



<b>Vacant Land</b> <b>1568131Active</b> <b>Recent: 08/26/2022 New Listing</b>	<b>ON Nail Creek Road</b> <b>Ladysmith, WI 54848</b>	<b>L \$950,000</b>
	Type: <b>Acreage-6 or More</b> Twp: <b>Hubbard</b> Sec/Twp/Rng: <b>30/36N/6W</b> Lot Size: <b>0 x 0 x</b> Acreage: <b>381.07</b> Waterfront: <b>No</b>  Terrain: <b>Rolling, Wooded</b> Utilities: <b>Electric-At Street</b>	County: <b>Rusk</b> Area: <b>51 - Ladysmith Schl Dist</b> School Dist: <b>Ladysmith</b> Taxes/Yr: <b>\$3,686.76 / 2021</b> Tax ID: <b>020-00522-0000</b> Addtl Tax IDs: <b>020-00523-0000, 020-00524-0000, 020-00525-0000,+</b>  Subdivision:
Use Value Assmt: Common:	Road Access: <b>Yes</b> 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: Showing: <b>Sign-None</b> Soil Type: Zoning: Internet:	Occupancy: <b>At Closing</b> Sewer: <b>None</b> Water: <b>None</b>	
Directions: <b>From Ladysmith travel north on WI-27 for 7 miles, turn left onto CTH J for 1.9 miles, turn right onto Nail Creek Rd for 0.8 mi.</b>		
Remarks: <b>381.07-acres of beautiful forestland located just north of Ladysmith. The property features significant timber, aesthetic, and recreational values . There is immediate income potential as a timber sale thinning is set up and ready to go. The forest covers include red oak, northern hardwood, aspen and swamp conifer. The red oak saw timber is outstanding. Enrolled in the Managed Forest Law program in 2021 for tax relief. Broker owned.</b>		
Legal: <b>NWNE, SWNE, SENE, NENW, NWNW, SWNW, SENW, NESW, NWSW, Section 30, T36N-R6W.</b>		
Condition Report: <b>Yes</b>	Seller Financing:	Seller Fin Remarks:
<b>Prepared By: Todd Frederickson</b>  <b>Steigerwaldt Land Sales, LLC</b>  <b>856 N 4TH ST</b>  <b>Tomahawk, WI 54487</b>	Email: <a href="mailto:todd.frederickson@steigerwaldt.com">todd.frederickson@steigerwaldt.com</a>  Office Ph#: <b>715-453-3274</b>  Preferred Ph#: <b>715-612-0508</b>  Certs:	

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