

Wolf Lake Highlands 10061069
TBD Wolf Lake Rd
Champion, MI 49814

\$364,500
455.570± Acres
Marquette County



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Champion, MI / Marquette County

SUMMARY

Address

TBD Wolf Lake Rd

City, State Zip

Champion, MI 49814

County

Marquette County

Type

Hunting Land, Recreational Land, Riverfront, Timberland,
Undeveloped Land

Latitude / Longitude

46.562731 / -87.849293

Acreage

455.570

Price

\$364,500

Property Website

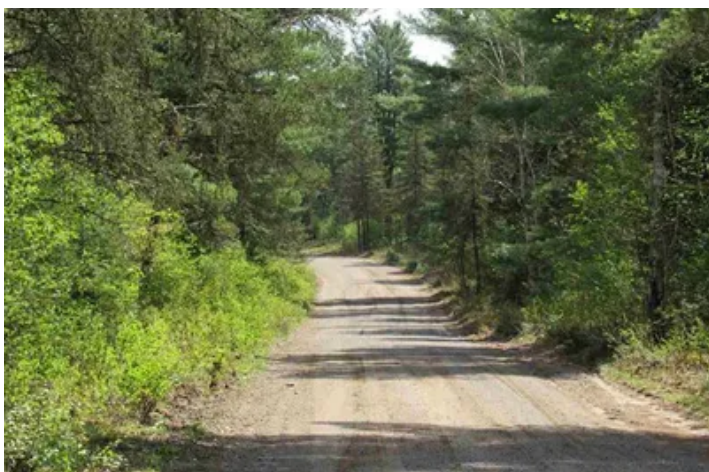
<https://www.landleader.com/property/wolf-lake-highlands-10061069-marquette-michigan/37515>



