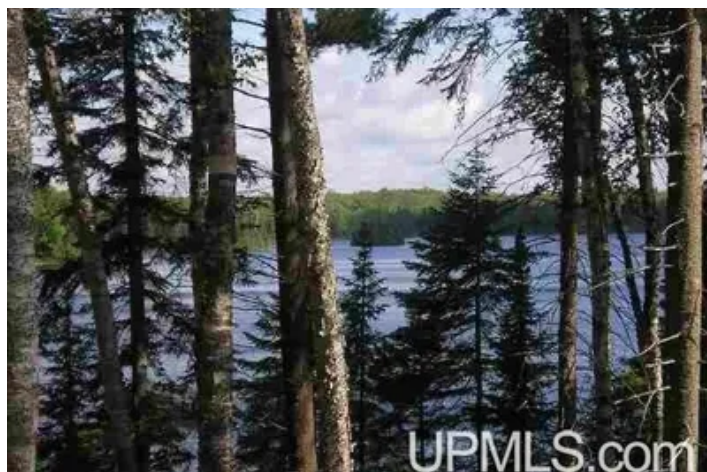
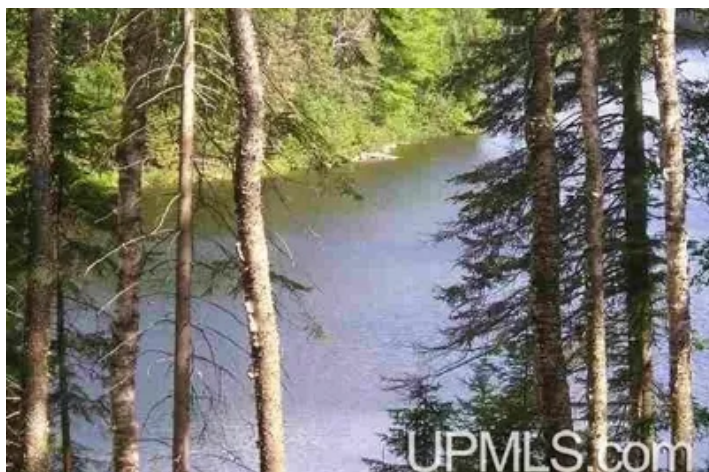


Michigan 93.9 Acres on Private Lake 50162791
Lot 43C E. Fence Lake Rd
Michigamme, MI 49861

\$408,800
93.900± Acres
Baraga County



Michigan 93.9 Acres on Private Lake 50162791
Michigamme, MI / Baraga County

SUMMARY

Address

Lot 43C E. Fence Lake Rd

City, State Zip

Michigamme, MI 49861

County

Baraga County

Type

Hunting Land, Recreational Land, Residential Property, Lakefront

Latitude / Longitude

46.501574 / -88.185693

Dwelling Square Feet

0

Bedrooms / Bathrooms

1 / 1

Acreage

93.900

Price

\$408,800

Property Website

<https://www.landleader.com/property/michigan-93-9-acres-on-private-lake-50162791-baraga-michigan/69503>



Michigan 93.9 Acres on Private Lake 50162791

Michigamme, MI / Baraga County

PROPERTY DESCRIPTION

Michigan Private Lake Lot For Sale - This 93.90 acre wooded parcel has 900 feet of frontage on a beautiful bay on the southern shore of Fence Lake! - This lake is located in south-eastern Baraga County in Michigan's Upper Peninsula. - Fence Lake is a private, pristine spring fed lake that is 310 acres in size, has 50-foot depths, numerous coves and bays, and has four islands which are owned in common by the property owners. - Water also enters from the northern end of the lake and exits into the Fence River, which flows southward for many miles, and enters the Michigamme Reservoir. - The lake is a spectacular fishery, with Rainbow and Brown trout, Yellow perch, and trophy-sized Smallmouth bass. - The lake is protected with covenants, limits on boat motor size, prohibition on jet skis, and specific "quiet hours". - Lot 43C is one of only 46 parcels on the lake - this limited number was designed to ensure minimal human impact on the environment, and the moose, bear, deer, loons, and eagles that call this land their home. - As you drive along the driveway through this parcel to a clearing, you have views of the frontage of the lake on one side, and views across a large ravine on the other side. - This property has some of the most varied terrain in the development - and because of its size, hunting is permitted on it.- Nearby there are two State Parks. - It is an hour drive to Marquette, and there are good flight services from Sawyer International Airport to major US Cities. - For Woodland Solitude Check Out the Secluded Shores of Fence Lake! - Fence Lake Association By-Laws and Covenants available upon request. - The Property Is Enrolled in The Michigan Qualified Forest Program, or QFP, a property tax exemption program for private landowners who agree to actively and sustainably manage their forestland for: Commercial harvest, Wildlife habitat enhancement, and Other Non Forest resources improvement - Two ways the Qualified Forest Program may reduce your property taxes. 1) When you execute a Qualified Forest School Tax Affidavit (QFSTA) it exempts you from paying certain local school operating millage. Typically, you would be exempt from 18 mills of school operation tax, although that amount may be less depending on the school districts within your community. 2) You may also execute a Qualified Forest Taxable Value Affidavit (QFTVA) if you are purchasing forested land that is already enrolled in the program. If you are a new purchaser and execute a QFTVA, your taxable value would remain capped at the level of the previous owner. - FOREST STEWARDSHIP PLAN Available To Pre-Qualified Buyers. -Additional Information Is Available In The Associated Documents.



