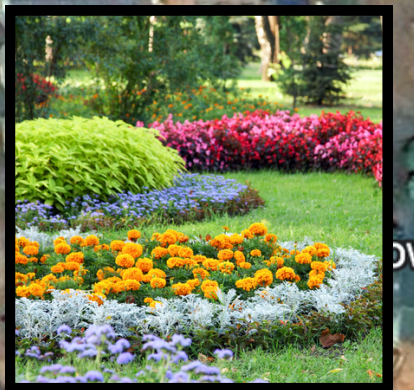


FOR SALE
MAJOR HIGHWAY INTERCHANGE

27+ ACRES

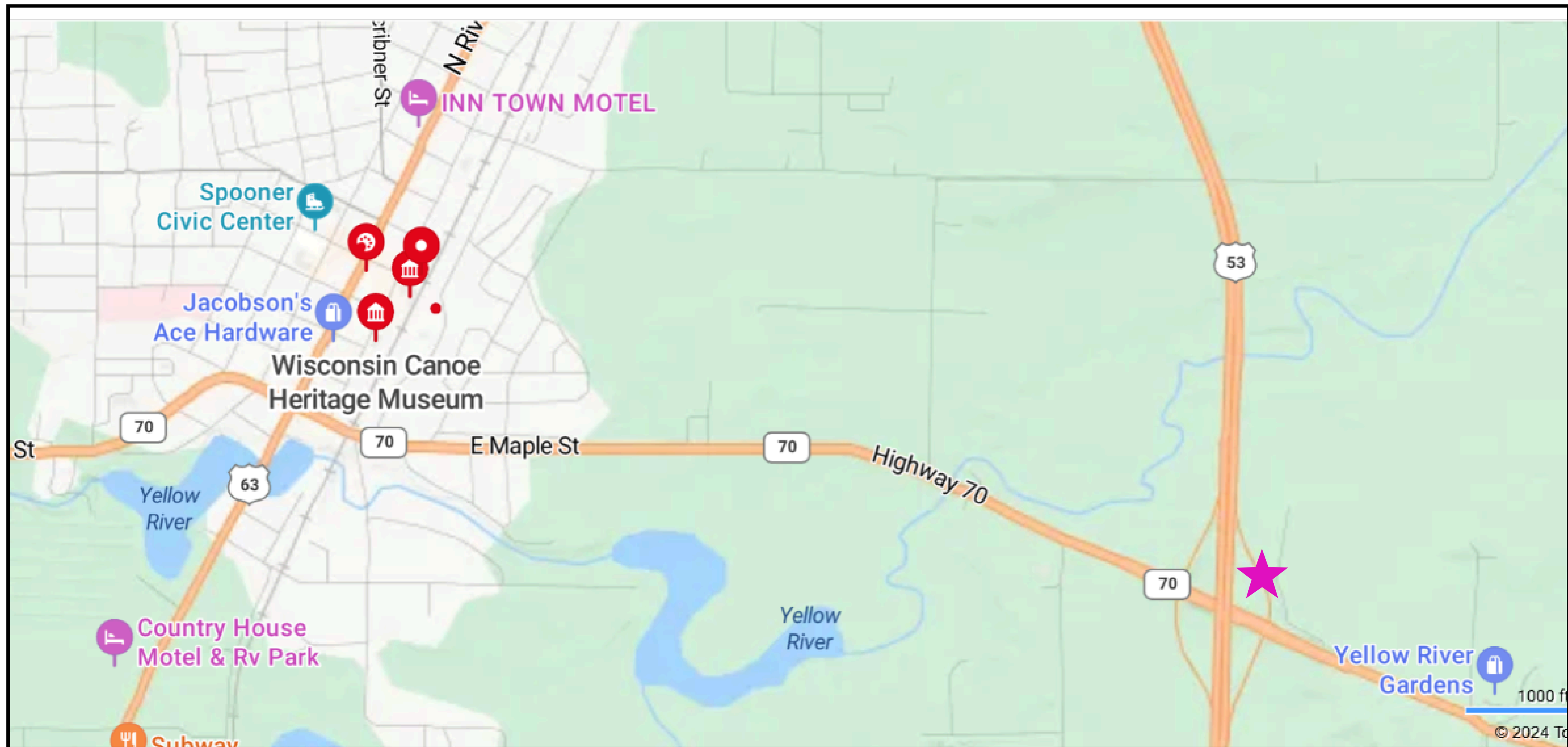
SPOONER, WISCONSIN
Highway 53 /70

214-636-8351
MaryHerreraTX@Gmail.com



Yellow River
Gardens





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

MaryHerreraTX@Gmail.com

214-636-8351

Property Facts

Price Undisclosed

Price Per Acre: Undisclosed

Lot Size: 27.82 AC

Current Zoning: Residential
Agriculture
Agriculture Forest

