




## Cross Property 360 Property View

# ON Pufal Road, Mellen, Wisconsin 54546

Listing

**Members Only: Do Not Distribute to the Public**

<b>Vacant Land</b> <b>1589576 Active</b>	<b>ON Pufal Road</b> <b>Mellen, WI 54546</b>	<b>L\$92,988</b>					
List:	<a href="#">Todd Frederickson</a> 715-612-0508 of Steigerwaldt Land Sales, LLC 715-453-3274	Firm: <a href="#">491</a>					
Co-List:	<a href="#">Kari Genson</a> 715-558-3459 of Steigerwaldt Land Sales, LLC/Hayward 715-699-1401	Firm: <a href="#">491_1</a>					
  <span style="float: right;"><b>Edit</b></span>							
	Type:	<b>Acreage-6 or More</b>	County:	<b>Ashland</b>			
	Sec/Twp/Rng:	<b>7/45N/2W</b>	Area:	<b>57 - Ashland/Bayfield</b>			
	Lot Size:	<b>0 x 0 x</b>	Municipality:	<b>Town of Morse</b>			
	Acreage:	<b>40.00</b>	School Dist:	<b>Mellen</b>			
	Waterfront:	<b>No</b>	Taxes/Yr:	<b>\$28.80 / 2024</b>			
	Terrain:	<b>Level, Rolling, Wooded</b>	Tax ID:	<b>018-00950-0000</b>			
Utilities:	<b>Electric-At Street</b>	Addtl Tax IDs:		Subdivision:	<b>8214-2</b>		
<b>Recent:</b>	<b>03/20/2025 : NEW</b>						
Use Value Assmt:	<b>No</b>	Road Access:	<b>Yes</b>	Plat:		REO:	<b>No</b>
Non Conform:		Common:		Restrictive Cov:		Short Sale:	<b>No</b>
Water Front Type:		Water Front Ft:		Seasons:		Lake Depth:	
Lake/River Name:		Waterfront Access:		Slope:		RdBtwWtrfrnt:	
Lake Size:		Water View:		Lake Assoc:			
Waterfront Elevation:		Water Front CF:					
CRP:	<b>Yes</b>	MngForestProg:	<b>Yes</b>				
Fencing:		Occupancy:	<b>At Closing</b>				
Showing:	<b>Sign-on Property</b>	Sewer:					
Soil Type:		Water:	<b>None</b>				
Zoning:							
Outbldngs:							
Directions:	<b>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 0.7 mile to the property on the left.</b>						
Remarks:	<b>40-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.</b>						
Legal:	<b>SE1/4 SE1/4, SEC. 7, T45N-R2W</b>						
Condition Report:	<b>No</b>	Seller Financing:		Seller Fin Remarks:			
Seller Concessions:							
Agent Remarks:	<b>Seller uses their own attorney drafted purchase and sale agreement.</b>						
Exception:	<b>No</b>	List Date:	<b>03/18/2025</b>	Limited Service:	<b>No</b>	Auction:	<b>No</b>
IDX:	<b>Yes</b>	Cond Date:		How Sold:			
Realtor.com:	<b>Yes</b>	Pend Date:		List Cont Type:	<b>Exclusive Right to Sell</b>		
Owner:	<b>Meteor Timber LLC</b>	Expire Date:	<b>08/15/2025</b>	Orig List \$:	<b>\$92,988</b>		
		Withdrawn Date:		CDOM/DOM:	<b>2 / 2</b>		
		Sold Date:		Electronic Consent:	<b>Yes</b>		
		Orig List/Sell Agt:	<a href="#">Todd Frederickson</a>				

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