

**Vacant Land**  
**1579640Active**  
**Recent: 02/21/2024 New Listing**

**ON Pufal Road**  
**Mellen, WI 54546**

**L \$88,560**



Type:	<b>Acreage-6 or More</b>	County:	<b>Ashland</b>
Twp:	<b>Morse</b>	Area:	<b>57 - Ashland/Bayfield</b>
Sec/Twp/Rng:	<b>7/45N/2W</b>	School Dist:	<b>Mellen</b>
Lot Size:	<b>0 x 0 x</b>	Taxes/Yr:	<b>\$29.60 / 2021</b>
Acreage:	<b>40.00</b>	Tax ID:	<b>018-00947-0000</b>
Waterfront:	<b>No</b>	Addtl Tax IDs:	
Terrain:	<b>Level, Rolling, Wooded</b>	Subdivision:	<b>8214-3</b>
Utilities:	<b>Electric-At Street</b>		

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: **None**  
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 0.9 mile to the property on the left.**

Remarks: **40-acres of forestland located just north of Mellen, offering recreational and timber investment opportunities. The dominant forest covers are northern hardwoods, and aspen. Enrolled in the Managed Forest Law program for tax relief.**

Legal: **NE1/4 SE1/4 SEC. 7 T45N R2W**

Condition Report: **No**

Seller Financing:

Seller Fin Remarks:

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**856 N 4TH ST**

**Preferred Ph#: 715-612-0508**

**Tomahawk, WI 54487**

**Certs:**



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