

SOLICITATION OF BIDS: The "Hidden River" Parcels

Rare Double-Lot Offering on Lake Alexander (Wisconsin River)

Lot 3 and Lot 4 Edward Dr, near Merrill, WI 54452

Unmatched Privacy and Scarcity



This is a rare opportunity to own a top-tier property with frontage on a stretch of the Wisconsin River where inventory is virtually locked away. Located on a quiet dead-end road with "Shoreland" and "Rural Residential" zoning classifications, these lots offer the kind of seclusion that is nearly impossible to find.

- Total Privacy: Situated in an area with under 25% build-up.
- Unique Scarcity: There is almost nothing for sale for 2 miles in either direction by water.
- The Best of Both Worlds: Enjoy a heavily wooded, rural atmosphere while staying just 6 miles from the amenities of Merrill.

The Land

Each lot is characterized by its "long, narrow shape" which provides a deep buffer from the road and a dramatic approach to the water's edge.

- Acreage: Two expansive lots totaling nearly 4 acres (2 acres each, more or less). Refer to the attached "Plat of Survey" document for specific details.
- Shoreline: Combined 300 feet of water frontage (150 feet per lot, more or less).
- Topography: Features a level to gentle slope down to the water, ideal for construction.
- Flora: Well-wooded with a premium mix of hardwoods and evergreen trees.
- Utilities: Ready for your vision with electric and telephone access at the street and asphalt road access.

A Sportsperson's Paradise

Lake Alexander is a 616-acre wide-open flowage of the Wisconsin River with a maximum depth of 37 feet. It is a premier recreational destination for those who know the river and a hidden gem for those looking for one.

Whether you are a serious angler or a weekend paddler, the water here is legendary for:

- Fishing Haven for all types of Anglers in all Seasons: High-action waters for Walleye, Muskellunge, and Bass.
- Panfish Galore: Plentiful Sunnies and Crappies for the kids (or the kid in you).
- Recreational Mecca: True all-sports access to miles of lake with wake-friendly shorelines for boating, skiing, and sun in the summer, then a gateway to the north for snowmobiling and ice fishing in the winter.
- Natural Views: Protected "Good-wooded" views ensure your backdrop remains pristine.

Located on the widest section of Lake Alexander, these lots provide dock-ready frontage that accommodates pontoon or speedboats and a gently a gently sloped lake-bottom for swimming. The property has a small amount of flood plain at the water's edge. Drainage is noted as adequate.

ADDITIONAL DETAILS

Property Type

Undeveloped
Lakefront
Riverfront

Property Activities

Boating
Camping
Canoeing/Kayaking
Fishing
Aquatic Sporting

Street/Utilities

Electric and telephone access at the road

Common Features

Council Grounds State Park on Lake Alexander

Lot Description

Acreage
Natural Forest
Water/Lake View
Waterfront/Lakefront
Waterfront/Riverfront

