LARGE TRACT WITH FRONTAGE ON U.S. HWY 41

US-41 | Marquette County, Michigan | 114± Acres



This 114±-acre offering presents an opportunity to own a large tract with approximately 1,350 feet of frontage along U.S. Highway 41. Situated just five miles from Marquette and three miles from Negaunee, the property benefits from strong visibility along a well-traveled corridor with average daily traffic counts of approximately 19,000 vehicles.

The gently rolling terrain is entirely forested, dominated by hardwoods with components of hemlock, white pine, spruce, and aspen, creating an attractive and versatile landscape. Elevated areas along the southern portion of the property offer the potential for expansive views.

With its combination of scale, access, visibility, and proximity to regional population centers, the property is well-suited for a range of possibilities, including commercial investment, recreation, or residential development.

OFFERED AT $319,200

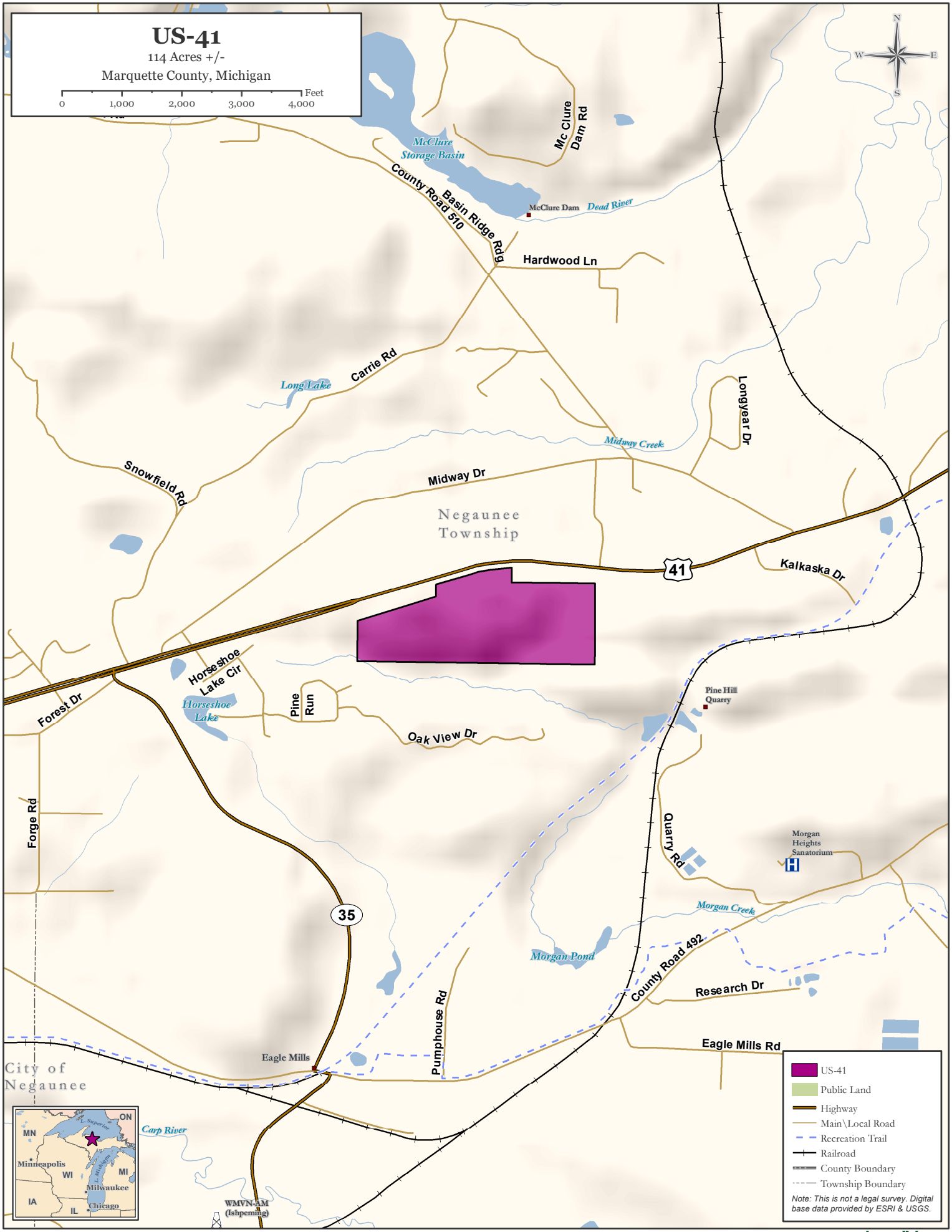
LandVest



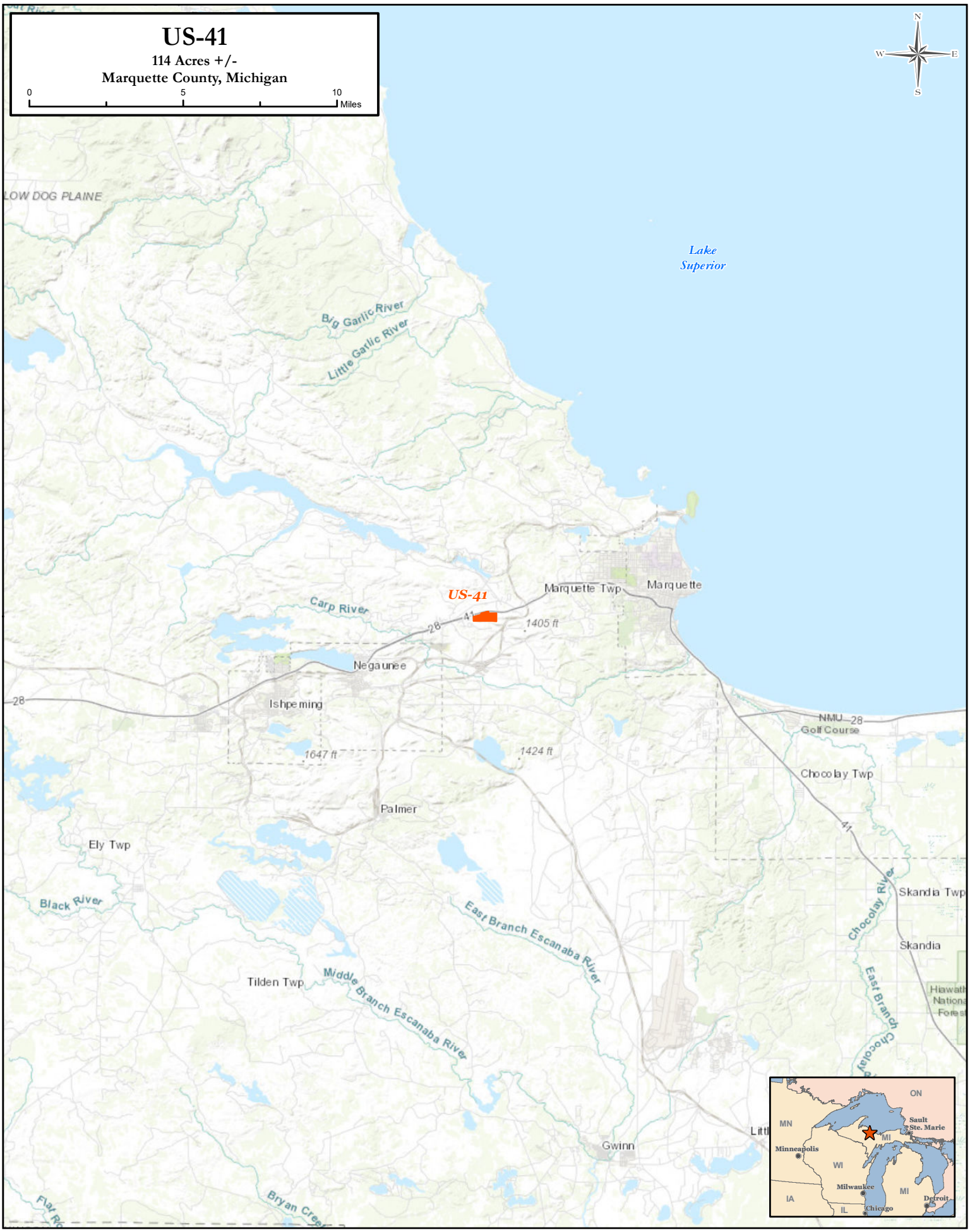
For additional information or to schedule property tours, please contact:

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US-41
114 Acres +/-
Marquette County, Michigan
0
1,000
2,000
