

# CLIENT HANDOUT



MLS # **1047334**  
Class **VACANT LAND**  
Type **1 - 10 Acres**  
Area **Ironwood T**  
Asking Price **\$259,800**  
Address **Lots 1-2 Lake Rd**  
City **Ironwood**  
Waterfront **Lake**  
Water View **None**  
Trailside **No**  
At Ski Area **No**  
Body of Water **Lake Superior**  
Ski Resort Name  
Trailside Description

County  
City/Township/Village  
State  
Zip

**Gogebic  
Ironwood T  
MI  
49938**

This Listing Information Provided Courtesy of:



**ARLENE SCHNELLER - CELL: (906) 364-0992**  
**SNOW COUNTRY REAL ESTATE**



## General Information

School District **Ironwood**  
Exclusions (Y/N) **No**  
# Acres **3.00**  
Lot Dimensions **420.39x358.84x400x291.18**  
Legal **Gov't Lot 4 Sec 01 T48N R49W, Lots 1 & 2 (1.5 acres each) (see Assoc Docs for full legal)**  
Zoning  
Tax ID **2703-04-501-310 / 320**  
CFA (Y/N) **No**  
Addendum **2009 Taxes: \$5,874 2009 SEV: \$132,300 2009 TAXV: \$17,552 Non -Homestead**

## Features

WATER <b>None</b>	TELEPHONE <b>Available</b>
SEWER <b>None</b>	ELECTRIC <b>Available</b>
TERRAIN <b>Combination</b>	NATURAL GAS <b>No</b>
ROAD <b>Gravel</b>	CABLE <b>No</b>
SHORELINE <b>Bluff, Rocky, Wooded</b>	ROAD ACCESS <b>Public</b>
WOODED <b>Yes</b>	OUTBUILDINGS <b>None</b>

## Remarks

**If you love Little Girl's Point and Lake Superior, this 3 acre parcel is a dream come true! 400 feet of Lake Superior frontage with a steep, rocky shoreline with several ravines. Enjoy all of the recreational opportunities the area has to offer including boating, fishing, kayaking, hiking, biking and more! Survey is on file. Seller will split and sell as two 1.5 acre parcels at separate prices (see Lot 1 MLS 1047414) (Lot 2 MLS 1047417). Call today to see this great find!**

## Directions

**3.5 miles West of Little Girls Point just west of 742 Lake Rd.**

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.

Virtual Tour:

