

Wooded 40 Acre Parcel 50110172
TBD Deerton-Sand Lake Road
Deerton, MI 49822

\$48,800
40± Acres
Alger County



Wooded 40 Acre Parcel 50110172
Deerton, MI / Alger County

SUMMARY

Address

TBD Deerton-Sand Lake Road

City, State Zip

Deerton, MI 49822

County

Alger County

Type

Recreational Land, Residential Property, Hunting Land,
Undeveloped Land

Latitude / Longitude

46.473415 / -87.046492

Acreage

40

Price

\$48,800

Property Website

<https://www.landleader.com/property/wooded-40-acre-parcel-50110172-alger-michigan/40929>



Wooded 40 Acre Parcel 50110172
Deerton, MI / Alger County

PROPERTY DESCRIPTION

MICHIGAN WOODED 40-ACRE RECREATIONAL PARCEL FOR SALE! This property is located in Onota Township which lies along the southern shore of Lake Superior, in the Upper Peninsula of Michigan. - Because of its vast forests, Onota Township has a rich history in producing lumber for buildings and charcoal manufacturing (for smelting iron ore). Much of this work was done in the early days by Scandinavians. - The property is made up of two 20-Acre parcels. The Western parcel is made up of 10.35 Acres of Mixed Forest, 9.39 Acres of Woody Wetlands, .32 Acre of Evergreen Forest, .14 Acre of Pasture/Hay, and .05 Acre of Low Intensity Development. The Eastern parcel is made up of 10.78 Acres of Woody Wetlands, 7.95 Acres of Mixed Forest, and 1.51 Acres of Evergreen Forest. - The old Duluth South Shore and Atlantic railroad, now the groomed "Harvey to AuTrain" Multi-Use State Trail, passes through the south western part of the "40", and is how you access the property. This east-west trail is 30 miles long and goes from Marquette County all the way to AuTrain. Also noted as Trail 417 on some maps, it is signed, graveled, and groomed seasonally for snowmobiles. Hiking, Biking, Snowmobiling, ATVing. The area is known for outdoor recreational activities. About 1 1/2 miles north-east of the property offered for sale is Highway M-28. There you can find the access to a hike through old-growth forests which ends at a rocky shoreline near the mouth of the Laughing Whitefish River where it enters Lake Superior. At the end is a public access site that features a small gravel ramp for boat access. [The hiking path runs along Laughing Whitefish Point Road (also known as North Point Road)]. - From M94 which runs a few miles south of the property is access to the 1,728 Acre Laughing Whitefish Lake Preserve. It is located between the Laughing Whitefish Falls Scenic Area and the Hiawatha National Forest. Laughing Whitefish Falls is one of the most spectacular falls.

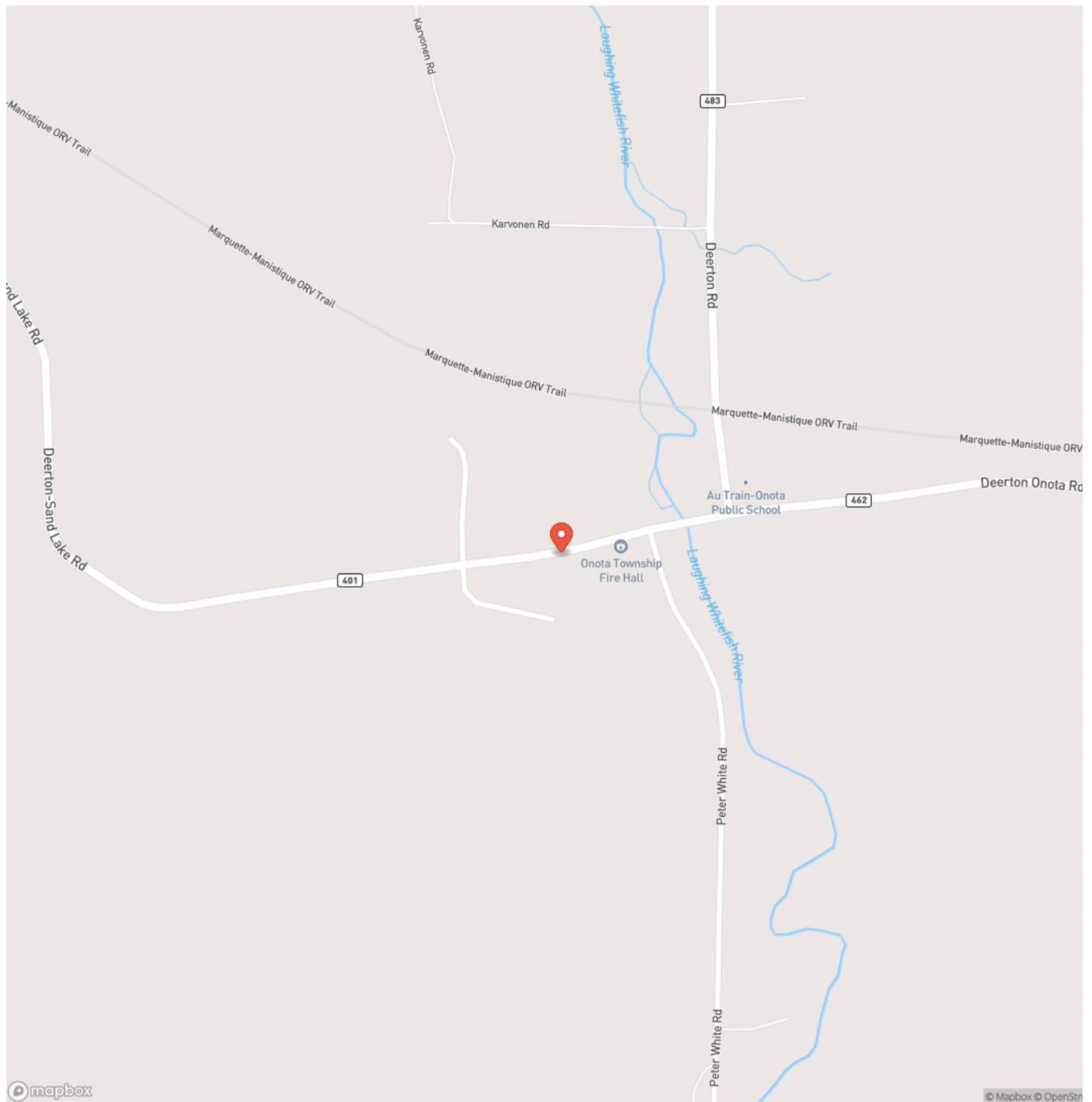
PLEASE NOTE IMPORTANT ACCESS INFORMATION: The access to this parcel is the current state designated snowmobile trail UP 417 and designated ORV route C. - - This parcel can be accessed by the aforementioned trail, but access is limited by designated trail use type. During the ORV season (April 1- November 30) access is limited to wheeled vehicles equal to or less than 65" in width (Link to ORV Map: <https://midnr.maps.arcgis.com/apps/webappviewer/index.html?id=1710727ba3ec4c64928110fdb4f7799d>). - - Additionally, during the snowmobile season (December 1- March 31) it can be accessed by snowmobile. Plowing of this corridor or any other type of maintenance would not be allowed at any time. - - If a buyer is interested in living full time on this parcel, they would not have traditional access to their parcel by utilizing full sized, wheeled vehicles as nearly all trucks and cars are greater than 65" in width. Regardless of parcel use type, the landowner is required to access via the methods listed above.