3,000
4,000
Feet
N
W
E
S
McClure Storage Basin
Mc Clure Dam Rd
County Road 510
Basin Ridge Rdg
McClure Dam
Dead River
Hardwood Ln
Carrie Rd
Long Lake
Longyear Dr
Midway Creek
Snowfield Rd
Midway Dr
Negaunee Township
41
Kalkaska Dr
Horseshoe Lake Cir
Horseshoe Lake
Forest Dr
Pine Run
Oak View Dr
Pine Hill Quarry
Forge Rd
Quarry Rd
Morgan Heights Sanatorium
35
Morgan Creek
Morgan Pond
County Road 492
Research Dr
Pumphouse Rd
Eagle Mills Rd
Eagle Mills
City of Negaunee
Carp River
WMVN-AM (Ishpeming)
ON
MN
WI
MI
IA
IL
Minneapolis
Milwaukee
Chicago
L. Superior
L. Michigan
US-41
Public Land
Highway
Main\Local Road
Recreation Trail
Railroad
County Boundary
Township Boundary
Note: This is not a legal survey. Digital base data provided by ESRI & USGS.

LandVest


US-41
114 Acres +/-
Marquette County, Michigan
0
5
10
Miles
N
W
E
S
LOW DOG PLAINE
Lake
Superior
Big Garlic River
Little Garlic River
US-41
Marquette Twp
Marquette
Carp River
28
1405 ft
Negaunee
Ishpeming
1647 ft
1424 ft
NMU
Golf Course
Chocolay Twp
Palmer
Ely Twp
41
Black River
East Branch Escanaba River
Chocolay River
Skandia Twp
Skandia
Tilden Twp
Middle Branch Escanaba River
East Branch
Gwinn
Bryan Creek
ON
MN
Sault
Ste. Marie
MI
Minneapolis
WI
Milwaukee
MI
Detroit
IA
IL
Chicago