Number of Lakes (water over 5 acres): 1

Topography

Level
Sloped

Fish

Bass
Bluegill
Pike
Sunfish
Walleye
Muskellunge

Game

Deer
Ducks
Grouse
Turkey
Waterfowl

Geography

Lakefront
Riverfront
Rural

Road Frontage

Asphalt
Public road access

Video

https://www.youtube.com/watch?v=7u_QCoVZNI0

Full Property Description with More Photos and a Downloadable Bid Form

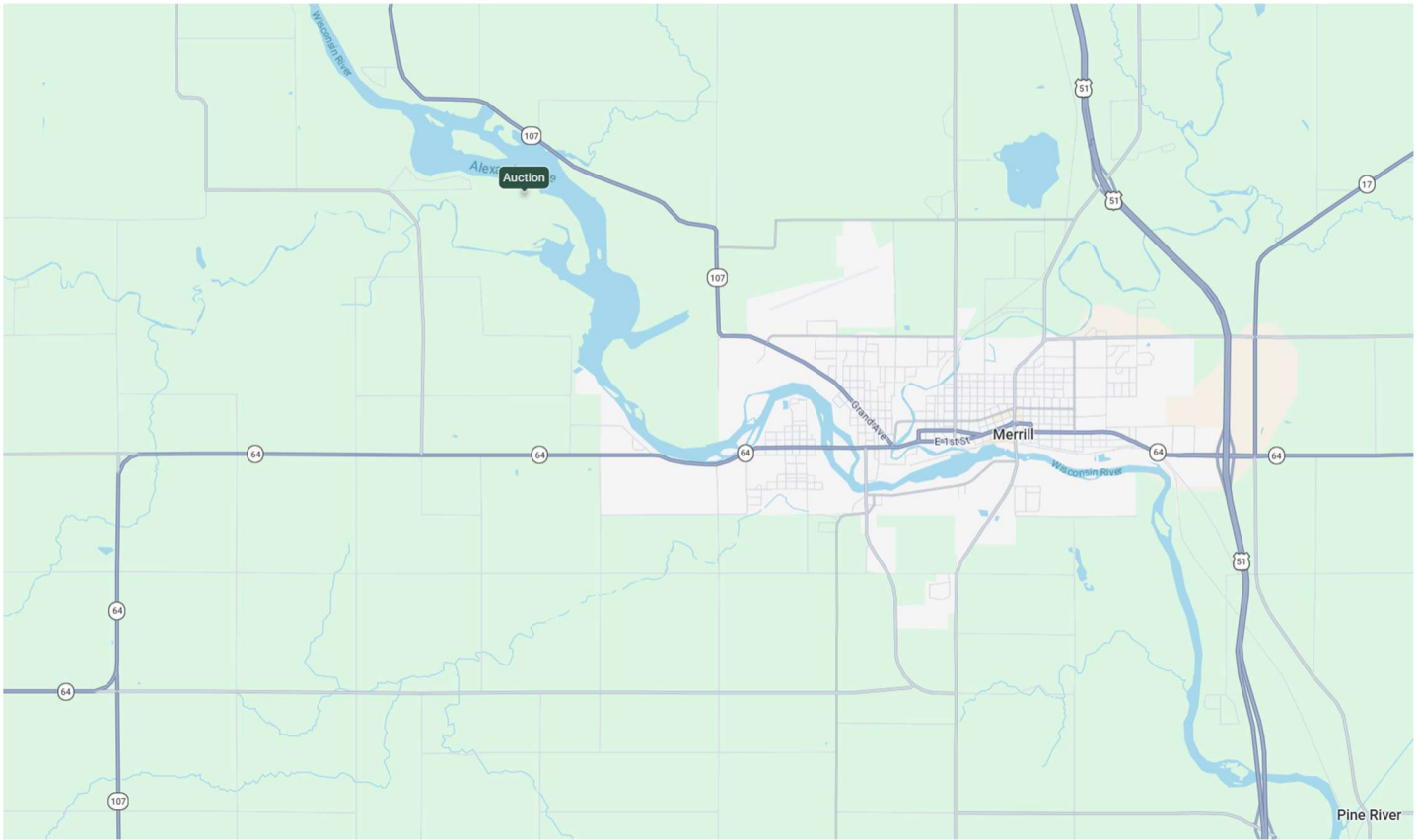
<https://lakelots34.com>

Contact

Lakelots34@gmail.com

715-218-3281

LOCATION ADDRESS AND MAPS



Driving Directions

From Merrill: Take WI-64 West to County Hwy E, Turn Right (North) onto County Hwy E. Turn Right (Northeast) onto Alexander Lake Rd. Immediately Turn Right (East) onto Edward Dr. Follow Edward Dr past the house at W6750 Edward Dr. The two lots are between W6750 and W6712 Edward Dr.

