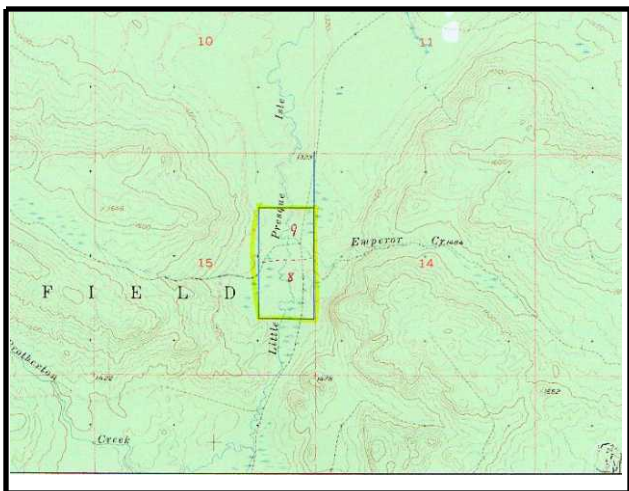


CLIENT HANDOUT



MLS # **1040742**
Class **VACANT LAND**
Type **40 Acres and Over**
Area **Wakefield T**
Asking Price **\$76,000**
County **Gogebic**
City/Township/Village **Wakefield T**
State **MI**
Zip **49968**
Address **Parcels 13-14 near Forest**
Waterfront **River**
Water View **None**
Trailside **No**
At Ski Area **No**
Body of Water **Little Presque Isle River**
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 **80.00**
Lot Dimensions **1320x2640**
Legal **Sec 15 T47N R44W Map No 104 SE 1 /4 of NE 1/4-40 acres; and Map No 401 NE 1 /4 of SE 1/4-40 acres.**
Zoning
Tax ID **2705-01-500-300 / 700**
CFA (Y/N) **Yes**
Addendum **Summer Taxes: \$96.96 (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

Hunter's paradise with 80 acres bordering the Ottawa National Forest. Little Presque Isle River runs north to south through the center of this excellent property. Drive right up and build your cottage here today! Also available as two 40 acre parcels for a separate price each. Property is in CFR.

Directions

Near forest road 9300.

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:

