



FORESTLAND MGMT

INVESTMENT & ANALYSIS

APPRAISAL

RIGHT-OF-WAY

ENVIRONMENTAL

# Professional Report

**Appraisal of 0.38 Acre of Road Right-of-Way for a 50-Year Consent to Easement Term**  
(SLS 6260)

**Tract Identification Number: 432-7A51 (Annie Sunn Lane Tract 1)**

SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 9, T41N-R5E,  
Town of Lac du Flambeau, Vilas County, Wisconsin

**Prepared by Steigerwaldt Land Services, Inc.**

Lee A. Steigerwaldt, ACF  
Wisconsin Certified General Appraiser No. 1516

Theresa L. Sonn  
Appraisal Assistant

**Effective Date:** July 20, 2022

**Date of Report:** January 4, 2023



## Real Estate Appraisal Report

Summary of Facts and Conclusions	
<b>Project</b>	<p>Appraisal of a 0.38-acre road right-of-way for a 50-year consent to easement located in Vilas County, Wisconsin</p> <p>Easement Impacted Tract: 432-7A51 (Annie Sunn Lane Tract 1)</p>
<b>Location</b>	Lac du Flambeau Indian Reservation, Vilas County, Wisconsin
<b>Property Owner</b>	<p>The United States of America in Trust for the Lac du Flambeau Indian Reservation Allotment No. 432-7A51 Lac du Flambeau Reservation Vilas County, Wisconsin</p>
<b>Client</b>	<p>Department of the Interior Appraisal and Valuation Services Office Midwest Region 721 Lakeshore Drive West Ashland, WI 54806</p>
<b>Appraiser</b>	<p>Steigerwaldt Land Services, Inc. 856 North Fourth Street Tomahawk, Wisconsin 54487 T: (715) 453-3274 F: (715) 453-8325</p> <p>Lee A. Steigerwaldt, ACF Wisconsin Certified General Appraiser No. 1516</p> <p>Theresa L. Sonn Appraisal Assistant</p> <p>Qualifications of the appraiser for this assignment are provided in the last exhibit.</p>
<b>Date of Field Work</b>	July 20, 2022
<b>Date of Property Inspection</b>	July 20, 2022

<b>Effective Date</b>	July 20, 2022
<b>Reporting Format</b>	Appraisal Report according to the Uniform Standards of Professional Appraisal Practice (USPAP, 2020-2023 Edition – effective January 1, 2020, Standards Rules 1 and 2)
<b>Interest Appraised</b>	The purpose of the appraisal assignment is to develop an opinion of fair market value as defined in 25 CFR 169.2 of land subject to the specific right-of-way grant.
<b>Subject Size</b>	0.38 Acre Road Easement
<b>Improvements</b>	None
<b>Highest and Best Use</b>	Road Right-of-Way
<b>Appraised Value</b>	\$3,500.00



FORESTLAND MGMT

INVESTMENT & ANALYSIS

APPRAISAL

RIGHT-OF-WAY

ENVIRONMENTAL

# Professional Report

**Appraisal of 0.39 Acre of Road Right-of-Way for a 50-Year Consent to Easement Term**  
(SLS 6260)

**Tract Identification Number: 432-T 2047 (Annie Sunn Lane Tract 2)**

NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 16, T41N-R5E,  
Town of Lac du Flambeau, Vilas County, Wisconsin