Property Tax : Washburn County
Town of Spooner

Parcel Number: 24190 & 24191

Sale Type: Investment/ Owner User

Property Type: Unimproved Land

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

Utilities: Electric and Propane Gas on sight



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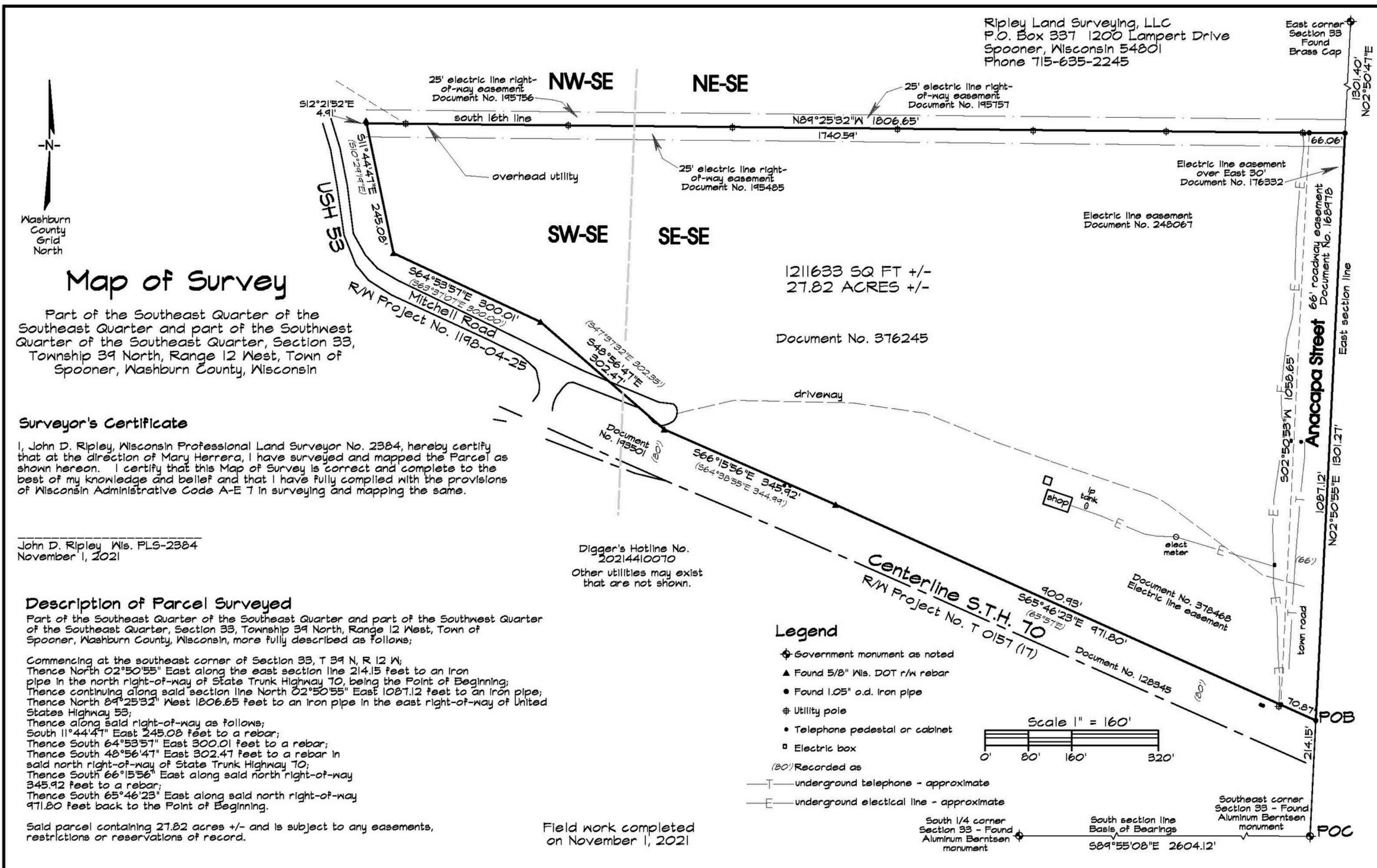
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Excellent Location For Commercial or Residential Development - Wisconsin



