 corner Section 33 - Found Aluminum Bernitsen monument  
 South section line Basis of Bearings  
 S89°55'08"E 2604.12'



Location..... Location.....Fabulous building site at a major Northeast Wisconsin interchange with excellent visibility at the Northeast quadrant of US Highway 53 and State Highway 70 in Spooner, a thriving community, situated between Duluth and Eau Claire. This property provides quick and convenient access with accessibility off of Mitchell Road or Anacapa Road. Strong traffic counts, excellent visibility with high elevation. Property has electricity and small building/shop.

Spooner is a charming town in northwest Wisconsin that celebrates its railroad heritage and offers plenty of outdoor fun. You can hop on a vintage train at the Wisconsin Great Northern Railroad and enjoy scenic rides, dinner shows, and special events. Or you can explore the many lakes and rivers in the area, where you can fish, kayak, canoe, or swim. If you love nature, you can also hike, bike, or snowmobile on the trails that surround Spooner. And don't miss the exciting festivals and events that happen throughout the year, such as the Jack Pine Savage Days, the Heart of the North Rodeo, and the Spooner Rodeo Parade.



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