**Prepared by Steigerwaldt Land Services, Inc.**

Lee A. Steigerwaldt, ACF  
Wisconsin Certified General Appraiser No. 1516

Theresa L. Sonn  
Appraisal Assistant

**Effective Date:** July 20, 2022

**Date of Report:** January 4, 2023



## Real Estate Appraisal Report

Summary of Facts and Conclusions	
<b>Project</b>	<p>Appraisal of a 0.39-acre road right-of-way for a 50-year consent to easement located in Vilas County, Wisconsin</p> <p>Easement Impacted Tract: 432-T 2047 (Annie Sunn Lane Tract 2)</p>
<b>Location</b>	Lac du Flambeau Indian Reservation, Vilas County, Wisconsin
<b>Property Owner</b>	<p>The United States of America in Trust for the Lac du Flambeau Indian Reservation Allotment No. 432-T 2047 Lac du Flambeau Reservation Vilas County, Wisconsin</p>
<b>Client</b>	<p>Department of the Interior Appraisal and Valuation Services Office Midwest Region 721 Lakeshore Drive West Ashland, WI 54806</p>
<b>Appraiser</b>	<p>Steigerwaldt Land Services, Inc. 856 North Fourth Street Tomahawk, Wisconsin 54487 T: (715) 453-3274 F: (715) 453-8325</p> <p>Lee A. Steigerwaldt, ACF Wisconsin Certified General Appraiser No. 1516</p> <p>Theresa L. Sonn Appraisal Assistant</p> <p>Qualifications of the appraiser for this assignment are provided in the last exhibit.</p>
<b>Date of Field Work</b>	July 20, 2022
<b>Date of Property Inspection</b>	July 20, 2022

<b>Effective Date</b>	July 20, 2022
<b>Reporting Format</b>	Appraisal Report according to the Uniform Standards of Professional Appraisal Practice (USPAP, 2020-2023 Edition – effective January 1, 2020, Standards Rules 1 and 2)
<b>Interest Appraised</b>	The purpose of the appraisal assignment is to develop an opinion of fair market value as defined in 25 CFR 169.2 of land subject to the specific right-of-way grant.
<b>Subject Size</b>	0.39 Acre Road Easement
<b>Improvements</b>	None
<b>Highest and Best Use</b>	Road Right-of-Way
<b>Appraised Value</b>	\$3,500.00



FORESTLAND MGMT

INVESTMENT & ANALYSIS

APPRAISAL

RIGHT-OF-WAY

ENVIRONMENTAL

# Professional Report

**Appraisal of 2.04 Acre of Road Right-of-Way for a 50-Year Consent to Easement Term**  
(SLS 6260)

**Tract Identification Number: 432-7G16 (Annie Sunn Lane Tract 3)**

SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Sections 10 and NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 15, T41N-R5E,  
Town of Lac du Flambeau, Vilas County, Wisconsin

**Prepared by Steigerwaldt Land Services, Inc.**

Lee A. Steigerwaldt, ACF  
Wisconsin Certified General Appraiser No. 1516

Theresa L. Sonn  
Appraisal Assistant

**Effective Date:** July 20, 2022

**Date of Report:** January 4, 2023



## Real Estate Appraisal Report

Summary of Facts and Conclusions	
<b>Project</b>	<p>Appraisal of a 2.04-acres road right-of-way for a 50-year consent to easement located in Vilas County, Wisconsin</p> <p>Easement Impacted Tract: 432-7G16(Annie Sunn Lane Tract 3)</p>
<b>Location</b>	Lac du Flambeau Indian Reservation, Vilas County, Wisconsin
<b>Property Owner</b>	<p>The United States of America in Trust for the Lac du Flambeau Indian Reservation Allotment No. 432-7G16 Lac du Flambeau Reservation Vilas County, Wisconsin</p>
<b>Client</b>	<p>Department of the Interior Appraisal and Valuation Services Office Midwest Region 721 Lakeshore Drive West Ashland, WI 54806</p>
<b>Appraiser</b>	<p>Steigerwaldt Land Services, Inc. 856 North Fourth Street Tomahawk, Wisconsin 54487 T: (715) 453-3274 F: (715) 453-8325</p> <p>Lee A. Steigerwaldt, ACF Wisconsin Certified General Appraiser No. 1516</p> <p>Theresa L. Sonn Appraisal Assistant</p> <p>Qualifications of the appraiser for this assignment are provided in the last exhibit.</p>
<b>Date of Field Work</b>	July 20, 2022
<b>Date of Property Inspection</b>	July 20, 2022



