

200 +/- Acre Prime Recreation 50116640  
TBD Off Ross Grade  
Arnold, MI 49831

**\$220,000**  
200± Acres  
Marquette County



**200 +/- Acre Prime Recreation 50116640**  
**Arnold, MI / Marquette County**

**SUMMARY**

**Address**

TBD Off Ross Grade

**City, State Zip**

Arnold, MI 49831

**County**

Marquette County

**Type**

Hunting Land, Recreational Land, Residential Property,  
Undeveloped Land

**Latitude / Longitude**

46.050787 / -87.492079

**Dwelling Square Feet**

1008

**Bedrooms / Bathrooms**

1 / --

**Acreage**

200

**Price**

\$220,000

**Property Website**

<https://www.landleader.com/property/200-acre-prime-recreation-50116640-marquette-michigan/42789>



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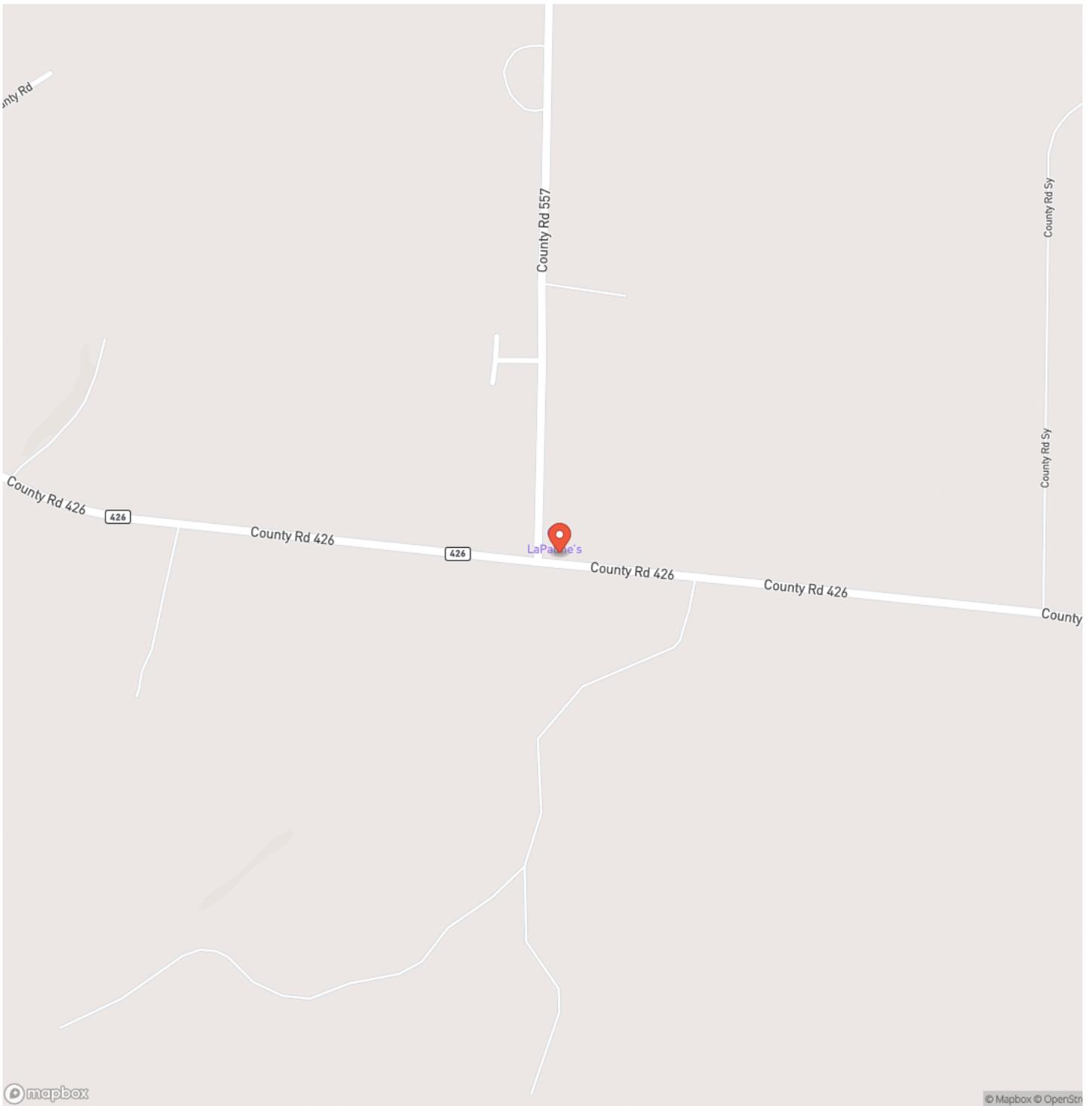
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**PROPERTY DESCRIPTION**

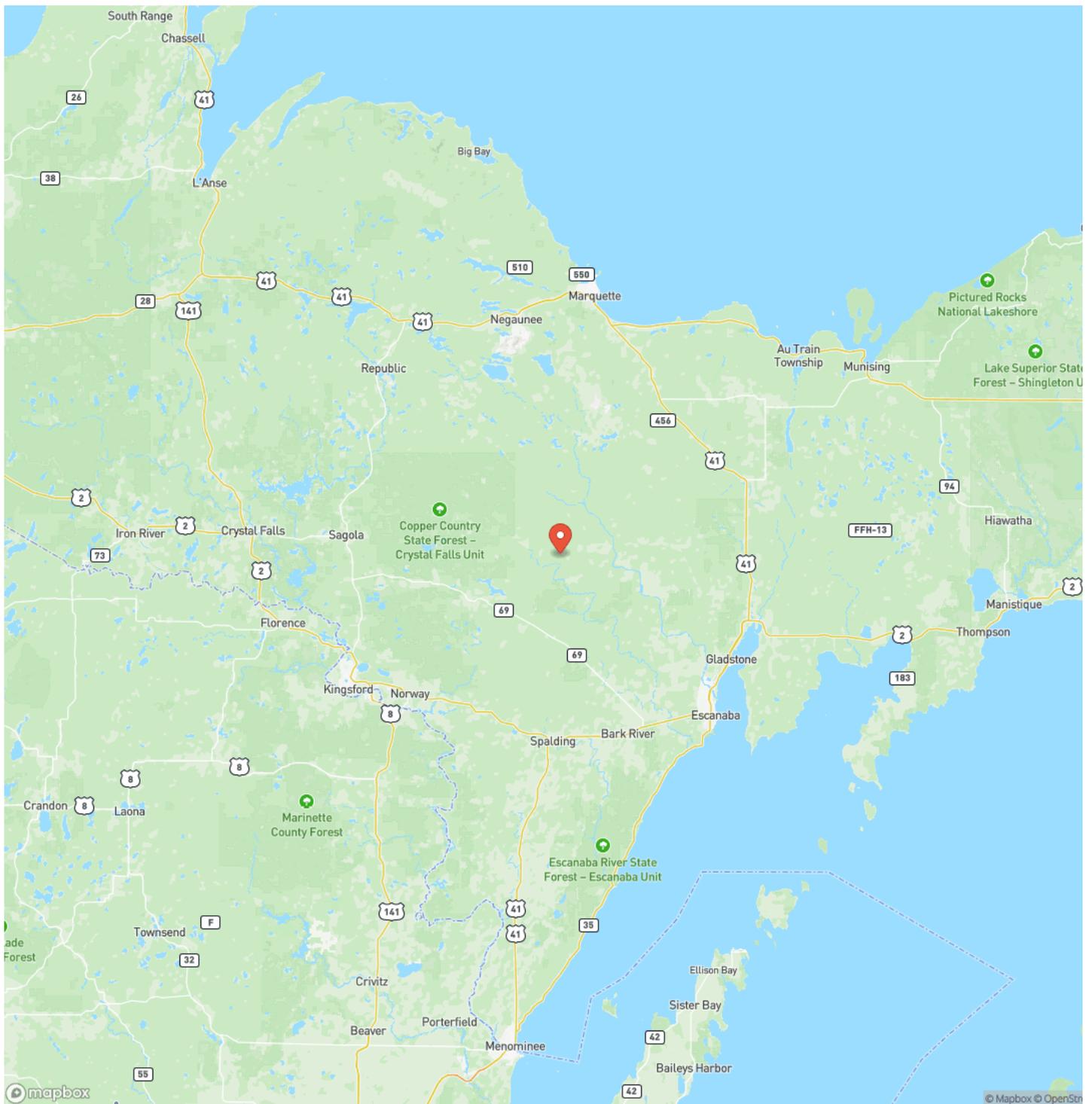
MICHIGAN 200+/- ACRE PRIME RECREATIONAL PARCEL FOR SALE! This property is located in the most south-western part of Marquette County, in Wells Township, in Michigan's Upper Peninsula. It is located about two miles northeast of the historic village of Northland. - This area was developed by lumber and railroad companies in the late 1890s, which brought explorers and loggers into the wilderness. - The 200 acres contains High and Low Land, and is mostly High. The sale includes a 16 x 63 Partial Log Cabin, and a 20 x 24 Pole Storage Building. - The property is adjacent to State of Michigan Land and Corporate CFA Land on the west for walk-in access for hunting, fishing, and trapping in season. - There is also access to thousands more acres of State Land about a mile+ away for additional access for these activities. Known for some of the best Whitetail deer hunting in the county! Hunters will also find Black bear, Grouse, Hare, Woodcock, and Turkey available here. - There is endless opportunity for outdoor activities such as camping, hiking, ATV trail riding, snowmobile, cross country skiing, and snow shoeing. - Several miles to the north up the Ross Grade to Kates Grade is access to Trail No. 32, an east-west Multi-Use Motorized State Trail. Here participants find Foot, Dirt Bike, ATV, and Horseback available in Summer, and in the Winter the trails are used by Skiers and Snowmobilers. This same trek northward will take you to Forsyth Township's intensively managed walk-in accessible ruffed grouse hunting area (GEMS – Grouse Enhanced Management System). A trail has been developed for those who need easier access, and for those who want a challenge, you can adventure off the trail in search of your grouse in the aspen stands found there. - Several creeks in the area flow eastward toward the West Branch of the Escanaba River, and the Ford River lies just a few miles to the south. - Most of these creeks and rivers are open for fly fishing and are wadable, and provide some great Brook trout, and Brown trout fishing - and fishing pressure is fairly light here. Access to this property is Gated for privacy – Contact us to schedule your private tour today! Frontage: Is a woods trail.



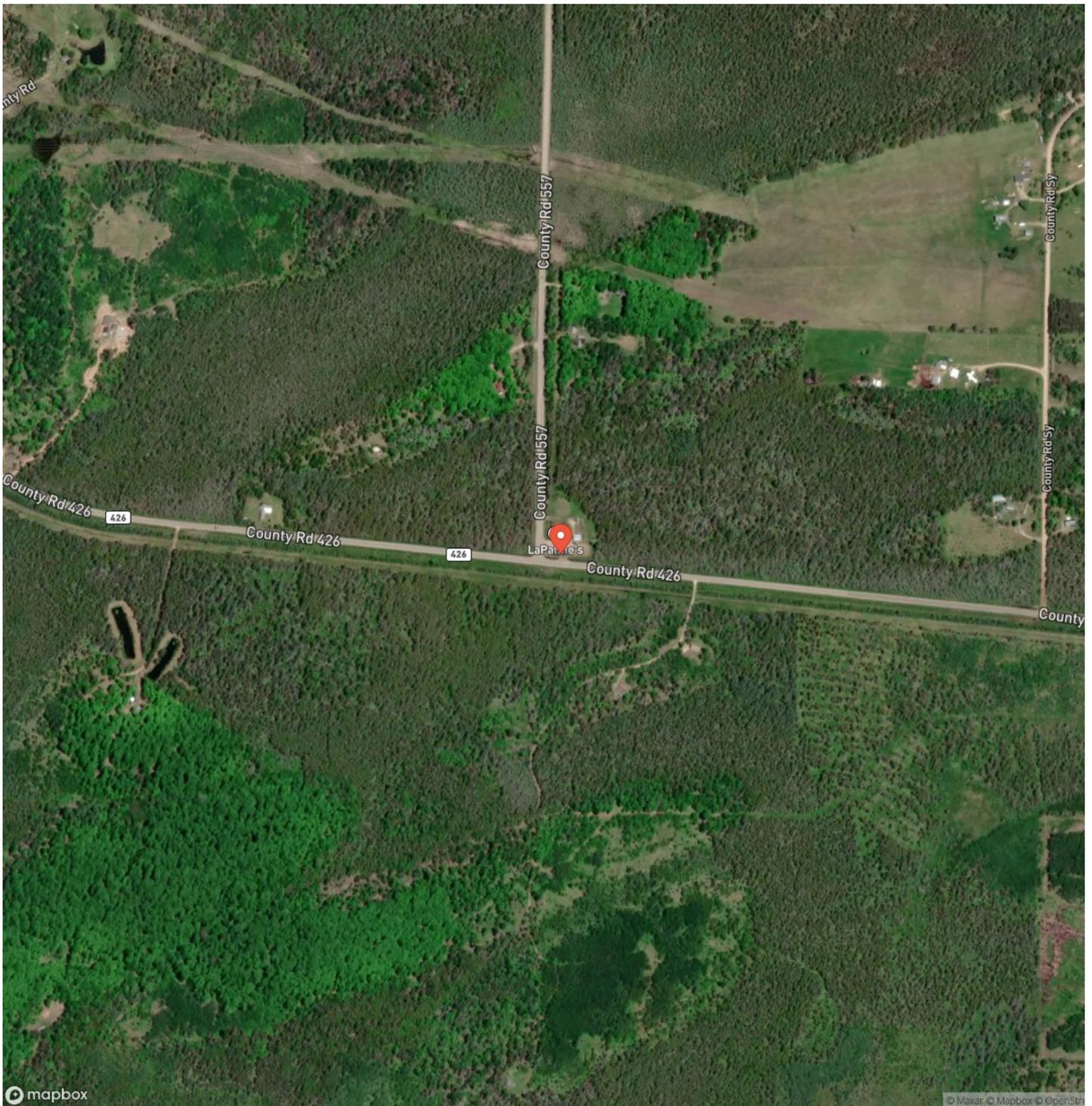
## Locator Map



## 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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