

40 Acres Off Co Rd 426 50101463  
TBD 40 Ac Off Co Rd 426  
Cornell, MI 49819

**\$29,000**  
40± Acres  
Marquette County



**40 Acres Off Co Rd 426 50101463  
Cornell, MI / Marquette County**

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**SUMMARY**

**Address**

TBD 40 Ac Off Co Rd 426

**City, State Zip**

Cornell, MI 49819

**County**

Marquette County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

46.050457 / -87.48918

**Acreage**

40

**Price**

\$29,000

**Property Website**

<https://www.landleader.com/property/40-acres-off-co-rd-426-50101463-marquette-michigan/37427>



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**PROPERTY DESCRIPTION**

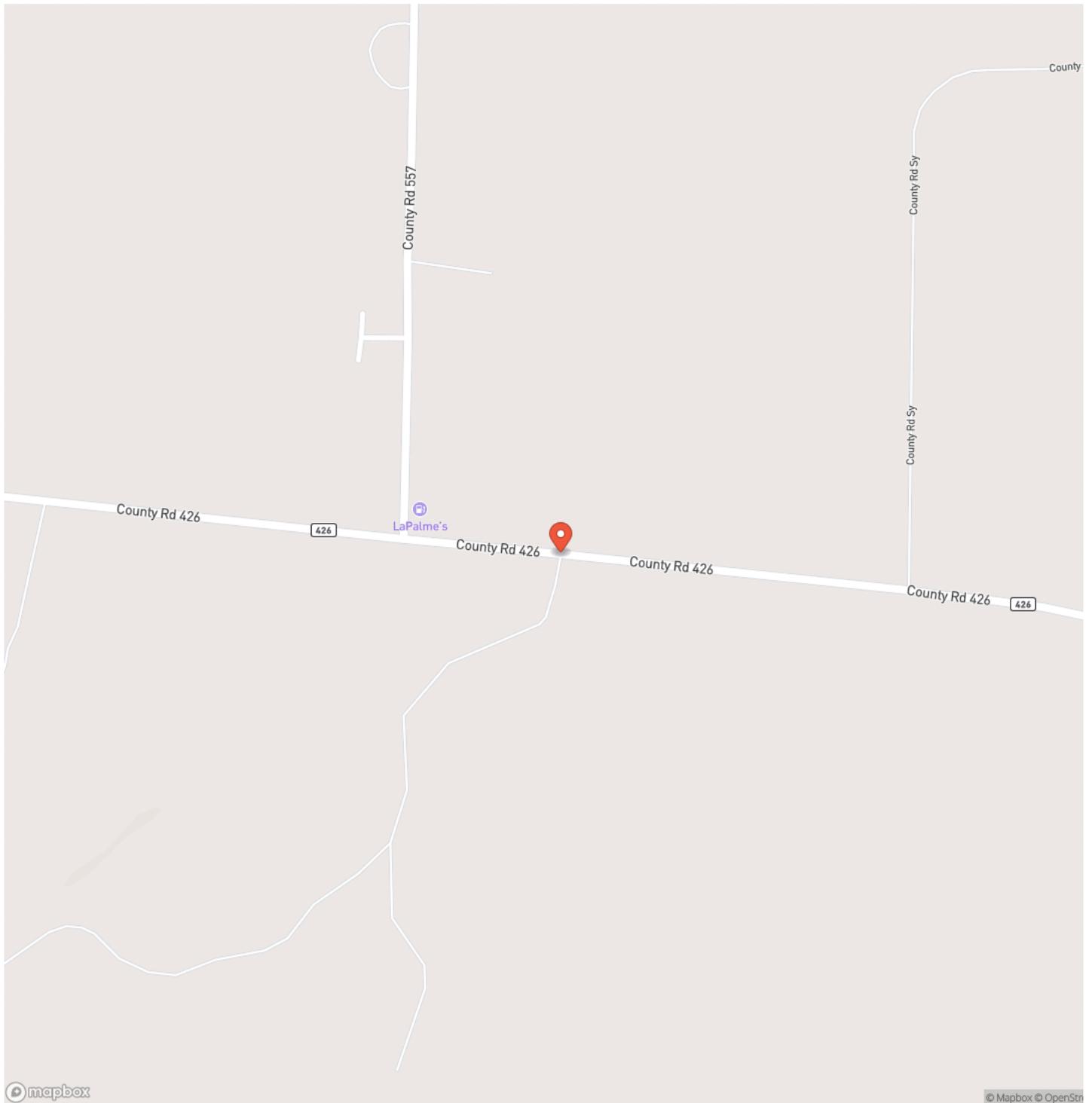
Comprised of 40 acres of forested and partial wetland terrain in Southern Marquette County, 20 miles South of Gwinn in the Upper Peninsula of Michigan. The land has a green lush setting featuring Spruce, Tamarack, Elm & additional wooded surroundings including an old rail grade line "XL pathway" where the animals love to trail and gather. The property is in CFR. An easement road granted runs up the open pathway via ATV or UTV. The tract is adjacent to other CF Public Lands and their neighboring Gwinn State Forest lands for access to additional trails and recreational opportunities including Snowmobile Trail 33 a short drive away. White-tail deer, Bear, Moose, Turkey, Grouse, Duck and many other birds and smaller animals call this land their home. This has been host to a hunting club before selling the business. The acreage, especially at this price point, is a great investment and perfect for hunting, or just some peace and quiet. Additional acreage available via MLS- 500, 80, another 40.



