

# CLIENT HANDOUT



MLS #	<b>1048185</b>	County	<b>Gogebic</b>
Class	<b>VACANT LAND</b>	City/Township/Village	<b>Marenisco T</b>
Type	<b>1 - 10 Acres</b>	State	<b>MI</b>
Area	<b>Marenisco T</b>	Zip	<b>49947</b>
Asking Price	<b>\$99,000</b>	Status	<b>Active</b>
Address	<b>TBD FR 8300</b>		
City	<b>Marenisco</b>		
Waterfront	<b>Lake</b>		
Water View	<b>Lake</b>		
Trailside	<b>No</b>		
At Ski Area	<b>No</b>		
Body of Water	<b>Elbow Lake</b>		
Ski Resort Name			
Trailside Description			

This Listing Information Provided Courtesy of:



**ANNA BOLICH - Cell: (906) 364-3549**  
**SNOW COUNTRY REAL ESTATE**

## General Information

School District **Wakefield / Marenisco**  
Exclusions (Y/N) **No**  
# Acres **2.83**  
Lot Dimensions **589'x225'x589'x245'**  
Legal **The South 225 FT. of the N 375 FT. of the SW 1/4 , Sec. 26, T46N R44W Marenisco Township 2.83 A.**  
Zoning **Township**  
Tax ID **2704-42-600-200**  
CFA (Y/N) **No**

## Features

WATER	<b>None</b>	TELEPHONE	<b>Not Available</b>
SEWER	<b>None</b>	ELECTRIC	<b>None</b>
TERRAIN	<b>Flat</b>	NATURAL GAS	<b>Not Available</b>
ROAD	<b>Gravel</b>	CABLE	<b>Not Available</b>
SHORELINE	<b>Wooded</b>	ROAD ACCESS	<b>Public</b>
WOODED	<b>Yes</b>	OUTBUILDINGS	<b>None</b>

## Remarks

**245' of private, wooded frontage on Elbow Lake, surrounded by National Forest. Enjoy the ultimate wilderness retreat, ideal for hunting, fishing, snowmobiling or relaxation. Quiet 26 acre lake offers abundant Crappie, Bluegill and Largemouth Bass. Forest road is plowed in winter, providing year-round access from M-64.**

## Directions

**U.S. 2 to Dunham Rd. to Forest Rd. 8100, left on Forest Rd. 8300, just beyond Elbow Lake boat landing.**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