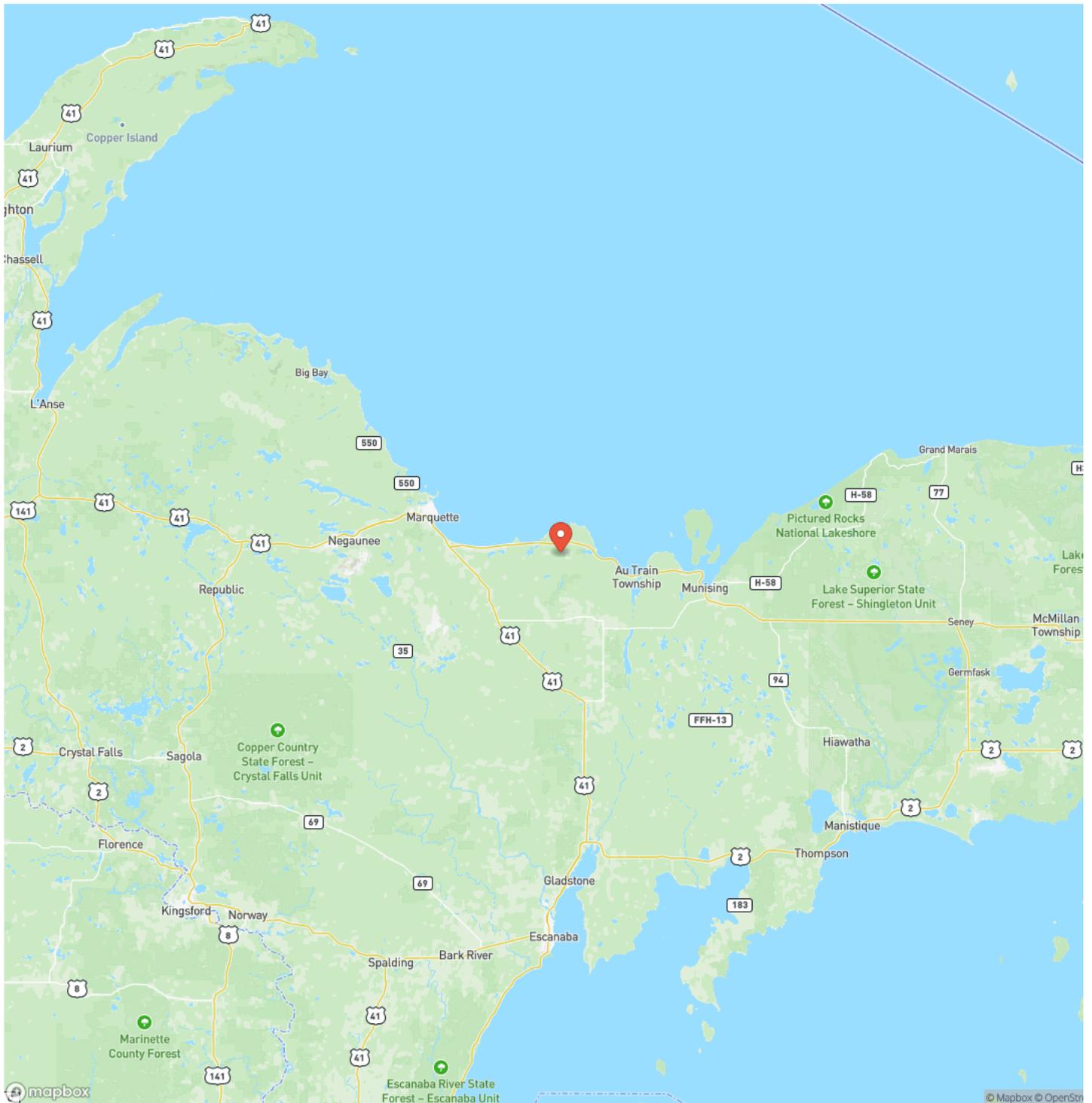
Wooded 40 Acre Parcel 50110172
Deerton, MI / Alger County