<b>Effective Date</b>	July 20, 2022
<b>Reporting Format</b>	Appraisal Report according to the Uniform Standards of Professional Appraisal Practice (USPAP, 2020-2023 Edition – effective January 1, 2020, Standards Rules 1 and 2)
<b>Interest Appraised</b>	The purpose of the appraisal assignment is to develop an opinion of fair market value as defined in 25 CFR 169.2 of land subject to the specific right-of-way grant.
<b>Subject Size</b>	2.04 Acres Road Easement
<b>Improvements</b>	None
<b>Highest and Best Use</b>	Road Right-of-Way
<b>Appraised Value</b>	\$12,000.00



FORESTLAND MGMT

INVESTMENT & ANALYSIS

APPRAISAL

RIGHT-OF-WAY

ENVIRONMENTAL

# Professional Report

**Appraisal of 2.02 Acres of Road Right-of-Way for a 50-Year Consent to Easement Term**  
(SLS 6260)

**Tract Identification Number: 432-7D13 (Center Sugarbush Lane Tract 1)**

SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 20, T41N-R5E,  
Town of Lac du Flambeau, Vilas County, Wisconsin

**Prepared by Steigerwaldt Land Services, Inc.**

Lee A. Steigerwaldt, ACF  
Wisconsin Certified General Appraiser No. 1516

Theresa L. Sonn  
Appraisal Assistant

**Effective Date:** July 20, 2022

**Date of Report:** January 4, 2023



## Real Estate Appraisal Report

Summary of Facts and Conclusions	
<b>Project</b>	<p>Appraisal of a 2.02-acres road right-of-way for a 50-year consent to easement located in Vilas County, Wisconsin</p> <p>Easement Impacted Tract: 432-7D13 (Center Sugarbush Lane Tract 1)</p>
<b>Location</b>	Lac du Flambeau Indian Reservation, Vilas County, Wisconsin
<b>Property Owner</b>	<p>The United States of America in Trust for the Lac du Flambeau Indian Reservation Allotment No. 432-7D13 Lac du Flambeau Reservation Vilas County, Wisconsin</p>
<b>Client</b>	<p>Department of the Interior Appraisal and Valuation Services Office Midwest Region 721 Lakeshore Drive West Ashland, WI 54806</p>
<b>Appraiser</b>	<p>Steigerwaldt Land Services, Inc. 856 North Fourth Street Tomahawk, Wisconsin 54487 T: (715) 453-3274 F: (715) 453-8325</p> <p>Lee A. Steigerwaldt, ACF Wisconsin Certified General Appraiser No. 1516</p> <p>Theresa L. Sonn Appraisal Assistant</p> <p>Qualifications of the appraiser for this assignment are provided in the last exhibit.</p>
<b>Date of Field Work</b>	July 20, 2022
<b>Date of Property Inspection</b>	July 20, 2022

<b>Effective Date</b>	July 20, 2022
<b>Reporting Format</b>	Appraisal Report according to the Uniform Standards of Professional Appraisal Practice (USPAP, 2020-2023 Edition – effective January 1, 2020, Standards Rules 1 and 2)
<b>Interest Appraised</b>	The purpose of the appraisal assignment is to develop an opinion of fair market value as defined in 25 CFR 169.2 of land subject to the specific right-of-way grant.
<b>Subject Size</b>	1.50-Acres Road Easement
<b>Improvements</b>	None
<b>Highest and Best Use</b>	Road Right-of-Way
<b>Appraised Value</b>	\$15,000.00



FORESTLAND MGMT

INVESTMENT & ANALYSIS

APPRAISAL

RIGHT-OF-WAY

ENVIRONMENTAL

# Professional Report

**Appraisal of 0.22 Acre of Road Right-of-Way for a 50-Year Consent to Easement Term**  
(SLS 6260)

**Tract Identification Number: 432-T 2056 (East Ross Allen Lake Lane Tract 1)**

Part of Government Lot 6 of Section 2, T40N-R4E  
Town of Lac du Flambeau, Vilas County, Wisconsin