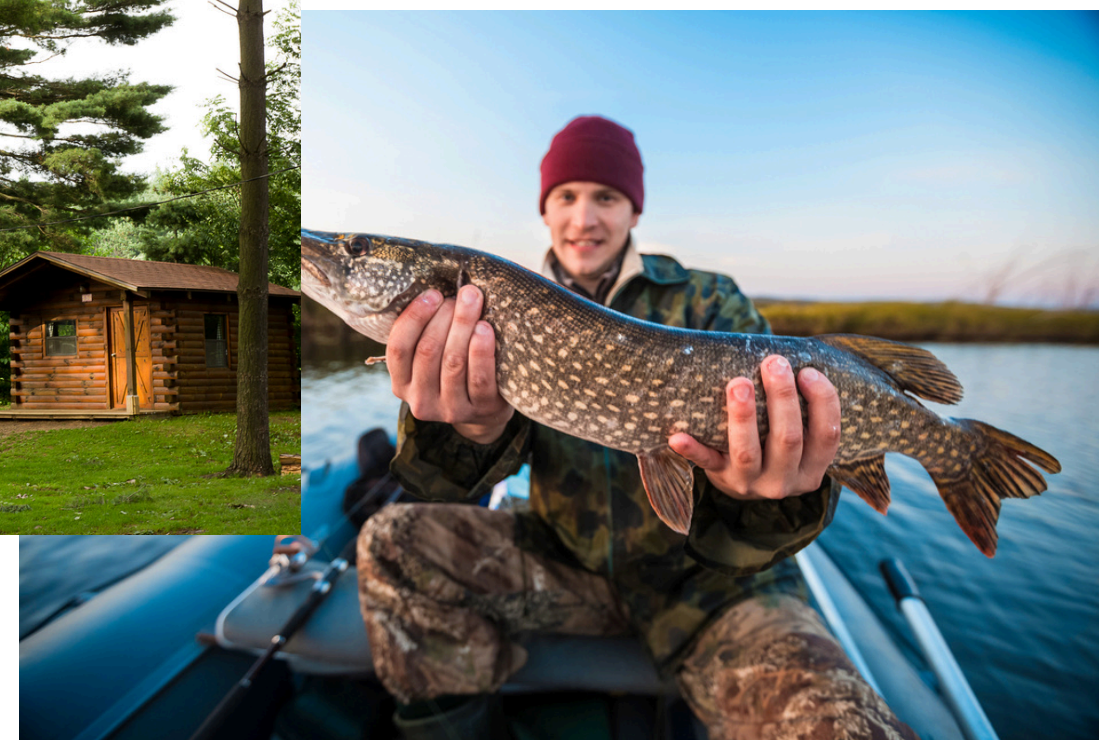
MaryHerreraTX@Gmail.com

214-636-8351



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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