

**Vacant Land**  
**1589576Active**  
**Recent: 08/21/2025 Price Decrease**

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

**L \$90,988 ↓**



Type:	<b>Acreage-6 or More</b>	County:	<b>Ashland</b>
Sec/Twp/Rng:	<b>7/45N/2W</b>	Municipality:	<b>Town of Morse</b>
Lot Size:	<b>0 x 0 x</b>	School Dist:	<b>Mellen</b>
Acreage:	<b>40.00</b>	Taxes/Yr:	<b>\$28.80 / 2024</b>
Waterfront:	<b>No</b>	Tax ID:	<b>018-00950-0000</b>
Terrain:	<b>Level, Rolling, Wooded</b>	Addtl Tax IDs:	
Utilities:	<b>Electric-At Street</b>	Subdivision:	<b>8214-2</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:  
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 0.7 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, aspen, and marsh. Enrolled in the Managed Forest Law program for tax relief.**

Legal: **SE1/4 SE1/4, SEC. 7, T45N-R2W**

Condition Report: **No**

Seller Financing:

Seller Fin Remarks:

**Prepared By: Todd Frederickson**

**Email: [todd.frederickson@steigerwaldt.com](mailto: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. © 2025 NWWMLS*