**Prepared by Steigerwaldt Land Services, Inc.**

Lee A. Steigerwaldt, ACF  
Wisconsin Certified General Appraiser No. 1516

Theresa L. Sonn  
Appraisal Assistant

**Effective Date:** July 20, 2022

**Date of Report:** January 4, 2023



## Real Estate Appraisal Report

Summary of Facts and Conclusions	
<b>Project</b>	<p>Appraisal of a 0.22-acre road right-of-way for a 50-year consent to easement located in Vilas County, Wisconsin</p> <p>Easement Impacted Tract: 432-T 2056 (East Ross Allen Lake Lane Tract 1)</p>
<b>Location</b>	Lac du Flambeau Indian Reservation, Vilas County, Wisconsin
<b>Property Owner</b>	<p>The United States of America in Trust for the Lac du Flambeau Indian Reservation Allotment No. 432-T 2056 Lac du Flambeau Reservation Vilas County, Wisconsin</p>
<b>Client</b>	<p>Department of the Interior Appraisal and Valuation Services Office Midwest Region 721 Lakeshore Drive West Ashland, WI 54806</p>
<b>Appraiser</b>	<p>Steigerwaldt Land Services, Inc. 856 North Fourth Street Tomahawk, Wisconsin 54487 T: (715) 453-3274 F: (715) 453-8325</p> <p>Lee A. Steigerwaldt, ACF Wisconsin Certified General Appraiser No. 1516</p> <p>Theresa L. Sonn Appraisal Assistant</p> <p>Qualifications of the appraiser for this assignment are provided in the last exhibit.</p>
<b>Date of Field Work</b>	July 20, 2022
<b>Date of Property Inspection</b>	July 20, 2022

<b>Effective Date</b>	July 20, 2022
<b>Reporting Format</b>	Appraisal Report according to the Uniform Standards of Professional Appraisal Practice (USPAP, 2020-2023 Edition – effective January 1, 2020, Standards Rules 1 and 2)
<b>Interest Appraised</b>	The purpose of the appraisal assignment is to develop an opinion of fair market value as defined in 25 CFR 169.2 of land subject to the specific right-of-way grant.
<b>Subject Size</b>	0.22 Acre Road Easement
<b>Improvements</b>	None
<b>Highest and Best Use</b>	Road Right-of-Way
<b>Appraised Value</b>	\$15,000.00



FORESTLAND MGMT

INVESTMENT & ANALYSIS

APPRAISAL

RIGHT-OF-WAY

ENVIRONMENTAL

# Professional Report

**Appraisal of 0.67 Acre of Road Right-of-Way for a 50-Year Consent to Easement Term**  
(SLS 6260)

**Tract Identification Number: 432-T 2094 (Elsie Lake Lane Tract 1)**

NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 25, T41N-R5E,  
Town of Lac du Flambeau, Vilas County, Wisconsin

**Prepared by Steigerwaldt Land Services, Inc.**

Lee A. Steigerwaldt, ACF  
Wisconsin Certified General Appraiser No. 1516

Theresa L. Sonn  
Appraisal Assistant

**Effective Date:** July 20, 2022

**Date of Report:** November 3, 2022





## Real Estate Appraisal Report

### Summary of Facts and Conclusions

<b>Project</b>	<p>Appraisal of a 0.67-acre road right-of-way for a 50 year consent to easement located in Vilas County, Wisconsin</p> <p>Easement Impacted Tract: 432-T 2094 (Elsie Lake Lane Tract 1)</p>
<b>Location</b>	Lac du Flambeau Indian Reservation, Vilas County, Wisconsin
<b>Property Owner</b>	<p>The United States of America in Trust for the Lac du Flambeau Indian Reservation Allotment No. 432-T 2094 Lac du Flambeau Reservation Vilas County, Wisconsin</p>
<b>Client</b>	<p>Department of the Interior Appraisal and Valuation Services Office Midwest Region 721 Lakeshore Drive West Ashland, WI 54806</p>
<b>Appraiser</b>	<p>Steigerwaldt Land Services, Inc. 856 North Fourth Street Tomahawk, Wisconsin 54487 T: (715) 453-3274 F: (715) 453-8325</p> <p>Lee A. Steigerwaldt, ACF Wisconsin Certified General Appraiser No. 1516</p> <p>Theresa L. Sonn Appraisal Assistant</p> <p>Qualifications of the appraiser for this assignment are provided in the last exhibit.</p>
<b>Date of Field Work</b>	July 20, 2022
<b>Date of Property Inspection</b>	July 20, 2022

<b>Effective Date</b>	July 20, 2022
<b>Reporting Format</b>	Appraisal Report according to the Uniform Standards of Professional Appraisal Practice (USPAP, 2020-2022 Edition – effective January 1, 2020, Standards Rules 1 and 2)
<b>Interest Appraised</b>	The purpose of the appraisal assignment is to develop an opinion of fair market value as defined in 25 CFR 169.2 of land subject to the specific right-of-way grant.
<b>Subject Size</b>	0.67 Acre Road Easement
<b>Improvements</b>	None
<b>Highest and Best Use</b>	Road Right-of-Way
<b>Appraised Value</b>	\$15,000.00



FORESTLAND MGMT

INVESTMENT & ANALYSIS

APPRAISAL

RIGHT-OF-WAY

ENVIRONMENTAL

# Professional Report

**Appraisal of 1.50 Acres of Road Right-of-Way for a 50-Year Consent to Easement Term**  
(SLS 6260)

**Tract Identification Number: 432-7H60 (Elsie Lake Lane Tract 2)**

Gov't Lot 2 of Section 30, T41N-R6E, Town of Lac du Flambeau,  
Vilas County, Wisconsin

**Prepared by Steigerwaldt Land Services, Inc.**

Lee A. Steigerwaldt, ACF  
Wisconsin Certified General Appraiser No. 1516

Theresa L. Sonn  
Appraisal Assistant

**Effective Date:** July 20, 2022

**Date of Report:** January 4, 2023



## Real Estate Appraisal Report

Summary of Facts and Conclusions	
<b>Project</b>	<p>Appraisal of a 1.50-acres road right-of-way for a 50-year consent to easement located in Vilas County, Wisconsin</p> <p>Easement Impacted Tract: 432-7H60 (Elsie Lake Lane Tract 2)</p>
<b>Location</b>	Lac du Flambeau Indian Reservation, Vilas County, Wisconsin
<b>Property Owner</b>	<p>The United States of America in Trust for the Lac du Flambeau Indian Reservation Allotment No. 432-7H60 Lac du Flambeau Reservation Vilas County, Wisconsin</p>
<b>Client</b>	<p>Department of the Interior Appraisal and Valuation Services Office Midwest Region 721 Lakeshore Drive West Ashland, WI 54806</p>
<b>Appraiser</b>	<p>Steigerwaldt Land Services, Inc. 856 North Fourth Street Tomahawk, Wisconsin 54487 T: (715) 453-3274 F: (715) 453-8325</p> <p>Lee A. Steigerwaldt, ACF Wisconsin Certified General Appraiser No. 1516</p> <p>Theresa L. Sonn Appraisal Assistant</p> <p>Qualifications of the appraiser for this assignment are provided in the last exhibit.</p>
<b>Date of Field Work</b>	July 20, 2022
<b>Date of Property Inspection</b>	July 20, 2022

<b>Effective Date</b>	July 20, 2022
<b>Reporting Format</b>	Appraisal Report according to the Uniform Standards of Professional Appraisal Practice (USPAP, 2020-2023 Edition – effective January 1, 2020, Standards Rules 1 and 2)
<b>Interest Appraised</b>	The purpose of the appraisal assignment is to develop an opinion of fair market value as defined in 25 CFR 169.2 of land subject to the specific right-of-way grant.
<b>Subject Size</b>	1.50-Acres Road Easement
<b>Improvements</b>	None
<b>Highest and Best Use</b>	Road Right-of-Way
<b>Appraised Value</b>	\$15,000.00