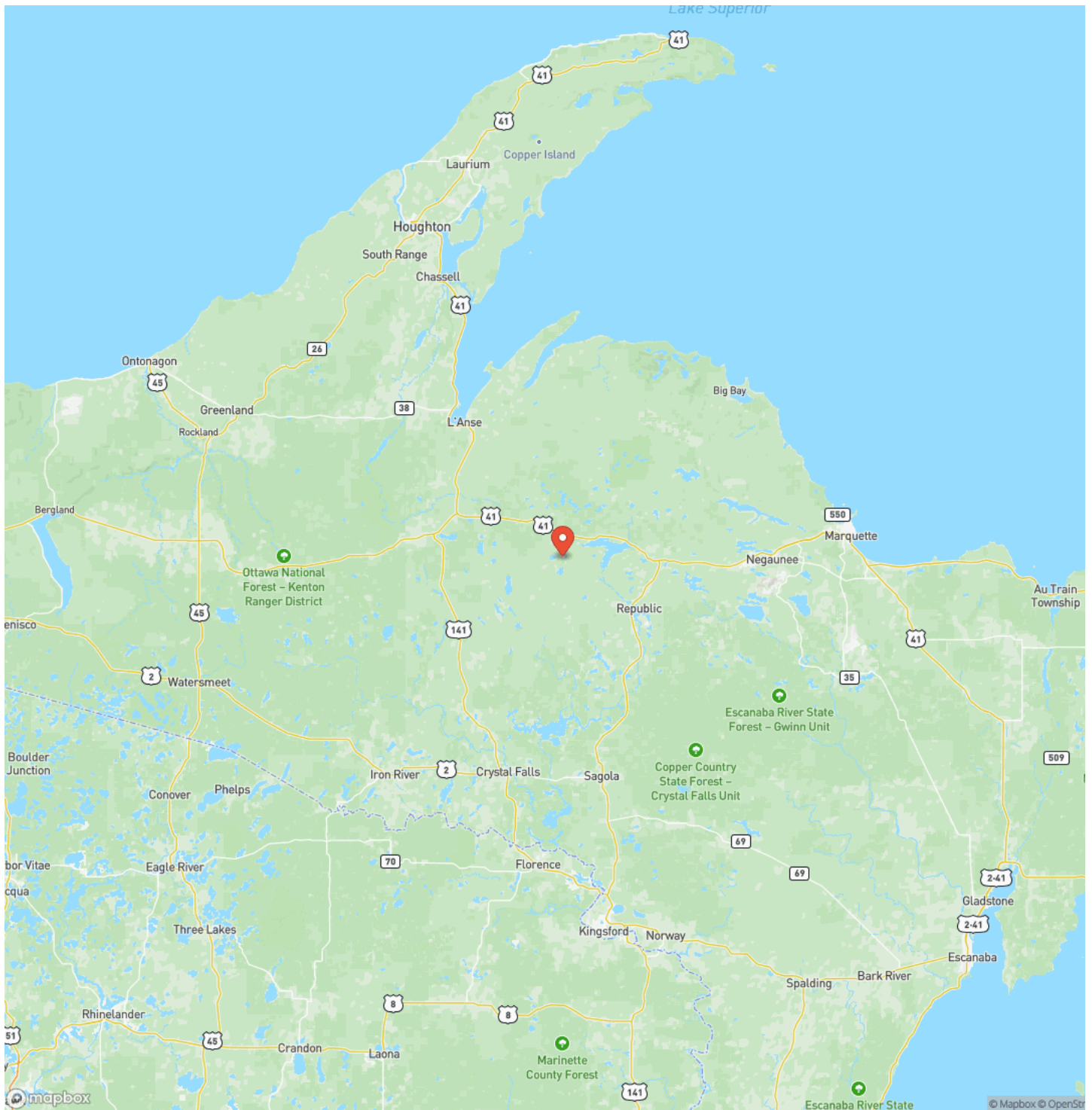
Michigan 93.9 Acres on Private Lake 50162791
Michigamme, MI / Baraga County



