

**Vacant Land**  
**1551654Active**  
**Recent: 04/02/2021 New Listing**

**ON Sheep Camp Road**  
**Ladysmith, WI 54848**

**L \$44,000**



Type:	<b>Acreage-6 or More</b>	County:	<b>Rusk</b>
Twp:	<b>Washington</b>	Area:	<b>55 - All Others Rusk</b>
Sec/Twp/Rng:	<b>S11/T33N/R7W</b>	School Dist:	<b>Bruce</b>
Lot Size:	<b>0 x 0 x</b>	Taxes/Yr:	<b>\$29.60 / 2020</b>
Acreage:	<b>40.00</b>	Tax ID:	<b>042-00226-0000</b>
Waterfront:	<b>No</b>	Addtl Tax IDs:	
Terrain:	<b>Level</b>	Subdivision:	
Utilities:	<b>None</b>		

Use Value Assmt:  
Common:

Road Access:  
Restrictive Cov:

Plat:  
Non Conform:

Water Front Type:  
Lake/River Name:  
Lake Size:  
Waterfront Elevation:

Water Front Ft:  
Waterfront Access:  
Water View:  
Water Front CF:

Seasons:  
Lake Depth:  
Slope:  
RoadBtwWtrfrnt:

Fencing: **None**  
Showing: **Sign-on Property**  
Soil Type: **Loam**  
Zoning: **Forestry**

Occupancy: **At Closing**  
Sewer: **None**  
Water: **None**

Directions: **From Hwy. 8 and Hwy. 27 in Ladysmith go south for 2.9 miles. Turn right (west) onto Hwy. P and travel 4.9 miles. Turn left (south) on S Parker road for 2.0 miles. Continue straight (south) onto Sheep Camp Road for 1.0 mile to woods road to west.**

Remarks: **40.00 acres of forestland located in the Town of Washington, Rusk County, WI This property features aspen forest as the primary cover-type. It contains excellent access off Sheep Camp Road Road. Enrolled in the Managed Forest Law (MFL) program in 1999 for a 50-year term.**

Legal: **NENE, Sec. 11, T33N-R07W**

Condition Report: **No**

Seller Financing: **No**

Seller Fin Remarks:

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