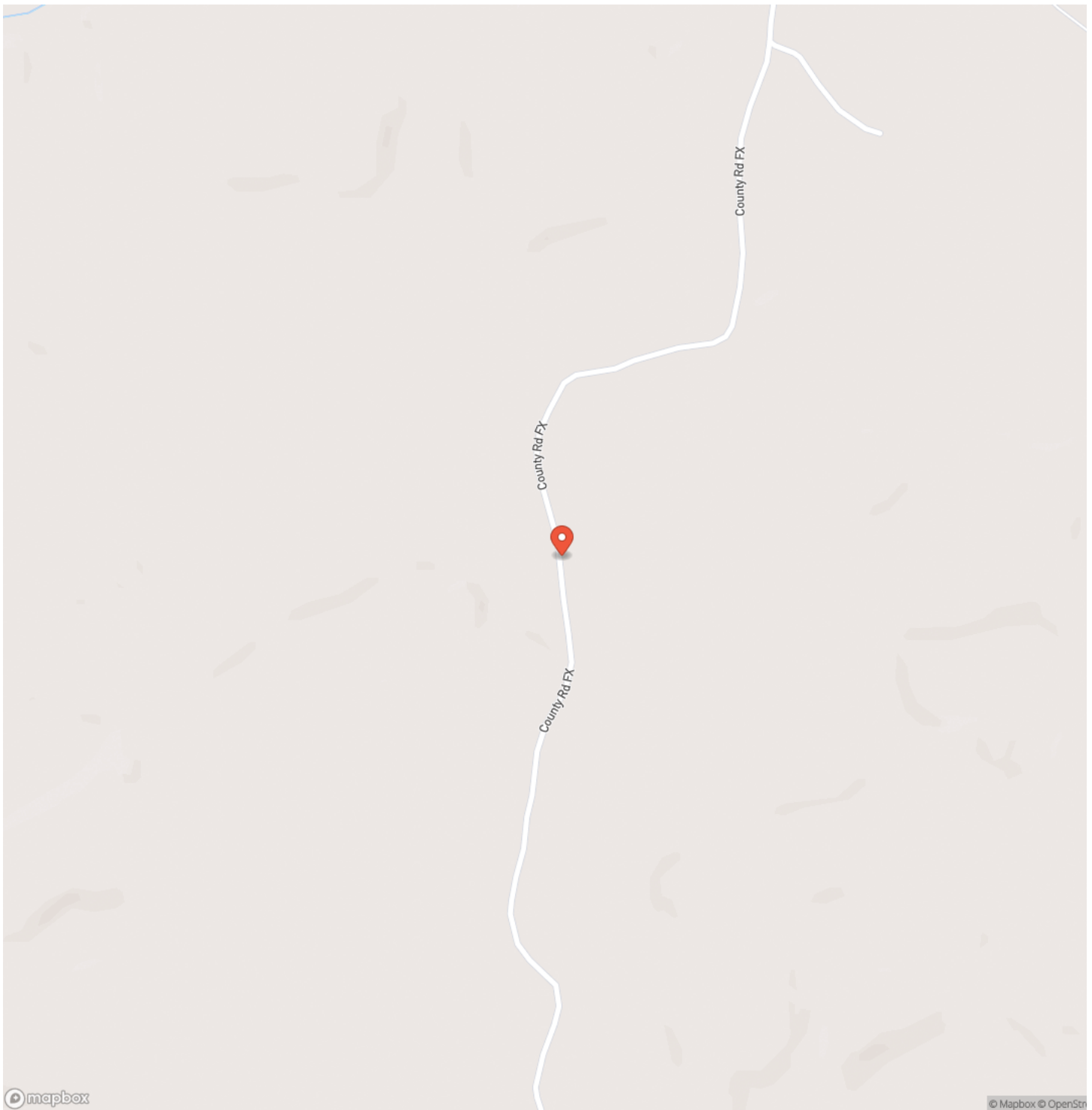
PROPERTY DESCRIPTION

455.57+/- ACRE WOODED RECREATIONAL PARCEL IN THE SOUTHERN MICHIGAN HIGHLANDS OF MICHIGAN FOR SALE! This property straddles Champion and Ely Townships, which are located in the west-central side of Marquette County, in the Upper Peninsula of Michigan! This area is made up of a mosaic of precambrian granite and sandstone bedrock knobs, low rocky ridges, many bedrock lakes (which occupy depressions in the bedrock created by glacial erosion), outwash plains, and northern hardwood forests. The property features rock outcroppings on several different areas of the property that provide excellent views. The property offered for sale contains diverse wildlife habitat that includes old fields, beaver ponds, natural marshes, deer wintering areas, aspen stands, alder stands, red oak stands, northern white cedar stands, rivers and stream. The entire property has a recently completed road network per a selective improvement cut finished in Spring 2008. For additional trail riding on snowmobiles and ATVs, you can jump onto the main east-west groomed Clowrey-Peshekee Multi-Use trail just a mile+ south of the property. It links to trails across the U.P. To the west, this trail meets the main north-south Republic-Champion Multi-Use State Trail No. 5 for additional ATVing, Biking, Hiking, Horseback riding, and Snowmobiling. To the east (Marquette-Ishpeming-Negaunee Area) there is access to Snow Mobile Trail #8. Ten forested and wildlife habitat types are represented on the property which provide wildlife escape cover, winter thermal covers, nesting sites and bedding sites. Where these multiple forest types meet, wildlife "edges" are created that create diversity and unique habitat for wildlife. Black Bear hunting is available on the property, and there is one distinct rock outcropping that may possibly be a winter bear den. Other wildlife includes Moose, White-Tailed Deer, Black Bear, Timber Wolves, Ruffed Grouse (Partridge), Woodcock and small non-game animals and mammals. The property is enrolled in the Commercial Forest Act and are being managed to improve upon the forest resources and maintain long-term sustainability of high valued timber products while improving upon forest health, forest productivity, natural regeneration and wildlife habitat. Diverse property types include Northern Mature Hardwoods, Lowland conifer, Cedar Swamp, Bogs, and Fields. Dominant tree types are Jack Pine, White Spruce, Aspen, and White Pine. Numerous scattered mature White Pine and Red Pine are located throughout property as seed trees. [\(2006-2008\)](#) selective cut totals: 1495 cords of softwood pulp, 1275 cords of hardwood pulp, 168 cords of aspen pulp, 65 cords of birch pulp, 136 cords of spruce bolts, 28,830 board feet of logs. There are thousands more acres of Corporate CFA Land adjacent to the eastern and southern side of the parcel, and Escanaba River State Forest Lands to the north, which allow walk-in access for Hunting, Trapping and Fishing. Just north of the property is Trembath Lake, a 37-Acre private lake that is 30 +/- feet deep. It has an inlet, and two outlets, which provide a great environment for Largemouth bass, Northern pike, and Small mouth bass. The property offered for sale has three quarters of a mile of frontage Koops Creek, and a creek that exits the eastern end of the lake - and is a designated Type 1 Fishing Stream, known for trout. It also has over 1.25 miles of frontage on both sides of Second River. There are also active springs located on Second River. Brown Creek snakes along and crosses the southern border of the property, and has a 5 acre beaver dam. The Brown and Koops Creeks join to form the Second River (a tributary of the Middle Branch of the Escanaba River) south of the property for some great trout fishing!

