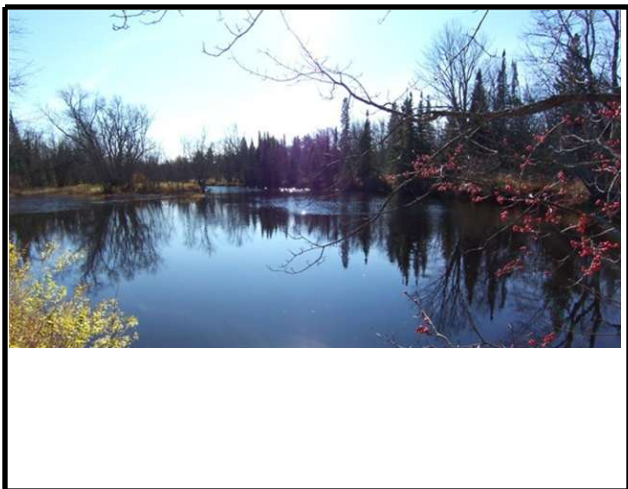


CLIENT HANDOUT



MLS # **1040746** County **Gogebic**
Class **VACANT LAND** City/Township/Village **Wakefield T**
Type **40 Acres and Over** State **MI**
Area **Wakefield T** Zip **49968**
Asking Price **\$124,500**
Address **Parcels 18-19 Hwy M28**
City **Wakefield**
Waterfront **River**
Water View **Stream/Creek**
Trailside **No**
At Ski Area **No**
Body of Water **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 14 T48N R44W Map No 303-304. S**
1/2 of SW 1/4. 80 acres.
Zoning
Tax ID **2705-06-400-800**
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

80 acres of Upper Michigan "Paradise" completely surrounded by Ottawa National Forest. DNR groomed snowmobile trail touches property. Land is adjacent to the majestic Presque Isle River. Canoe from your front door! Unlimited hunting and fishing. New road (2008) with special use permit. Access off Hwy M-28...WOW! Property is in CFR. Also available as two 40 acre parcels for a separate price each. Hurry, this one will sell soon!

Directions

North of Hwy M28.

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:

