


Vacant Land 1572358Active Recent: 04/24/2023 New Listing		ON Pufal Road Mellen, WI 54546		L \$233,280
	Type:	Acreage-6 or More	County:	Ashland
	Twp:	Morse	Area:	57 - Ashland/Bayfield
	Sec/Twp/Rng:	07/45N/02W	School Dist:	Mellen
	Lot Size:	0 x 0 x	Taxes/Yr:	\$88.80 / 2021
	Acreage:	120.00	Tax ID:	018-00937-0000
	Waterfront:	No	Addtl Tax IDs:	018-00948-0000,018-00949-0000
	Terrain:	Level, Rolling, Wooded	Subdivision:	8214-1
	Utilities:	Electric-At Street		
Use Value Assmt: No 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: Slope: RoadBtwWtrfrnt:
Fencing: Showing: Sign-on Property Soil Type: Zoning: Internet:		Occupancy: At Closing Sewer: Water: None		
Directions: From Mellen travel north on Hwy 13 for 2.6 miles, turn slight right on to Golf Course Road for 1.7 miles, turn right on to Pufal Road for 0.6 mile to the property on the left. Remarks: 120-acres of forestland located just north of Mellen, offering recreational and timber investment opportunities. The dominant forest covers are northern hardwoods, aspen, and marsh. Enrolled in the Managed Forest Law program for tax relief. Legal: NWSE, SWNE, SWSE, Sec. 7, T45N-R2W.				
Condition Report: No		Seller Financing:		Seller Fin Remarks:
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