

**Michigan 400 Acre Tract 50142898**  
TBD Off Rice Lake Rd  
Lake Linden, MI 49945

**\$418,000**  
400± Acres  
Houghton County



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**Lake Linden, MI / Houghton County**

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**SUMMARY**

**Address**

TBD Off Rice Lake Rd

**City, State Zip**

Lake Linden, MI 49945

**County**

Houghton County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

47.170869 / -88.315357

**Acreage**

400

**Price**

\$418,000

**Property Website**

<https://www.landleader.com/property/michigan-400-acre-tract-50142898-houghton-michigan/56323>



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**PROPERTY DESCRIPTION**

MICHIGAN 400-ACRE TRACT FOR SALE! This property is isolated in Torch Lake Township, in Houghton County, in the Upper Peninsula of Michigan. This is a great recreational area, surrounded by the Torch Lake, the Portage Lake, and Lake Superior. This county lies on the eastern side of the Keweenaw Peninsula, which juts out 75 miles into Lake Superior. You can take a circle tour from this property to find some of the most picturesque scenery that Michigan has to offer. In the fall the Keweenaw area is known for brilliant displays of color created by the special mix of sugar maples, birch and oaks of the northern forests. Brockway Mountain scenic drive near Copper Harbor is a popular tourist destination. There are trails to hike and bike. There are beautiful sugar sand beaches, and blueberry and raspberry picking spots to explore in summer. In the winter there is extreme Back Country skiing at Mt. Bohemia Ski Hill. Just north of Rice Lake Road, via the Post Road, is access to the Gay Trail, a Multi-Use State Trail. No matter which outdoor recreation you are interested in, and no matter which direction you want to explore, this property will be a great spot to start out from! The 400-Acre Tract was owned by various timber companies since the 1900's. In the 1940's a severe forest fire burned most of the tract, which created an excellent regeneration of about 150-Acres of aspen. In winter, when other deciduous trees are mostly dormant, quaking aspens are able to keep producing sugar for energy. Deer seek shade from aspen groves in summer. They also consume bark, leaves, buds, and twigs of quaking aspens throughout the year. Ruffed grouse are especially dependent on quaking aspens for food and nesting habitat. About 106 acres of land includes tree species of red maple, sugar maple, yellow birch and ash, with scattered spruce, fir, and white pine mix. About 25-Acres of land has northern hardwoods. Sugar maple, red maple, hemlock, basswood and yellow birch are the most common trees in Michigan's northern hardwood forests. The McCallum Creek passes through north western parts of this property - This creates a wetland management area of about 128-Acres consisting of a mix of marsh, and beaver ponds. The largest pond is about 3-Acres in size and about 12 feet deep. The waters of the McCallum creek originate just north east of the property being offered for sale, and then flow westerly for about 4+/- miles and empty into Torch Lake. The creek may support brook trout. The ponds are visited by ducks, geese and wildlife native to wetland areas. It is recommended that this area be preserved and protected. The 400 Acres is currently enrolled in the Michigan CFA Program - Their current Owners objectives are to manage the forest tract stands to maximize growth, health, vigor, in conjunction to support recreation, wildlife habitat and watershed protection. There have been turkey, whitetail deer, and bear sightings on this parcel. If a New Owner wants to build a cabin on this property they would need to withdraw a portion of land from the program. - The property is a short drive south of the Village of Lake Linden, which was organized in the mid 1950's to support local copper mining activities. The County Road bringing you to the forest road is plowed and maintained. The forest road into the property is about 2 miles long, and can be accessed by vehicle in the summer, but is not plowed in the winter, so access would be by snowmobile or tracked ATV type vehicles. There are no public utility lines to this parcel, so a private generator system would need to be installed for electricity. If you are seeking a very private forest tract for outdoor recreation, contact us today!

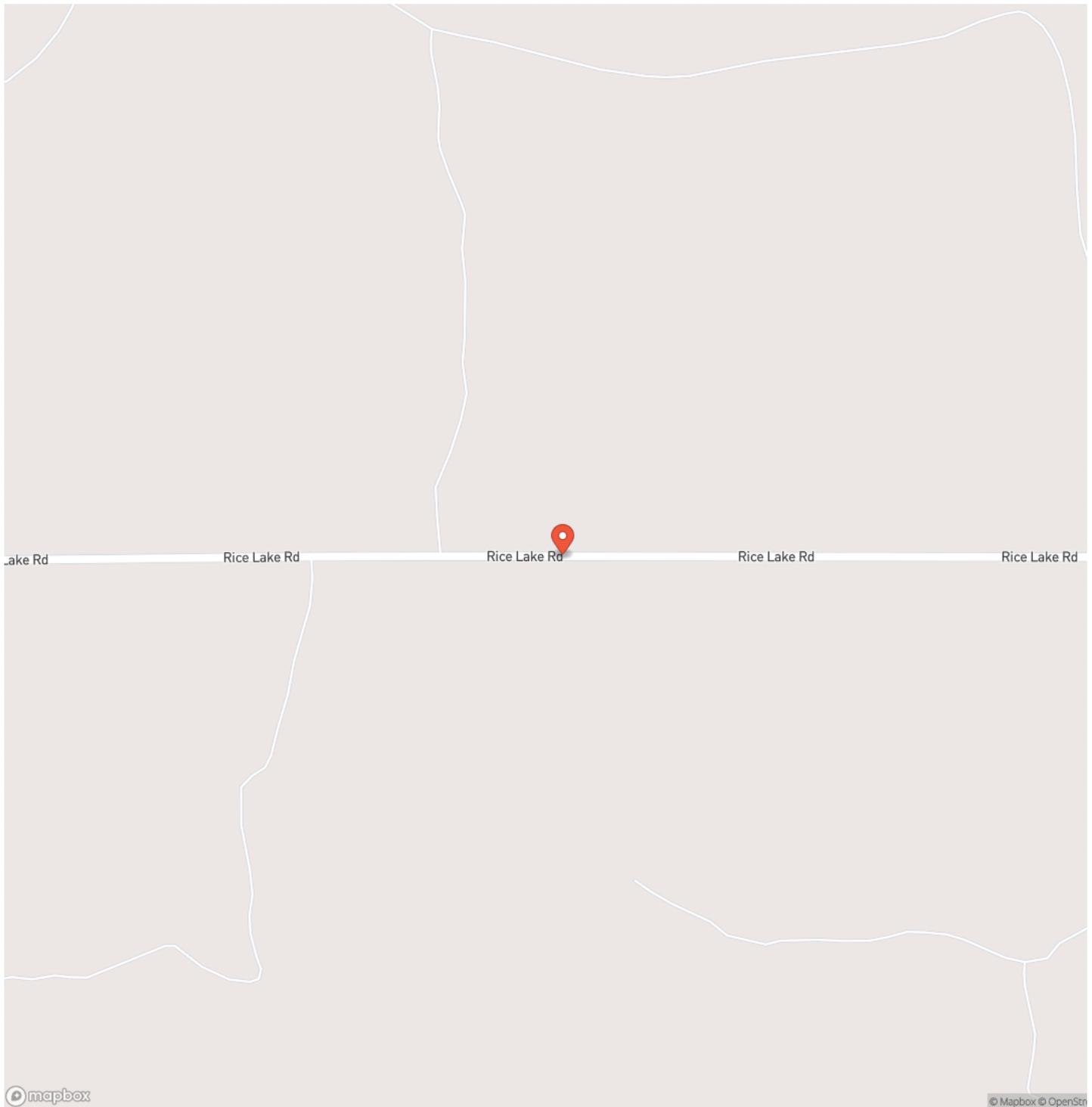


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## Locator Map



## Locator Map



## Satellite Map







## **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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