

Vacant Land
1589578Active
Recent: 08/21/2025 Price Increase

ON Pufal Road
Mellen, WI 54546

L \$97,653 ↑



Type:	Acreage-6 or More	County:	Ashland
Sec/Twp/Rng:	7/45N/2W	Municipality:	Town of Morse
Lot Size:	0 x 0 x	School Dist:	Mellen
Acreage:	40.00	Taxes/Yr:	\$28.80 / 2024
Waterfront:	No	Tax ID:	018-00947-0000
Terrain:	Level, Rolling, Wooded	Addtl Tax IDs:	
Utilities:	Electric-At Street	Subdivision:	8214-3

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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