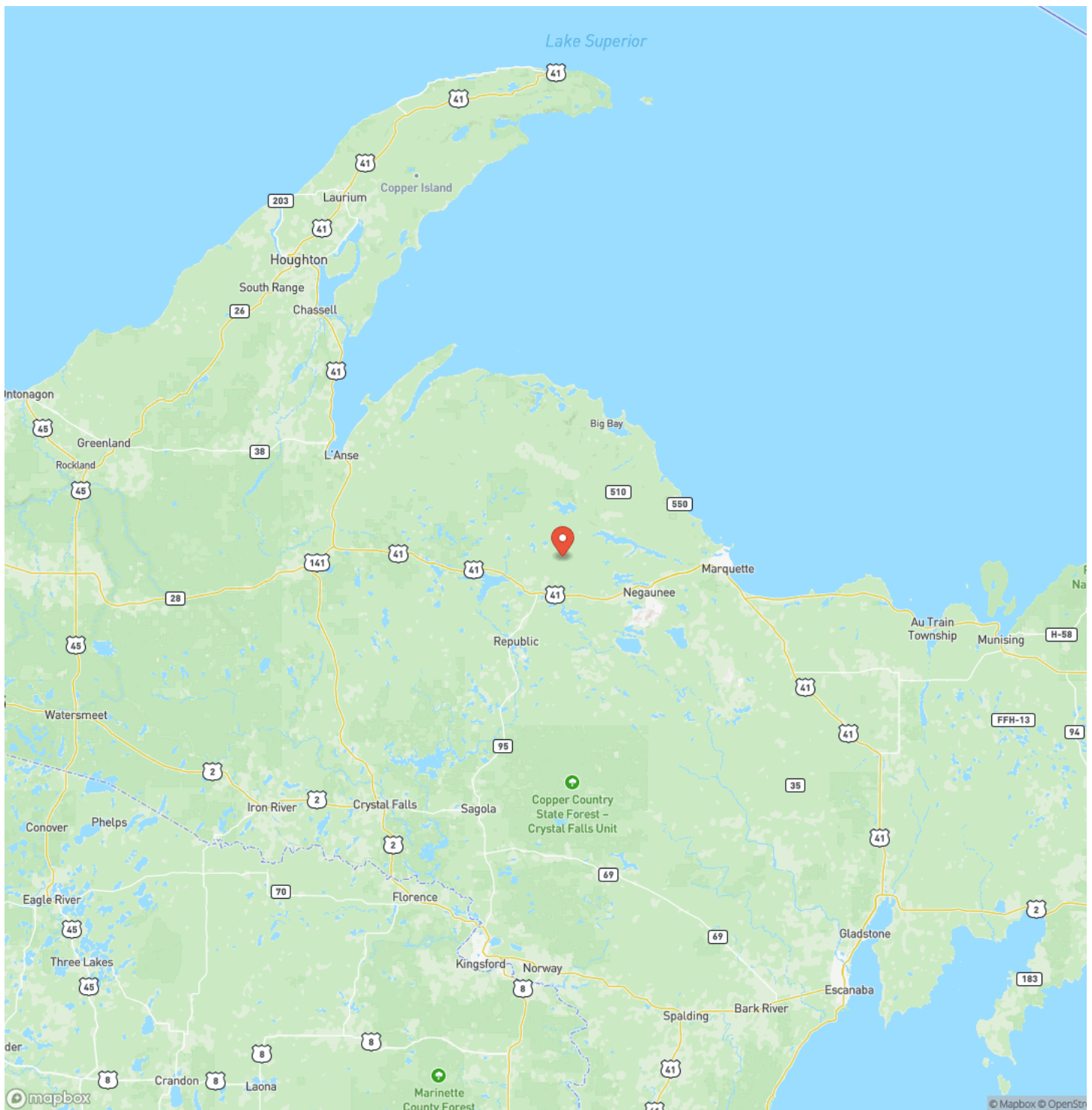




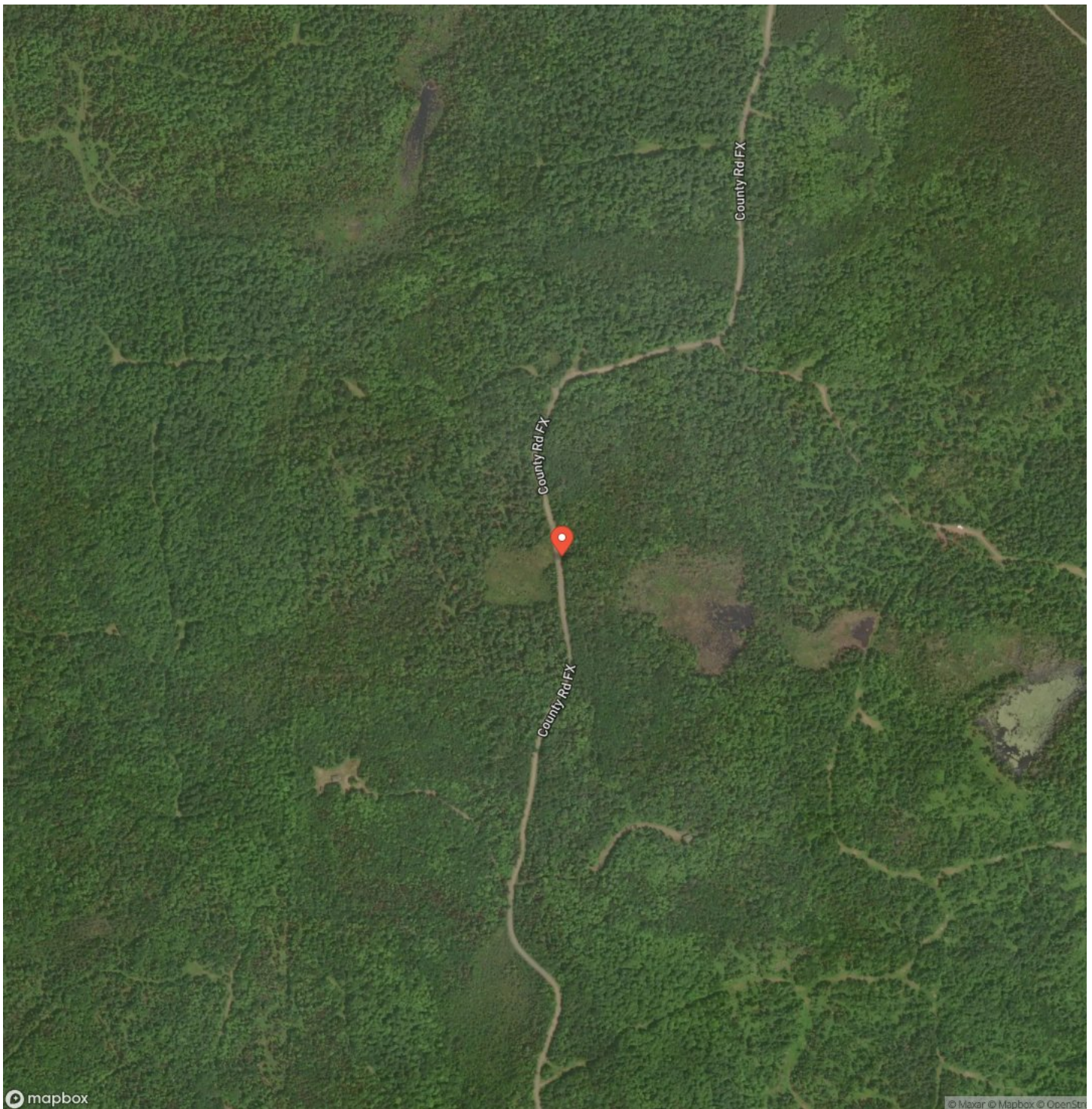
Locator Map



Locator Map



Satellite Map



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Champion, MI / Marquette County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Marquette, MI 49855

NOTES



MORE INFO ONLINE:

greatlakesandland.com

This image shows a blank 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.



DISCLAIMERS

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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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