

# CLIENT HANDOUT



MLS # **1040735**  
Class **VACANT LAND**  
Type **40 Acres and Over**  
Area **Bessemer T**  
Asking Price **\$96,000**  
Address **Parcel 1 Chaney Lake Rd**  
City **Bessemer**  
Waterfront **River**  
Water View **None**  
Trailside **No**  
At Ski Area **No**  
Body of Water **Little Black River**  
Ski Resort Name  
Trailside Description

County  
City/Township/Village  
State  
Zip

**Gogebic  
Bessemer T  
MI  
49911**

This Listing Information Provided Courtesy of:



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



## General Information

School District **Bessemer**  
Exclusions (Y/N) **No**  
# Acres **80.00**  
Lot Dimensions **1320x2640**  
Legal **Sec 33 T47N R45W Map No 101 & 104**  
**E 1/2 of NE 1/4. 80 acres.**  
Zoning  
Tax ID **2701-18-300-100**  
CFA (Y/N) **Yes**  
Addendum **Summer Taxes: \$96.96 (CFR =**  
**only summer taxes and no SEV or TAXV)**

## Features

WATER **None**  
SEWER **None**  
TERRAIN **Combination**  
ROAD **Other**  
SHORELINE **Mixed**  
WOODED **Yes**

TELEPHONE **No**  
ELECTRIC **None**  
NATURAL GAS **No**  
CABLE **No**  
ROAD ACCESS **Seasonal**  
OUTBUILDINGS **None**

## Remarks

**Gorgeous spot for a camp! Little Black River flows through this 80 acre parcel in the Bessemer Township. Some lowland and woods. Gogebic County Forest owns the next 40 acres to the north, so there is a nice privacy buffer. Property is in CFR. Gravel road with great physical access.**

## Directions

**US 2 to Chaney Lake Rd. Approximately 3/4 -1 mile in east off Chaney Lake Rd on a decent gravel road. Watch for pink ribbon on right and sign.**

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:

