

240 Wooded Recreational Parcel 50163971
240 Acres Off Schultz Road
Ralph, MI 49877

\$308,000
240± Acres
Dickinson County



240 Wooded Recreational Parcel 50163971
Ralph, MI / Dickinson County

SUMMARY

Address

240 Acres Off Schultz Road

City, State Zip

Ralph, MI 49877

County

Dickinson County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

46.11433 / -87.68188

Acreage

240

Price

\$308,000

Property Website

<https://www.landleader.com/property/240-wooded-recreational-parcel-50163971-dickinson-michigan/70571>



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PROPERTY DESCRIPTION

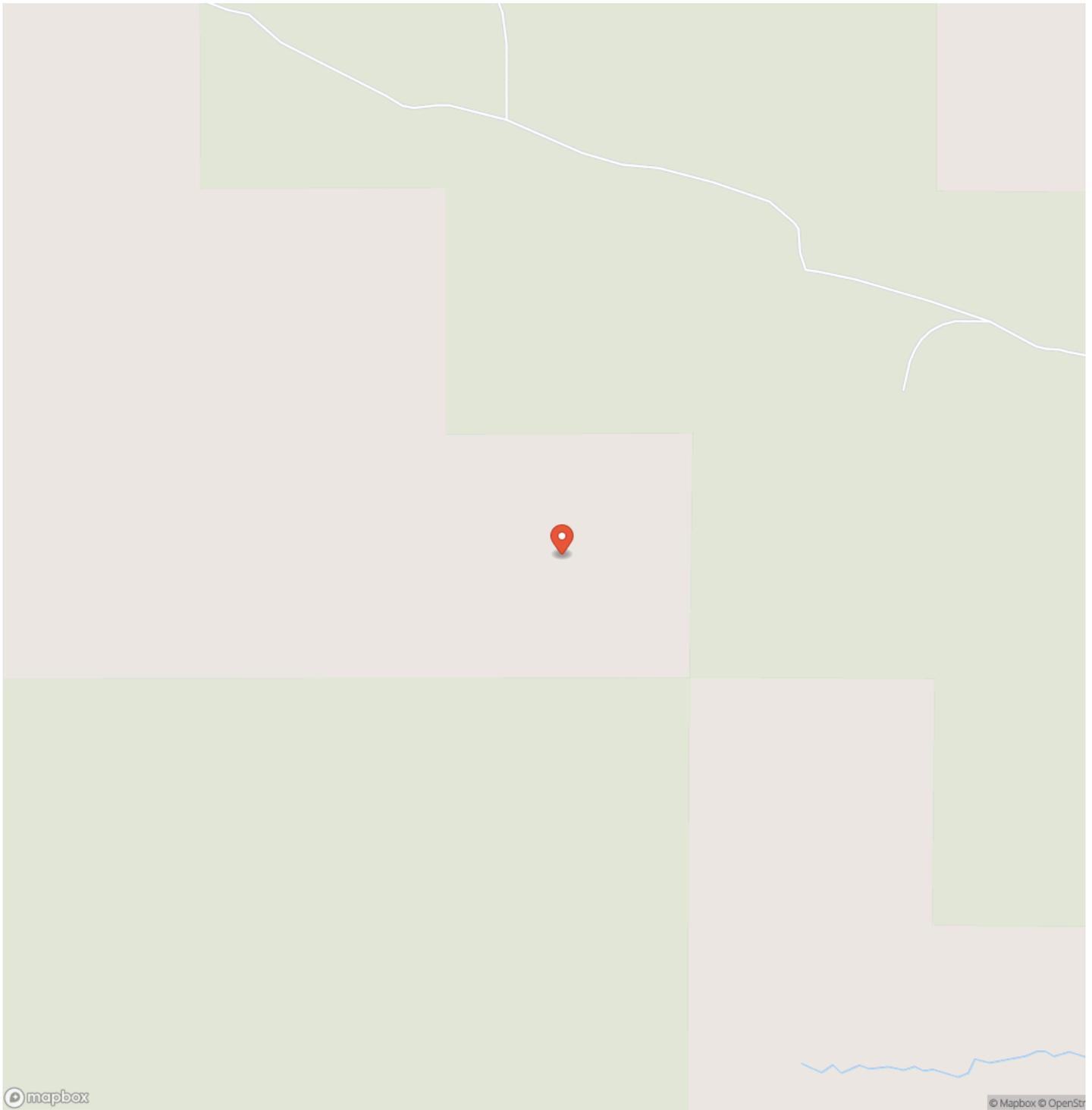
MICHIGAN WOODED RECREATIONAL PARCEL FOR SALE! Some of The Best Hunting in the U.P. - This Gated 240 Acre Wooded Parcel is located, in North-Western Dickinson County, in the Upper Peninsula of Michigan. - If you mention this area to Northern Michigan outdoor enthusiasts, they will think of an area with a culture of White-tail Deer Hunting! The parcel is located at the extreme northwestern area of one the of the largest deer yarding complexes in the Upper Peninsula, and it is part of a regular migration area! - This parcel also touches thousands of acres of the Copper Country State Forest where hunting, trapping and fishing are allowed. - Bear, Deer, Ruffed Grouse, Small Game, Turkey, abound in the area. - Just two+ miles to the East of this parcel the North Branch of the Ford River, which meets the Main Branch, and is an historic stream stocking site for Brook Trout. - Canoeing and Kayaking are popular Ford River activities. - ATVing and Off Road Riding are great for Fall Color Touring, and Snowmobiling is fun in Winter! - Dickinson County is located on the Michigan-Wisconsin border in the Central Portion of the U.P. and is easily reached by flying into the Ford Airport near Iron Mountain. - The property is dominated by Aspen, Northern white cedar, Spruce and Balsam fir. - Following the Forest Management Plan recommendations, there have been periodic harvests done in the past. - If You or Your Group is looking for some of the best U.P. Recreational Land available, Contact Us Today!! - General Commercial Forest Act Information: 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. - CF land must be devoted to commercial forest management and be open to the public for "Walk In Access" to hunt, fish, and trap in their seasons. - A New Owner will need to submit a New Forest Management Plan, and a Notification of Ownership Change Form to the State. If a New Owner desires to build a cabin on the property, the are designated around the structure will need to be withdrawn from the CF Program.



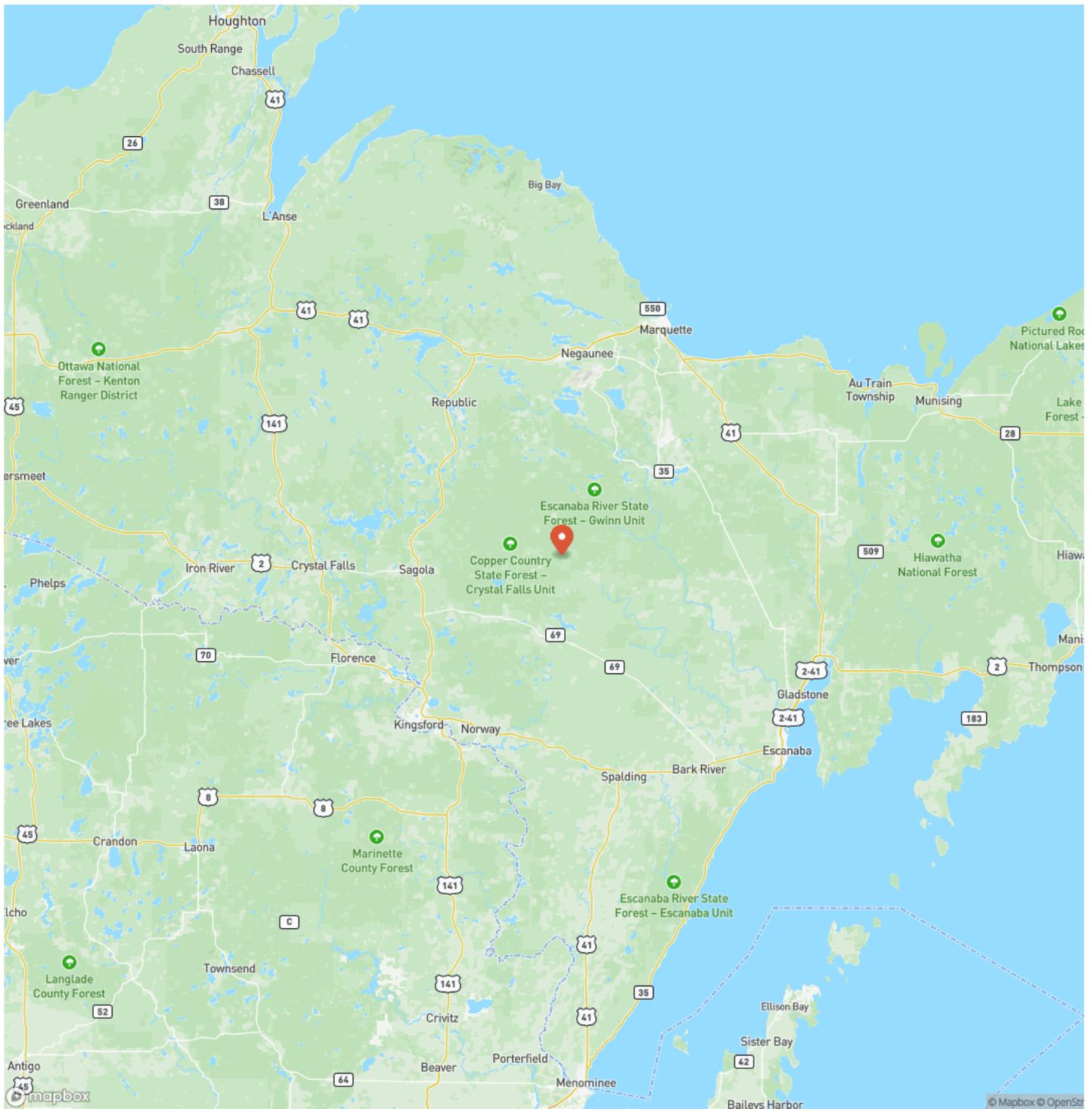
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Locator Map



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.



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