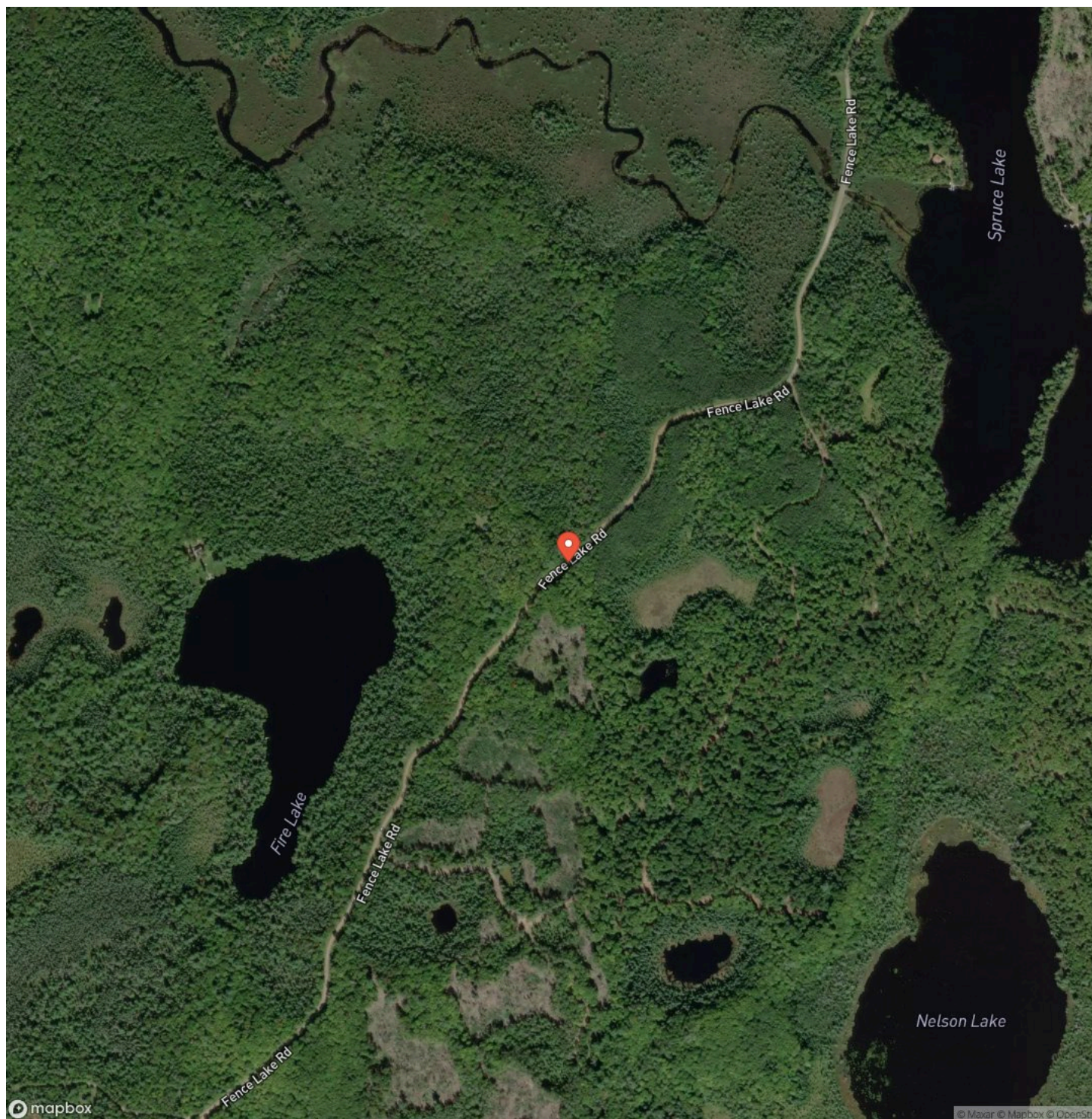
Locator Map



Locator Map



Satellite Map



Michigan 93.9 Acres on Private Lake 50162791
Michigamme, MI / Baraga County

LISTING REPRESENTATIVE

For more information contact:



Representative

Timothy Keohane

Mobile

(906) 250-4743

Office

(906) 228-9312

Email

tk@greatlakesandland.com

Address

856 West Washington Street

City / State / Zip

Marquette, MI 49855

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
greatlakesandland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Lakes & Land Real Estate Co, Inc
856 West Washington
Marquette, MI 49855
(906) 228-9312
greatlakesandland.com

