

Secluded 240+/- Acres Upper Peninsula 50166193
TBD FFR 2127K Road
Iron River, MI 49935

\$328,000
240± Acres
Iron County



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Iron River, MI / Iron County

SUMMARY

Address

TBD FFR 2127K Road

City, State Zip

Iron River, MI 49935

County

Iron County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

46.40901 / -88.73144

Acreage

240

Price

\$328,000

Property Website

<https://www.landleader.com/property/secluded-240-acres-upper-peninsula-50166193-iron-michigan/76208>



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PROPERTY DESCRIPTION

SECLUDED UPPER PENINSULA OF MICHIGAN 240+/- ACRE RECREATIONAL PARCEL! This property is located in the northwestern corner of the northern rectangle of Bates Township in Iron County, in the Upper Peninsula of Michigan. - The property is surrounded by Ottawa National Forest Lands - With its 988,000 acres, it offers recreational opportunities for boating, camping, picnicking, fishing, hiking, hunting, kayaking, skiing, observation of wildlife and native plants, and other outdoor activities! These National Forest Lands have over 300 lakes stocked by the MDNR, and over 1,200 miles of Trout Streams. - The eastern border of the property nearly touches the East Branch of the Ontonagon River which flows northward 54 miles to the confluence with the Middle Branch of the Ontonagon River. Coldwater fish species predominate these river bodies (parts of which are designated trout streams) and are accessible to fish migrating from Lake Superior. There also a few ponds located on the property. - Lake St. Kathryn a mile+/- southwest of the parcel offered for sale, is known for Northern pike, Walleye, Bass and Perch fishing! - Perch Lake, three miles southwest of the property, is the largest water body in the County, with 994 acres. This lake has good numbers of Walleyes, Northern pike, Largemouth bass and Perch. - The Hanna Webb Lake four miles straight south of the property, is one of the Brook Trout "Better Fishing Waters" as designated by the Michigan Department of Natural Resources (DNR). - These water bodies attract wildlife of all kinds! Wildlife species found in the area include large mammals such as white-tailed deer, black bear, coyote, wolf, and bobcat, as well as small mammals such as squirrel, rabbit, chipmunk, racoon, otter, beaver, skunk and fox. Seasonal and year-round bird species are seen in the area including songbirds, shore and water birds, and game birds. - The Porter Lake-Sidnaw Multi-Use State Trail Number 15 runs just to the west of the parcel. This is a state-designated snowmobile trail in winter which is used primarily for an off-road vehicle (ORV)/all-terrain vehicle (ATV) trail in other seasons. This network of trails connects with other trails across the Upper Midwest. - The property is characterized by rolling hills and some 20-foot high peaks. - The most common trees on this parcel are Aspen Stands, with other species like northern hardwoods, oak, spruce, mixed conifers, red pine, jack pine, and some areas of mixed swamp conifers. There are several open areas that are grass and fern covered. This diversity will promote wildlife habitation. - There are about six miles of trails throughout the property. - The parcel is enrolled in the Michigan CFA Program. This Voluntary Program provides a tax incentive to landowners to retain and manage their forestland for long-term timber production and to provide foot access to the public for hunting, trapping and fishing... For Complete Text See Associated Documents



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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