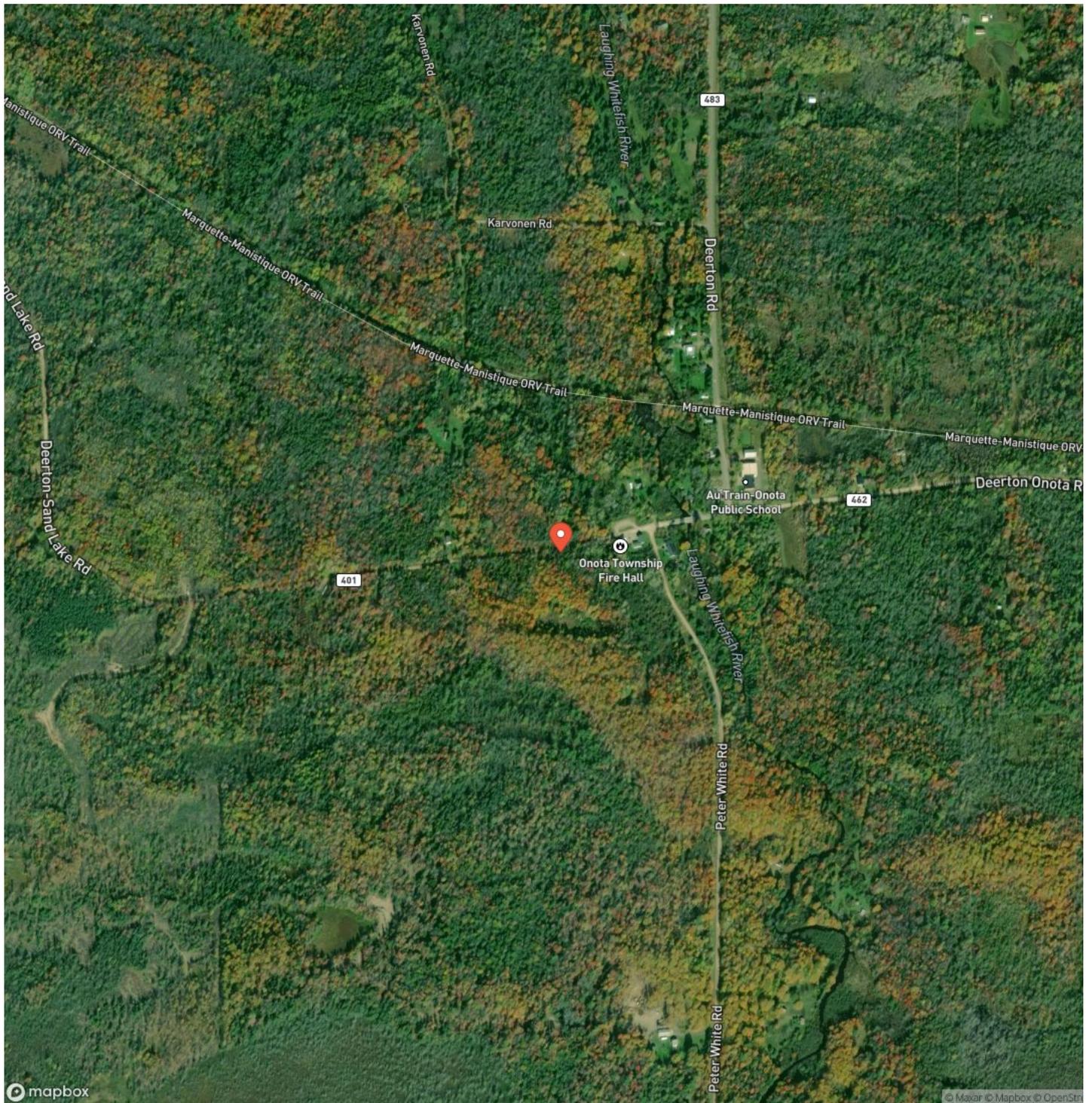
Locator Map



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.



Great Lakes & Land Real Estate Co, Inc
856 West Washington
Marquette, MI 49855
(906) 228-9312
greatlakesandland.com