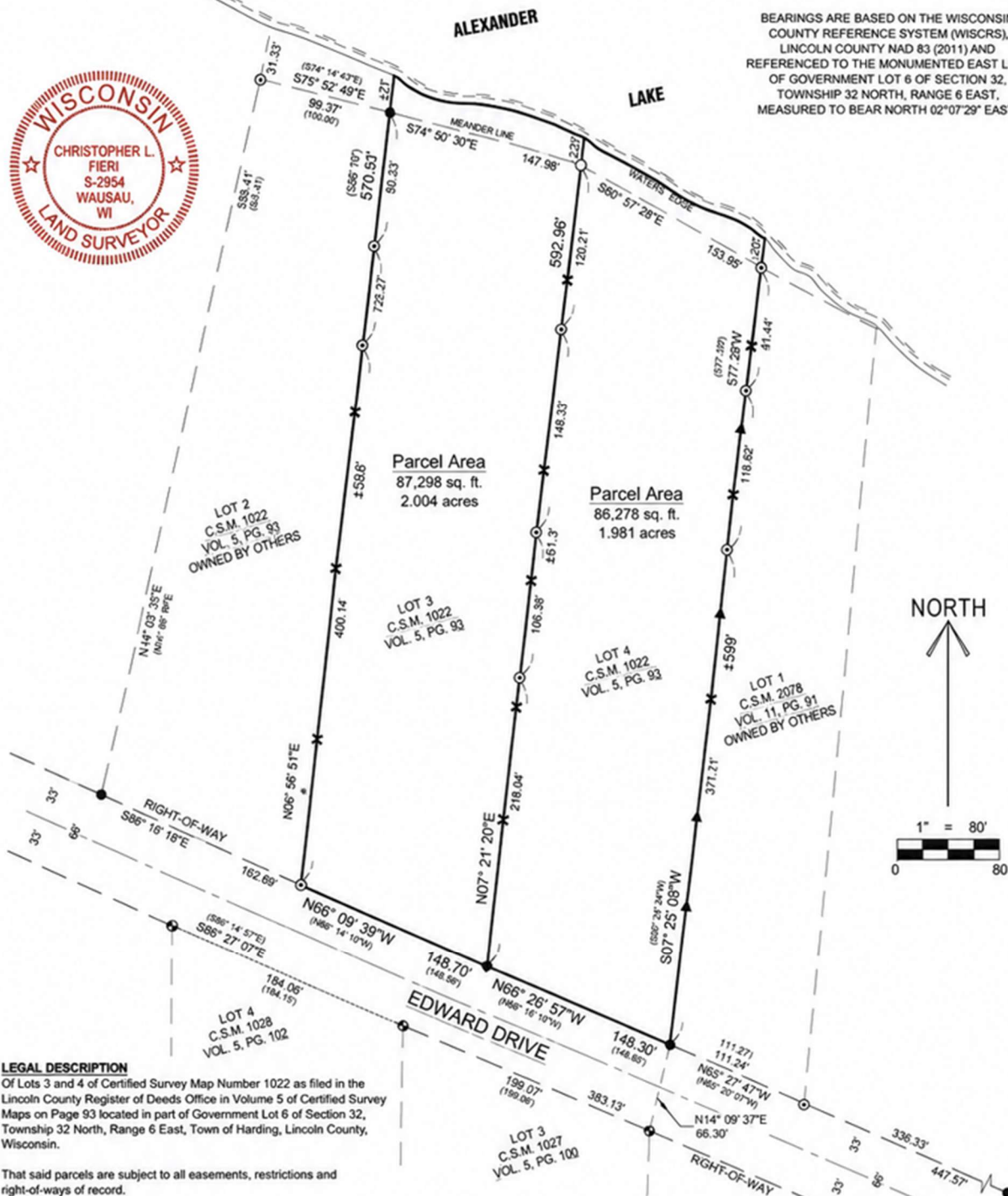


PLAT OF SURVEY

Of Lots 3 and 4 of Certified Survey Map Number 1022 as filed in the Lincoln County Register of Deeds Office in Volume 5 of Certified Survey Maps on Page 93 located in part of Government Lot 6 of Section 32, Township 32 North, Range 6 East, Town of Harding, Lincoln County, Wisconsin.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY REFERENCE SYSTEM (WISCRS), LINCOLN COUNTY NAD 83 (2011) AND REFERENCED TO THE MONUMENTED EAST LINE OF GOVERNMENT LOT 6 OF SECTION 32, TOWNSHIP 32 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 02°07'29" EAST.



LEGAL DESCRIPTION

Of Lots 3 and 4 of Certified Survey Map Number 1022 as filed in the Lincoln County Register of Deeds Office in Volume 5 of Certified Survey Maps on Page 93 located in part of Government Lot 6 of Section 32, Township 32 North, Range 6 East, Town of Harding, Lincoln County, Wisconsin.

That said parcels are subject to all easements, restrictions and right-of-ways of record.

SURVEYOR'S CERTIFICATE:

I, Christopher L. Fieri, Professional Land Surveyor S-2954, do hereby certify to the best of my knowledge and belief, that at the direction of Jeanne Custy, Agent of said lands, I have surveyed and mapped the lands described herein. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said land and that I have fully complied with the provisions of Wisconsin Administrative Code A-E 7 in surveying and mapping said lands.

