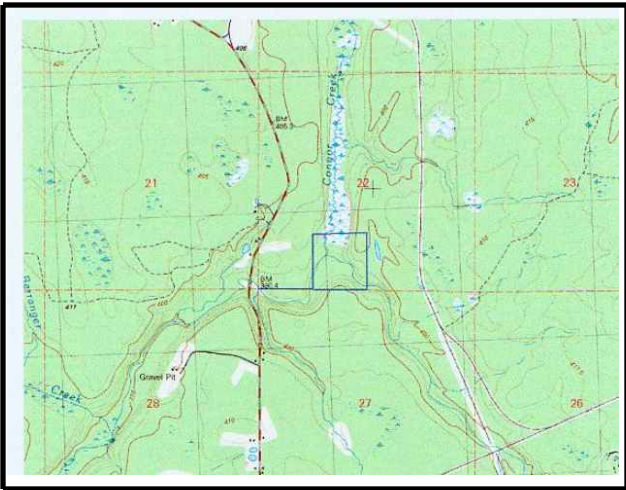


CLIENT HANDOUT



MLS # **1040749** County **Gogebic**
Class **VACANT LAND** City/Township/Village **Wakefield T**
Type **40 Acres and Over** State **MI**
Area **Wakefield T** Zip **49968**
Asking Price **\$40,000**
Address **Parcel 23 Presque Isle Rd**
City **Wakefield**
Waterfront **Stream/Creek**
Water View **None**
Trailside **No**
At Ski Area **No**
Body of Water **Connor & Jackson Creeks**
Ski Resort Name
Trailside Description

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 22 T48N R45W Map No 304 SE 1 /4 of SW 1/4. 40 acres.**
Zoning
Tax ID **2705-17-200-500**
CFA (Y/N) **Yes**
Addendum **Summer Taxes: \$48.48 (CFR = summer taxes only and no SEV or TAXV)**

Features

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

Remarks

Excellent hunting and fishing available on this 40 acre parcel. Connor and Jackson Creeks intersect here creating a beautiful stream for fishing. Access to large tracts of CFR land. Located 4 miles north of the City of Wakefield. Property is in CFR.

Directions

East off Presque Isle 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:

