

Residential
50309931 **Active-No Offer**

9355 MUSKY BAY Lane Town of Cassian
HARSHAW , WI 95429

List Price **\$299,900**
07/22/2025 08:35 AM



Finished Beds: 2	Full Baths: 1	Half Baths: 0	Total Baths: 1.0	Total # Cars: 1
County Oneida	Building Type 1 Story			
Tax Municipal Sub-Area None	Garage 1 Type Detached			
SchDist Rhinelander	Garage 1 # cars 1 Car			
Subdivision	Grg Dim			
Tax Net Amt \$3,787.00	Garage 2 Type None			
Tax Yr 2024	Garage 2 # cars			
TaxID CA-2-9	Grg 2 Dim			
Assessments Total	Deeded Access No			
Assessment Year	Restrictive Covenant(s) Unknown			
Special Assessments	Flood Plain Unknown			
Age Est (Pre2017)	Hobby Farm No			
Year Built Est 1947	Zero Lot Line No			
Source-Year Built Seller	HOA Annual Fee Unknown			
Water Frontage Yes	Assoc Fee-Annual			
Virtual Tour URL				

Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	440	Broker/Agent	Acres Est	1.12	Assessor/Public Record	Completed New Construction No
SQFT Fin Below Grade Est	0	Broker/Agent	Lot Dimensions Est			Under Construction No
SQFT Total Fin Abv & Blw	440	Broker/Agent	Lot SQFT Est			To be built w/Lot No
Water Body Name	Bearskin Lake		Est Water Frontage	50		Est Completion Date
Water Type	Lake		Source-Water Frontage	Seller		Builder Name
			Water Features - Others?	No		

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm			Other Rm 1				Bedroom 1/Primary	8x8	Main	Upper		
Family Room			Other Rm 2				Bedroom 2	8x8	Main	Main	1	
Formal Dining			Other Rm 3				Bedroom 3			Lower		
Kitchen	9x10	Main	Other Rm 4				Bedroom 4					
Dining Area			Unfin Rm 1				Bedroom 5					
			Unfin Rm 2									
			Unfin Rm 3									

Directions From Tomahawk: US-51 North 16 mi; Right onto Rocky Run Rd 1.8 mi; Left onto Lakewood Rd 3.5 mi; Left onto S Shore Rd 1.6 mi; Right onto Musky Bay Ln.

RemarksPub Turn-key cottage for sale on 400-acre Big Bearskin Lake. This updated lakefront cottage has Private 50 ft. of shore & dock on 200 feet of sand shoreline at Landing Bay Resort. Near Tomahawk and Minocqua, this unique property features a fully refurbished 2-bedroom, 1-bathroom cottage with stunning lake views & year-round enjoyment. Musky Bay Cottage #3 is nestled into a secluded corner of Landing Bay Resort and overlooks big clean water, excellent fishing, boating, paddling, & water-skiing. Cottage is steps from the water, making lakeside living a natural part of your everyday experience. The cottage is ready with furnishings, appliances, garage stall, dock & boat. Final sale and closing of property is subject to seller's survey & government approvals for individual sale of Cottage #3.

Inclusions Furnishings, appliances, 1 dock, 1 boat, fire-pit, picnic table. Mowers, tools & contents of garages left as convenience to seller for benefit of next

Exclusions Starlink equipment, which may be transferable. LP Tank & swim raft for the benefit of entire Landing Bay Resort.

ZONING Recreational
HEATING FUEL TYPE Lp Gas
HEATING/COOLING In Floor Radiant
WATER Private Well, Sand Point Well
WASTE Septic Holding Tank
EXTERIOR FINISH Wood/Wood Shake/Cedar
FOUNDATION Block
GARAGE Detached
LOWER LEVEL Crawl
DRIVEWAY Garage # 1-Unpaved, Garage # 2-Unpaved, Garage # 2-None
FIREPLACES None

PRIMARY BD/BATH FEATURES Primary Bath 1st Fl, Primary Bed 1st Floor
APPLIANCES INCLUDED Oven/Range, Refrigerator

Prepared by:
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Selling Price
Close Date
Type Of Sale
Financing Type
Seller Allowance Amount
CloselInfo
Buyer Inducements
Misc Closed Info 2
BrkErn\$ Yes
Ern\$Name

Listed by: 255301 110316 Whitetail Dreams RE dba Waterfront Dreams
 Co-Listed by:
 Sold By:

Days On Market 39
Electronic Consent Yes
LicInt Yes