Vacant Land | **On Dean Road** | **L $1,092,750**
1605065Active | **Ladysmith, WI 54848**
Recent: 10/15/2026 New Listing



Type:	**Acreage-6 or More**	County:	**Rusk**
Sec/Twp/Rng:	**5-6/33N/6W**	Municipality:	**Town of Willard**
Lot Size:	**0 x 0 x**	School Dist:	**Ladysmith**
Acreage:	**464.97**	Taxes/Yr:	**$334.78 / 2024**
Waterfront:	**No**	Tax ID:	**046000780000**
Terrain:	**Level, Rolling, Wooded**	Addtl Tax IDs:	
		Subdivision:	**Sheep Camp-1**
Utilities:	**Electric-on Site**		

Use Value Assmt:	Road Access: **Yes**	Plat:
Common:	Restrictive Cov:	Non Conform:

Water Front Type:	Water Front Ft:	Seasons:
Lake/River Name:	Waterfront Access:	Lake Depth:
Lake Size:	Water View:	RoadBtwWtrfrnt:
Waterfront Elevation:	Water Front CF:	

Fencing:		Occupancy:	**At Closing**
Showing:	**Sign-on Property**	Sewer:	**None**
Soil Type:		Water:	**None**
Zoning:			
Internet:			

Directions: **From Ladysmith travel south on WI-27 for 3 miles, turn right on CTH P for 3 miles, turn left onto Hanson Rd for 275 ft, turn right on Dean Rd for 2 miles.**

Remarks: **This expansive 464.97-acre forestland property in the Town of Willard offers an exceptionally private and secluded setting at the end of a dead-end road. A gated entrance opens to an excellent internal woods road system that provides convenient access throughout the tract. Electric utility is available at the road and has been extended underground deep into the property, supporting future development of a secluded home, cabin, hunting camp, or recreational retreat. The forest is primarily aspen, with multiple age classes that include areas of mature aspen. Active timber management has created a strong long-term timber component, while spruce, red pine, red oak, lowland conifer, brush, and varied stand conditions add diversity for wildlife. The land is enrolled in Wisconsin's Managed Forest Law (MFL) program for property-tax relief.**

Legal: **See supplements for land list.**

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*