Vacant Land | **On Broken Arrow Road** | **L $438,400**
1605071Active | **Holcombe, WI 54745**
Recent: 10/15/2026 New Listing



Type:	**Acreage-6 or More**	County:	**Rusk**
Sec/Twp/Rng:	**13/33N/7W**	Municipality:	**Town of Washington**
Lot Size:	**0 x 0 x**	School Dist:	**Lake Holcombe**
Acreage:	**280.00**	Taxes/Yr:	**$201.60 / 2025**
Waterfront:	**No**	Tax ID:	**042002700000, +**
Terrain:	**Level, Rolling, Wooded**	Addtl Tax IDs:	
		Subdivision:	**Sheep Camp 11**
Utilities:	**None**		

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-None**
Soil Type:
Zoning:
Internet:
Occupancy: **At Closing**
Sewer: **None**
Water: **None**

Directions: **Fron Ladysmith travel south on WI-27 for approximately 9 miles, turn right onto Broken Arrow Rd for approximately 3.3 mi.**

Remarks: **This approximately 280-acre forestland tract in the Town of Washington, Rusk County, offers excellent year-round access from Broken Arrow Road. The road is blacktop approaching the property and transitions to a well-improved gravel road just east of the tract. A new entrance gate and high-quality interior woods road provide convenient access throughout the property. The generally flat to gently rolling terrain is primarily upland, with lowland inclusions that add habitat diversity and visual interest. Timber is predominantly aspen across three relatively close age classes, with approximately a 10-year spread between the youngest and oldest stands. Maple, oak—including bur oak retained in the overstory following recent harvests—and red pine add species diversity. Recent harvest activity has created thick cover and productive early successional wildlife habitat. No electrical or utility infrastructure is apparent directly adjacent to the property. The property is enrolled in the Managed Forest Law (MFL) program for tax relief, and adjacent lands are also available for a larger contiguous ownership.**

Legal: **See Land List in supplements.**

Condition Report: **No**
Seller Financing:
Seller Fin Remarks:

Prepared By: Todd Frederickson
Email: todd.frederickson@steigerwaldt.com
Steigerwaldt Land Sales, LLC
Office Ph#: 715-453-3274
856 N 4th St
Preferred Ph#: 715-612-0508
Tomahawk, WI 54487
Certs:



Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.

PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER. © 2026 *NWWMLS*