Dated this 1ST day of JULY 2026

Christopher L. Fieri

Riverside Land Surveying, LLC

Christopher L. Fieri

WI P.L.S. S-2954

SHEET
1 OF 1

PLAT OF SURVEY FOR JEANNE CUSTY
SECTION 32, TOWNSHIP 32 NORTH,
RANGE 6 EAST

REVISION:
SURVEYED BY: CLF
DRAWN BY: CLF
CHECKED BY: SMH
FIELD WORK: JUNE 23, 2026
DRAFT DATE: JUNE 30, 2026

RIVERSIDE
LAND SURVEYING LLC

5109 NOLLY STREET, WESTON, WI 54476
PH 715-241-7500 • FAX 715-355-4094
email: mail@riversidelandsurveying.com

PROJECT No.
4936

SOLICITATION of BIDS – DETAILS and INSTRUCTIONS

The heirs of the Sazama estate solicit bids for the purchase of Lot 3 and Lot 4 located at Edward Dr, Town of Harding, Lincoln County, Wisconsin on Govt. Lot 6, Sect. 32, T32N, R6E:

- LOT 3 - Parcel: 008-3206-323-9967
- LOT 4 - Parcel: 008-3206-323-9966

Bids for both (PREFERRED) or individual lots will be considered.

Viewing and Inspection

- The property may be inspected between August 6th and September 11th. Email lakelots34@gmail.com or call or text 715-218-3281 to inquire and seek permission prior to walking the property. Please provide name, email address, and desired date and time of visit.
- The property is being sold in an AS IS condition without any warranties or representations of any nature whatsoever.
- All bidders are encouraged to thoroughly inspect the property and may make their bid contingent upon an inspection.
- Title to the premises shall be conveyed by a Trustee's deed except restrictions, reservations, easements, agreements, covenants, and rights-of-way of record.

Terms of Sale

- The heirs reserve the right to reject any and all bids or to accept any bid deemed most satisfactory in their sole discretion.
- All bids must be received by the 11th of September 2026. Use the attached bid form and follow the instructions to submit your bid.
- Bids will be examined and the successful bidder, if any, will be notified by the 18th of September 2026.
- A non-refundable cash downpayment of \$20,000 for both lots or \$10,000 for each lot is due within seven (7) days of notification of acceptance of bid and the balance of bid price is due in cash at time of closing, with closing to be within thirty (30) days of notification of acceptance of bid.

THE "HIDDEN RIVER" PARCELS - BID

The undersigned submits this bid for the purchase of Lot 3 (Parcel Number: 00832063239967) and Lot 4 (Parcel Number: 0083206323996) located on Govt. Lot 6, Sect. 32, T32N, R6E, Edward Drive, in the Town of Harding, Lincoln County, Wisconsin. The bidder acknowledges that the property is being sold in **AS IS** condition without any warranties, express or implied. The title shall be conveyed by trustee deeds EXCEPT restrictions, reservations, easements, agreements, covenants and rights-of-way of record.

- 1) Name: _____
- 2) Address: _____
- 3) Email address: _____
- 4) Phone number: _____
- 5) Amount of bid (complete only **ONE** option):
 - Option A - Both Lots 3 and 4, **PREFERRED**: \$ _____
 - Option B - Lot 3 Only: \$ _____
 - Option C - Lot 4 Only: \$ _____
- 6) Contingencies, if any, such as financing or sale of existing property or an inspection of the premises. (If there are no contingencies, state **NONE**)

Dated this _____ day of _____, 2026.

Signature _____ Signature _____

Print Name _____ Print Name _____

TERMS OF SALE:

The heirs reserve the right to reject any and all bids or to accept any bid deemed most satisfactory in their sole discretion.

All bids must be received by the 11th of September 2026, and must be submitted by only **ONE** of the following methods:

- Method 1 - MAIL: Print, complete, and sign this bid form. Place your bid in a sealed envelope marked "Hidden River Parcels Bid" and send by first class mail to Atty. Craig J. Nienow, N5041 County Road JJ, Irma, WI 54442.
- Method 2 - PERSONAL DELIVERY: Print, complete, and sign this bid form. Place your bid in a sealed envelope marked "Hidden River Parcels Bid" and hand deliver to Atty. Craig J. Nienow Law Office, 1105 E Main, Merrill, WI 54452.
- Method 3 - ADOBE ACROBAT: Email lakelots34@gmail.com and request an electronic bid form. Upon receipt of your request, the bid form will be emailed to you via an Adobe Acrobat link. From the link, complete, electronically sign, and submit your Adobe Acrobat bid form.

Bids will be examined and the successful bidder, if any, will be notified by the 18th of September 2026.

A non-refundable cash downpayment of \$20,000 for both lots or \$10,000 for each lot is due within seven (7) days of notification of acceptance of bid and the balance of bid price is due in cash at time of closing, with closing to be within thirty (30) days of notification of acceptance of bid.