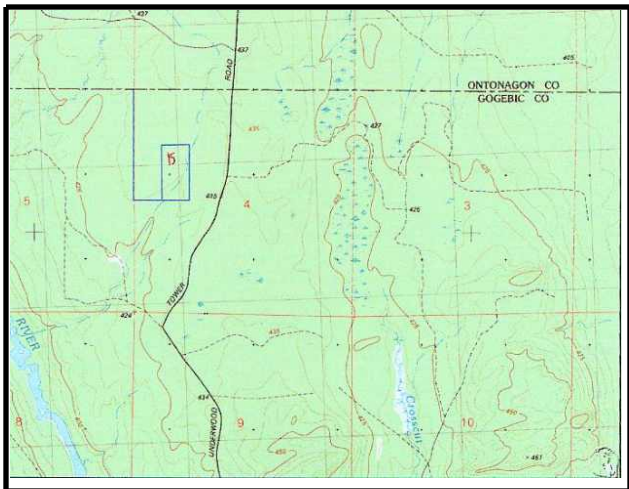


# CLIENT HANDOUT



MLS # **1040747**  
Class **VACANT LAND**  
Type **Over 10 Acres**  
Area **Wakefield T**  
Asking Price **\$20,000**  
Address **Parcel 20 Tower Rd**  
City **Wakefield**  
Waterfront **None**  
Water View **None**  
Trailside **No**  
At Ski Area **No**  
Body of Water  
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 **20.00**  
Lot Dimensions **1320x660**  
Legal **Sec 04 T48N R44W Map No 203A. E1**  
**/2 of SW 1/4 of NW 1/4. 20 acres.**  
Zoning  
Tax ID **2705-05-401-100**  
CFA (Y/N) **No**  
Addendum **2008 Taxes: \$666.25 2008 SEV:**  
**\$25,000 2008 TAXV: \$25,000 Non**  
**-Homestead**

## Features

WATER <b>None</b>	TELEPHONE <b>No</b>
SEWER <b>None</b>	ELECTRIC <b>None</b>
TERRAIN <b>Flat</b>	NATURAL GAS <b>No</b>
ROAD <b>None</b>	CABLE <b>No</b>
SHORELINE <b>Not Applicable</b>	ROAD ACCESS <b>No</b>
WOODED <b>Yes</b>	OUTBUILDINGS <b>None</b>

## Remarks

**A 20 acre jewel surrounded by thousands of acres of Ottawa National Forest. Nice timber with access located 3/4 mile from the "wide" Presque Isle River. Property is not in CFR.**

## Directions

**West of Tower Road.**

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:

