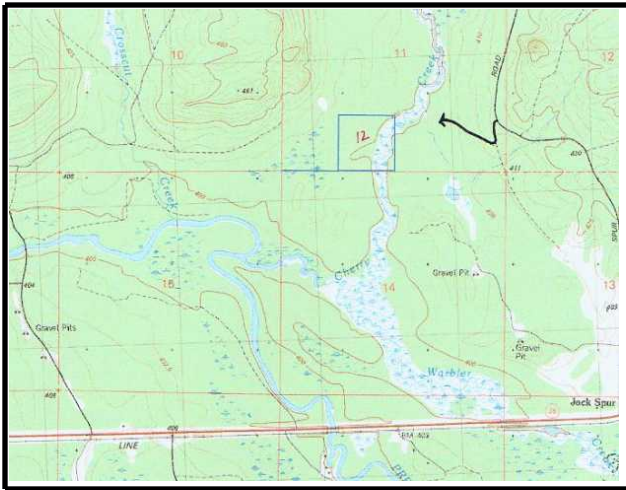


# CLIENT HANDOUT



MLS # **1040745**  
Class **VACANT LAND**  
Type **40 Acres and Over**  
Area **Wakefield T**  
Asking Price **\$48,000**  
Address **Parcel 17 Jack Spur Rd**  
City **Wakefield**  
Waterfront **Stream/Creek**  
Water View **None**  
Trailside **No**  
At Ski Area **No**  
Body of Water **Cherry Creek**  
Ski Resort Name  
Trailside Description

County  
City/Township/Village  
State  
Zip

**Gogebic**  
**Wakefield T**  
**MI**  
**49968**

This Listing Information Provided Courtesy of:



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

## General Information

School District **Wakefield / Marenisco**  
Exclusions (Y/N) **No**  
# Acres **40.00**  
Lot Dimensions **1320x1320**  
Legal **Sec 11 T48N R44W Map No 304. SE 1 /4 of SW 1/4. 40 acres.**  
Zoning  
Tax ID **2705-06-100-500**  
CFA (Y/N) **Yes**  
Addendum **Summer Taxes: \$48.48 (CFR = summer taxes only and no SEV or TAXV)**

## Features

WATER	<b>None</b>	TELEPHONE	<b>No</b>
SEWER	<b>None</b>	ELECTRIC	<b>None</b>
TERRAIN	<b>Combination</b>	NATURAL GAS	<b>No</b>
ROAD	<b>None</b>	CABLE	<b>No</b>
SHORELINE	<b>Mixed</b>	ROAD ACCESS	<b>No</b>
WOODED	<b>Yes</b>	OUTBUILDINGS	<b>None</b>

## Remarks

**40 acres with Cherry Creek running through property. Surrounded by Ottawa National Forest. Walking access is available via Jack Spur Road--working on obtaining additional access and road, but price will go up! Buy NOW and SAVE! Property is in CFR.**

## Directions

**1 mile north on Hwy M28 off Jack Spur 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:

