

Vacant Land 1599296Active Recent: 07/29/2026 Price Decrease		ON Sheep Camp Road Ladysmith, WI 54848		L \$274,200
	Type:	Acreage-6 or More	County:	Rusk
	Sec/Twp/Rng:	12/33N/7W	Municipality:	Town of Washington
	Lot Size:	0 x 0 x	School Dist:	Bruce
	Acreage:	120.00	Taxes/Yr:	\$86.40 / 2025
	Waterfront:	No	Tax ID:	042002630000
	Terrain:	Level, Rolling, Wooded	Addtl Tax IDs:	042002620000+
	Utilities:	None	Subdivision:	Sheep Camp 6
	Use Value Assmt: Common: Road Access: Yes 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: RoadBtwWtrfrnt:
Fencing: Showing: Sign-on Property Soil Type: Zoning: Internet:		Occupancy: At Closing Sewer: None Water: None		
Directions: From Ladysmith travel south on WI-27 for 9 miles, turn right onto Broken Arrow Road for 3.5 mi., turn right onto Sheep Camp Road for 2.1 mi.				
Remarks: 120-ac of forestland located SW of Ladysmith. Town road frontage. Forest cover types include spruce, red pine, northern hardwood, and marsh providing excellent wildlife habitat. Attractive hunting land. Enrolled in the Managed Forest Law program for tax relief. Adjacent lands also available for a larger contiguous ownership				
Legal: NWSW, NESW, NWSE, Sec. 12, T33N-R7W.				
Condition Report: No		Seller Financing:		Seller Fin Remarks:
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