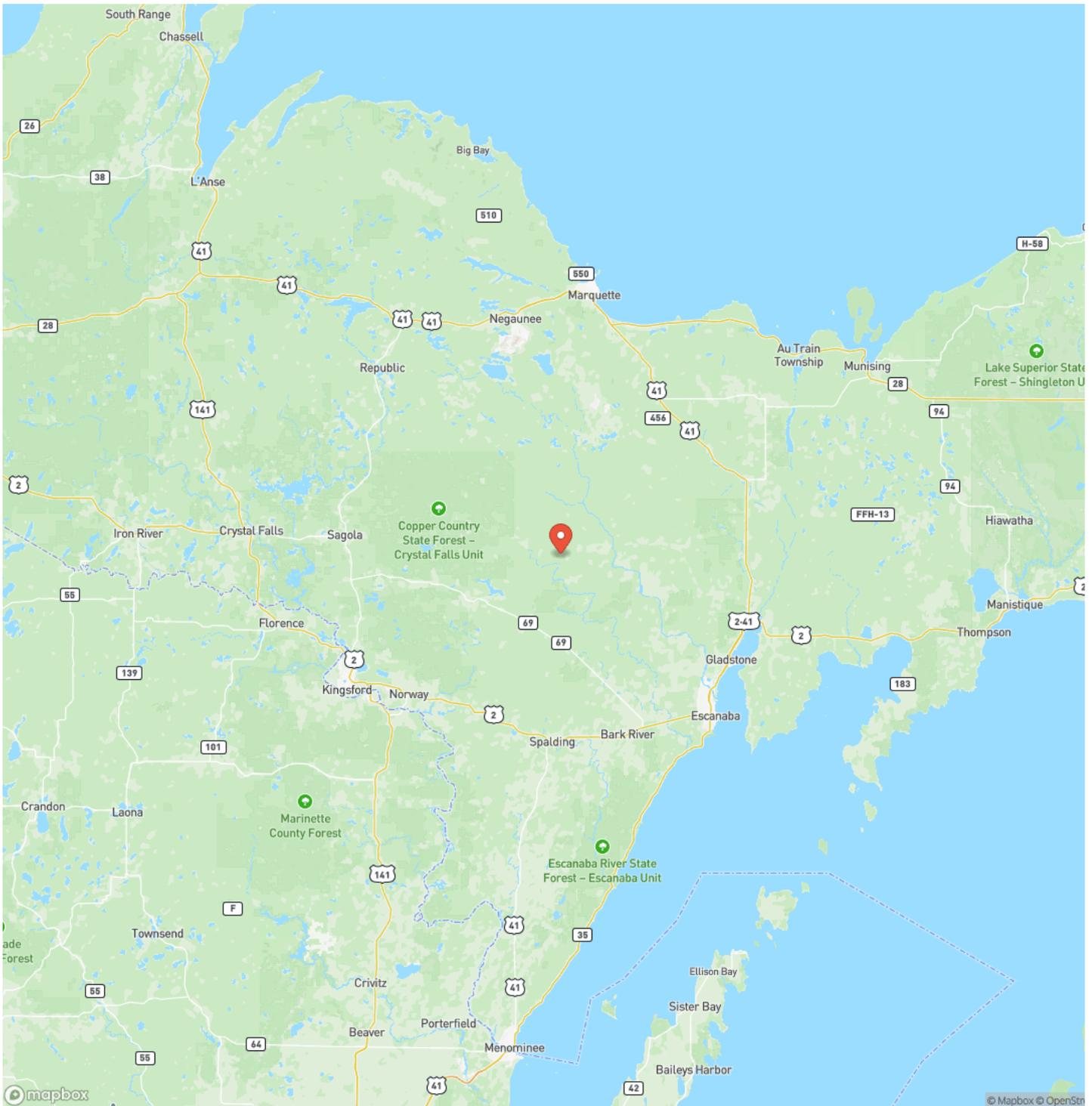
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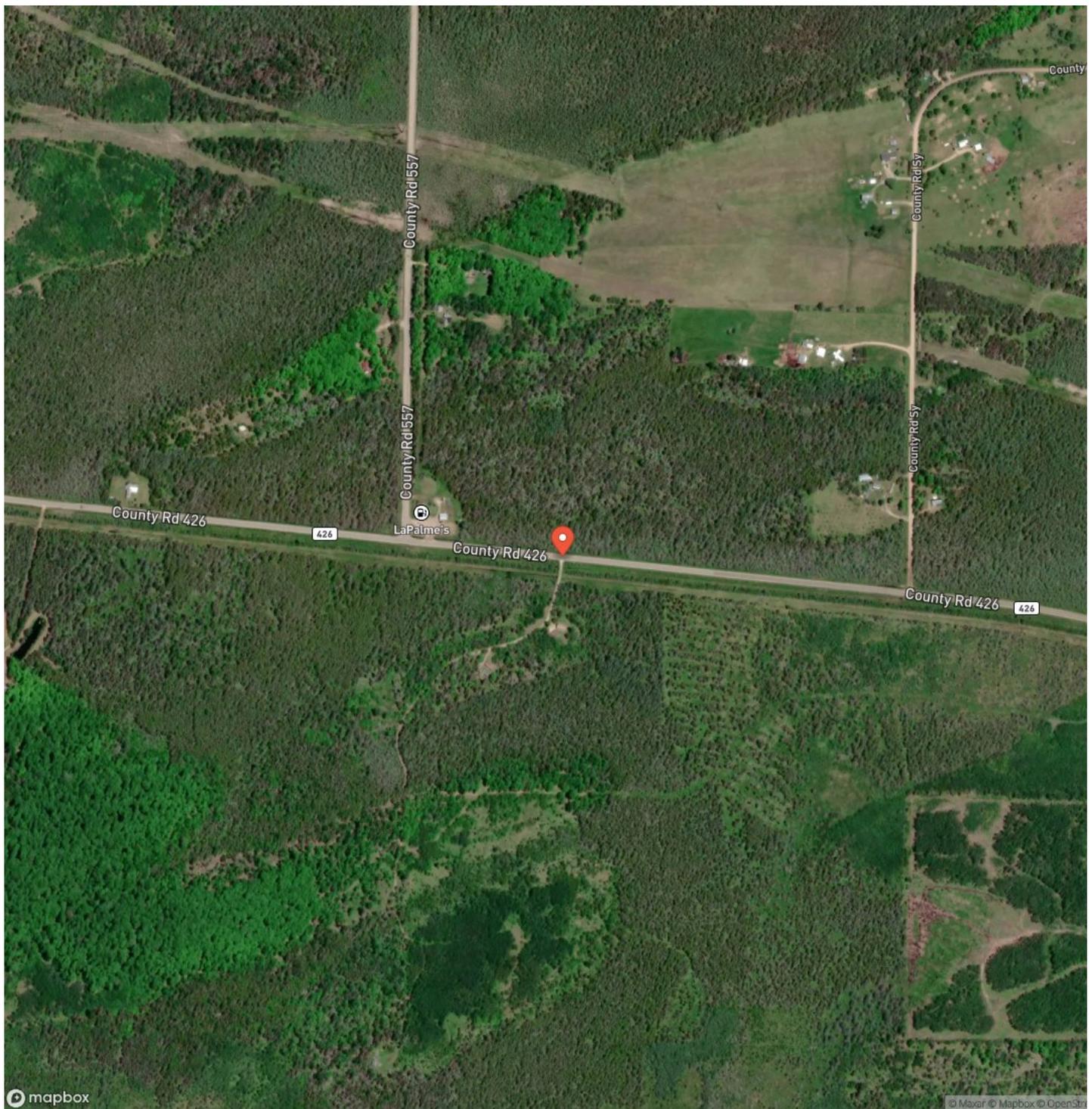
## Locator Map



# Locator Map



## Satellite Map







## **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.



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