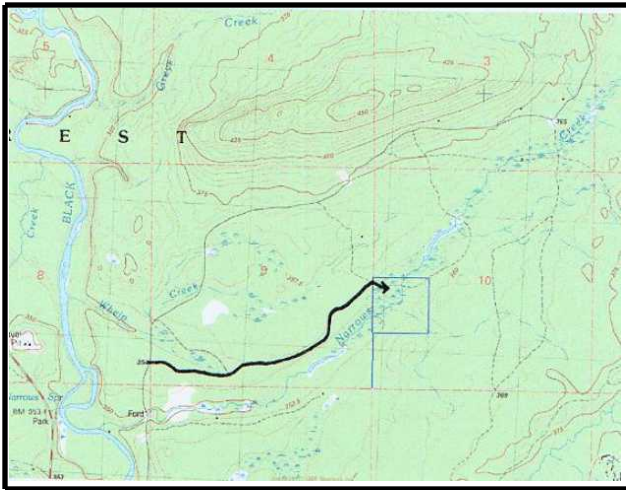


# CLIENT HANDOUT



MLS # **1040737**  
Class **VACANT LAND**  
Type **40 Acres and Over**  
Area **Ironwood T**  
Asking Price **\$38,000**  
Address **Parcel 2 off Black River Rd**  
Waterfront **Stream/Creek**  
Water View **None**  
Trailside **No**  
At Ski Area **No**  
Body of Water **Narrows Creek**  
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 **40.00**  
Lot Dimensions **1320x1320**  
Legal **Sec 10 T48N R46W Map No 302 NW 1 /4 of SW 1/4. 40 Acres.**  
Zoning  
Tax ID **2703-00-111-400**  
CFA (Y/N) **Yes**  
Addendum **Summer Taxes: \$48.48 (CFR = only summer taxes and no SEV or TAXV)**

## Features

WATER **None**  
SEWER **None**  
TERRAIN **Combination, Low**  
ROAD **Other**  
SHORELINE **Mixed**  
WOODED **Yes**  
TELEPHONE **No**  
ELECTRIC **None**  
NATURAL GAS **No**  
CABLE **No**  
ROAD ACCESS **Seasonal**  
OUTBUILDINGS **None**

## Remarks

**Narrows Creek flows through this 40 acre parcel in the Ironwood Township. About half of property is lowland but there is some elevation in the southeast corner. Access via a rough 2-track trail to property. Property is in CFR.**

## Directions

**East off Black River Road via 2-track trail.**

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:

