

Parcel A-1 40 Acres 50160010  
TBD A-1 40 Acres  
Ewen, MI 49925

**\$46,000**  
40± Acres  
Ontonagon County



**Parcel A-1 40 Acres 50160010**  
**Ewen, MI / Ontonagon County**

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**SUMMARY**

**Address**

TBD A-1 40 Acres

**City, State Zip**

Ewen, MI 49925

**County**

Ontonagon County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

46.535222 / -89.281256

**Acreage**

40

**Price**

\$46,000

**Property Website**

<https://www.landleader.com/property/parcel-a-1-40-acres-50160010-ontonagon-michigan/66991>





**PROPERTY DESCRIPTION**

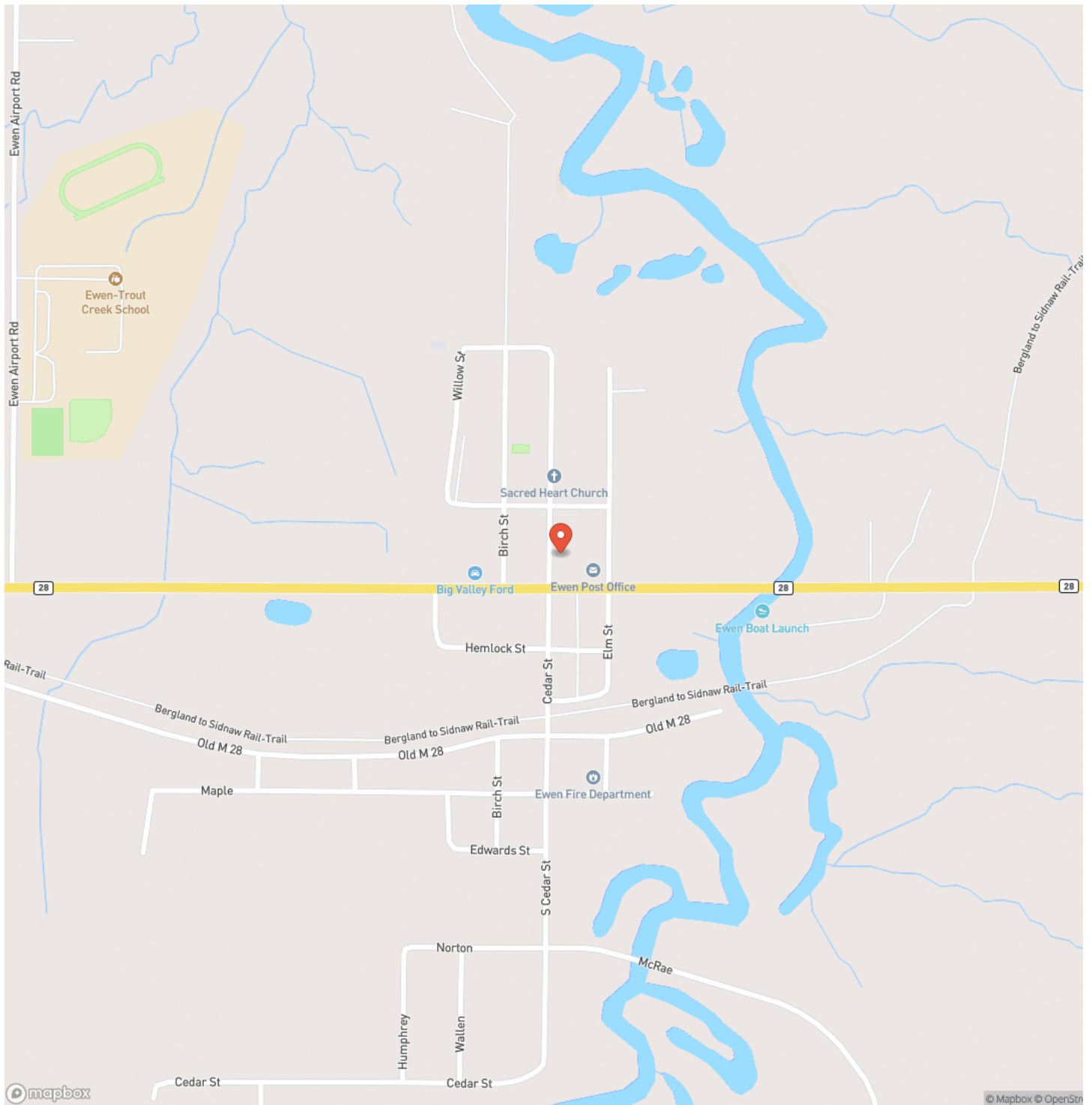
40 ACRE RECREATIONAL PROPERTY IN THE UPPER PENINSULA OF MICHIGAN FOR SALE! - Parcel A-1 is being offered to be divided off a 656 acre parcel for sale (MLS #50132077), located in southern Ontonagon County, only 7 miles from Lake Gogebic. - Lake Gogebic, Michigan's largest inland lake, lies at the far western end of the Upper Peninsula. With abundant opportunities for fishing, hiking, hunting, camping, and winter sports, Lake Gogebic is a four-season vacation gem that – for all its attractions – retains the peaceful atmosphere of a small Northwoods community, untroubled by traffic and crowds. - Lake Gogebic's 13,380 acres of prime fishing water teem with walleye, smallmouth bass, northern pike, jumbo perch and whitefish, providing both catches for the novice and challenges for the veteran angler. - The surrounding forests offer prime hunting for deer, bear, small game and birds. - With an annual snowfall of nearly 300 inches, this property is situated only 2 miles away from the Bergland to Sidnaw Rail Trail, also known as snowmobile Trail No. 8. - This trail is part of the best snowmobile trail system in the country, extending throughout the Upper Peninsula. - Cross country ski trails provide quieter passage through the woods, meanwhile five major downhill ski/ snowboarding facilities are less than a hour's drive away. - The property is flat and has the Weir Creek running through it, which flows into the South Branch of the Ontonagon River that empties into Lake Superior. This water body, and its marshes are home to beaver, and water fowl. Some warm water species of fish may be present there as well. - Grouse, Deer, Bear, and Wolves visit the property, and there have been sightings of Eagles and Hawks near the creek. - The overall tree species is Aspen, with pockets of maple, birch, balsam and planted whitespruce. - The Property is enrolled in the Michigan CFA Program: CF Landowners do not pay ad valorem general property taxes. Instead, CF landowners pay a specific tax. The CF specific rate for 2022-2026 is \$1.35 per acre annually. The specific rate increases 5 cents every 5 years. - If you are seeking a recreational property for hunting, fishing, and trapping contact us for information today!







## Locator Map



## Locator Map





## Satellite Map



**Parcel A-1 40 Acres 50160010**  
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## 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



**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**

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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