

**Ashland County, Wisconsin 50 Acres of Land For Sale**  
43064 Potato River Rd  
Mellen, WI 54546

**\$125,000**  
50± Acres  
Ashland County



## Ashland County, Wisconsin 50 Acres of Land For Sale Mellen, WI / Ashland County

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### **SUMMARY**

#### **Address**

43064 Potato River Rd

#### **City, State Zip**

Mellen, WI 54546

#### **County**

Ashland County

#### **Type**

Recreational Land, Hunting Land, Timberland

#### **Latitude / Longitude**

46.443928 / -90.554017

#### **Acreage**

50

#### **Price**

\$125,000

#### **Property Website**

<https://landguys.com/property/ashland-county-wisconsin-50-acres-of-land-for-sale-ashland-wisconsin/83226/>



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### Mellen, WI / Ashland County

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#### **PROPERTY DESCRIPTION**

This exceptional 50-acre hunting property in eastern Ashland County offers a perfect blend of rolling terrain, mature hardwoods, and prime wildlife habitat. The landscape features a strong mix of big timber and thick understory cover, providing ideal conditions for holding and attracting deer. Where the forest meets an active agricultural field, natural edge habitat creates a high-traffic zone for whitetails, making this a hunting hotspot. A trail winds through the property for easy access to stand sites and food plot potential. A 24x48 pole building provides ample storage for gear, equipment, or a future cabin build-out. Whether you're looking for a private hunting retreat or a solid land investment, this property delivers outstanding recreational and habitat for deer, bear, grouse and turkey.

#### **KEY FEATURES:**

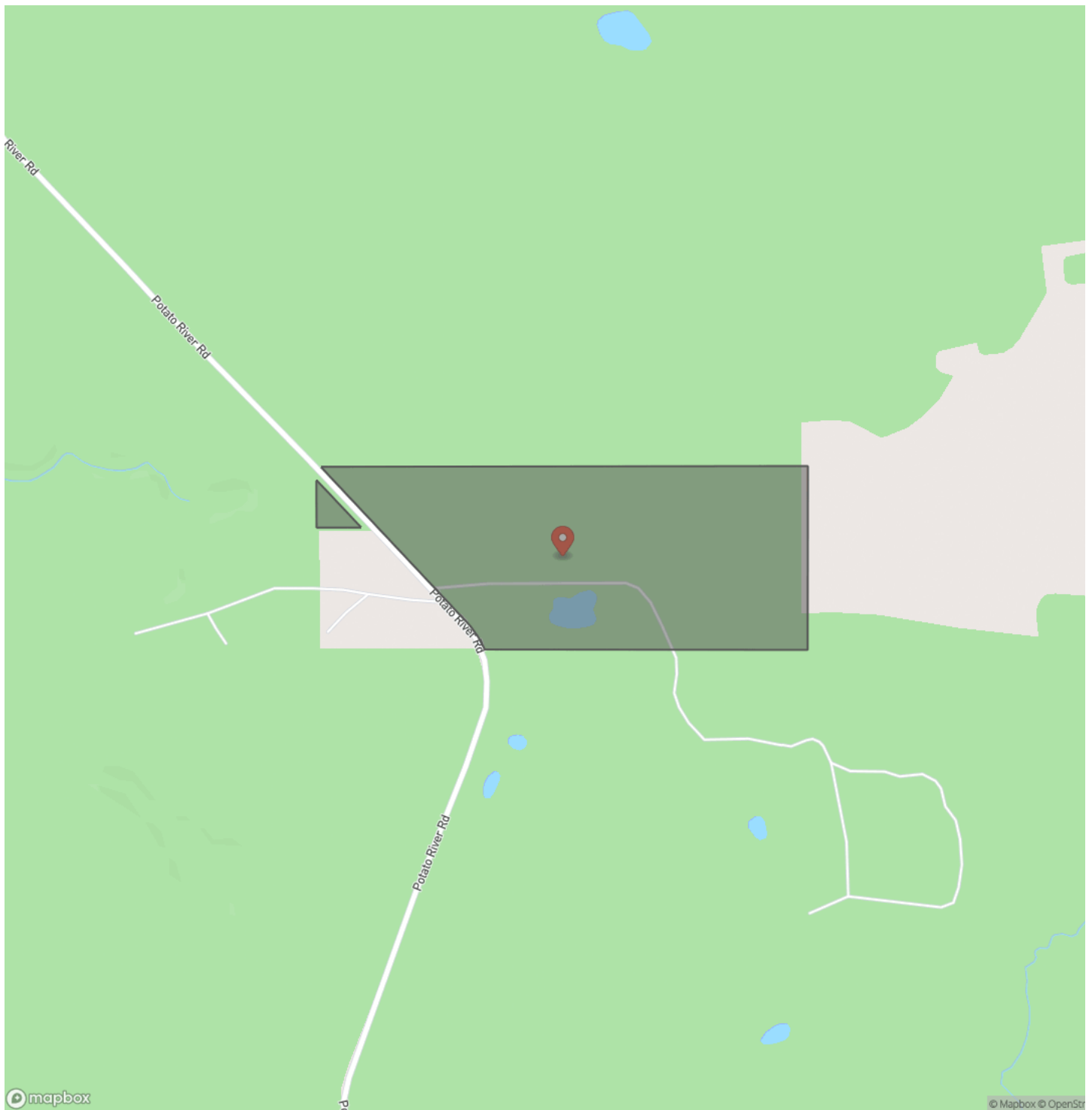
- Park like setting
- Mainly rolling high ground
- 24x48 pole building on site
- Long drive-way for privacy
- Borders active ag field
- Great area for recreation
- Trail runs through the property

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## Locator Map



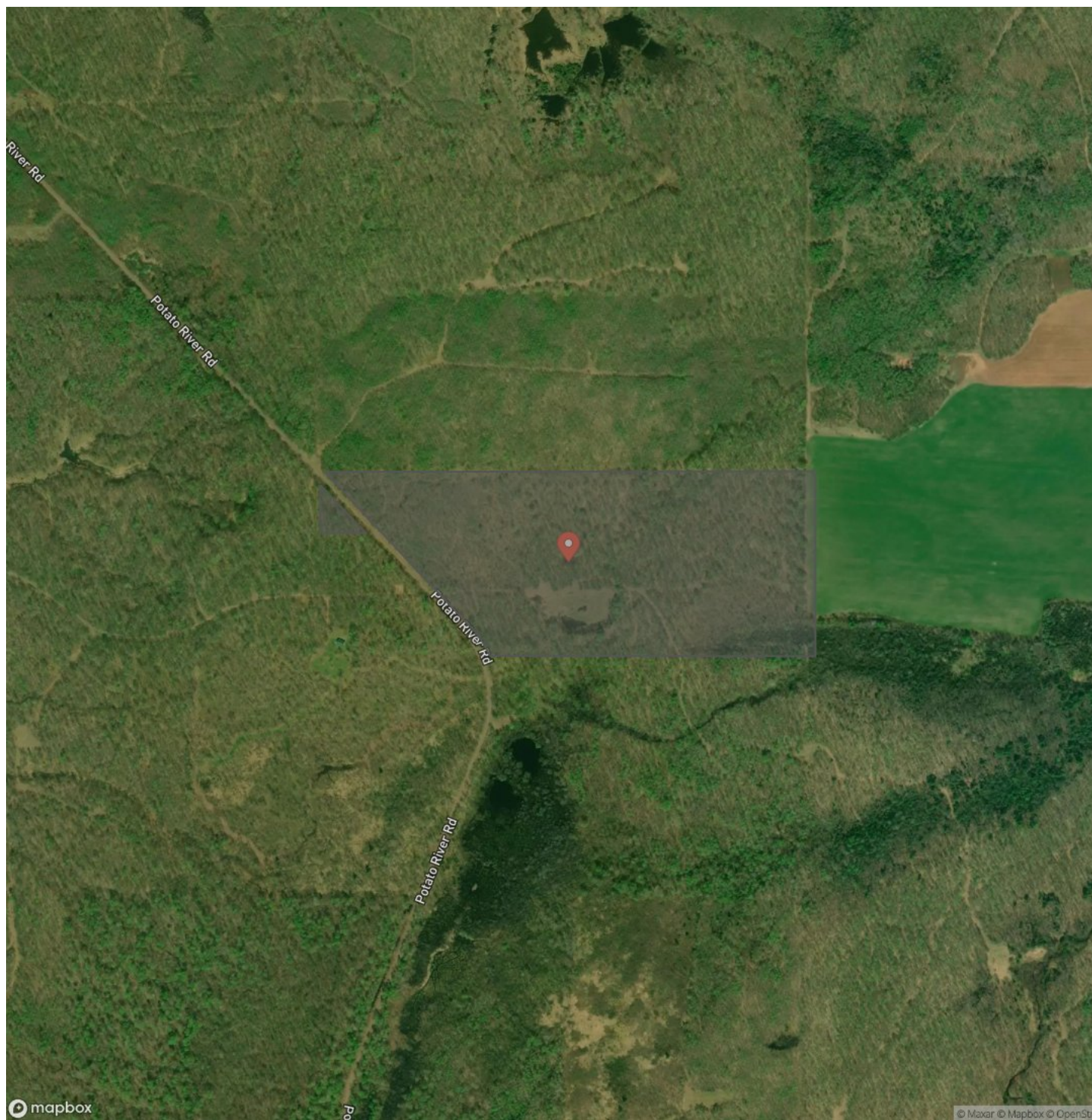
## Locator Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Satellite Map



## Ashland County, Wisconsin 50 Acres of Land For Sale Mellen, WI / Ashland County

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Jason Bredemann

## Mobile

(715) 613-0484

## Email

jason@landguys.com

### Address

City / State / Zip

## NOTES

[illegible]

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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