

# Crex Realty, Inc

Marian Nelson

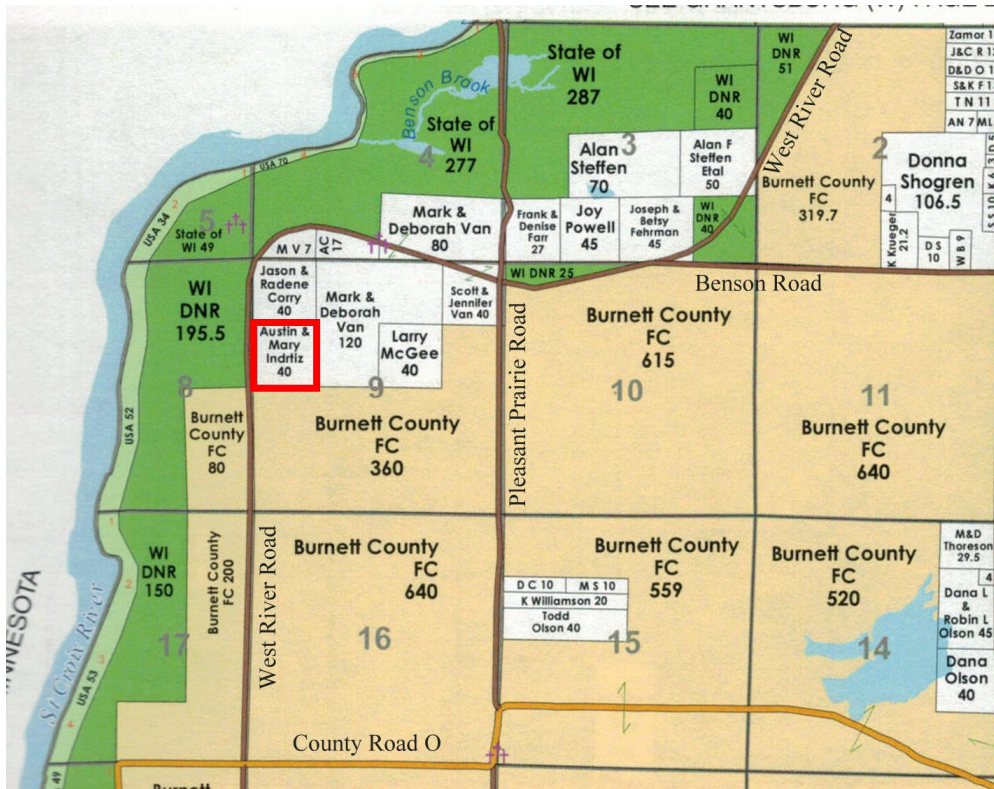
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Crex Realty, Inc. Jct. 48 & 70

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Visit our Award Winning Web Site at: [www.crexrealty.com](http://www.crexrealty.com)

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**West River Road**

**\$115,000**

**Anderson Township**

**40 Acres wooded land near the St. Croix River**

This nicely wooded parcel of land is one of a few private holdings near the St. Croix River.

Almost all the land in the area is public land.

Note that the St. Croix River is only about a half a mile west of the land we have for sale.

It is all public land between this parcel and the St. Croix River. It is about 2 1/2 miles to the County Road O Landing on the St. Croix River.

There is public land on the South border of the land we have for sale, as well as across the road.

The property is all nicely wooded. This is a square 40 acre parcel and has about 1/4 mile (1320 feet) on each side.

Directions: The property is on the western edge of Wisconsin. When coming from Minnesota Interstate 35 take Hwy 70 into Wisconsin. At the top of the hill above the St. Croix River (at the Canoe Outfitters) take West River Road South about 8 1/2 miles.

The land is on the East side of West River Road.

The DNR has a survey marker at the Southwest corner of the property.

If you get to County Road O you have gone past the property. The South line of the property is 1 1/2 miles North of County Road O.

If you are coming from the South/Highway 8 area: At St. Croix Falls go North on Hwy 87 approximately 20 miles. Watch for the Jct with County Road O. Go West on O about 9 miles to West River Road. North on West River

Road 1 1/2 miles. You are at the SW corner of the land. Continuing approximately another 1/4 mile brings you to the NW corner.

## Disclosure of Agency to Prospective Buyer

"I understand that this broker and salespeople with this broker are representing the seller's interests and owe duties of loyalty and faithfulness to the seller, but are obligated to treat all parties fairly. I understand that this broker, without breaching his or her loyalty to the client may provide me with information about the attributes of properties and available financing, show properties and assist me in preparing and offer to purchase. This broker also has a duty to respond accurately and honestly to my questions and disclose material facts about properties, submit promptly all offers to purchase, and offer properties without unlawful discrimination."

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