RECREATIONAL AND TIMBERLAND OPPORTUNITY

FOX RIVER HILL | Luce County, Michigan | 136± Acres



Fox River Hill is an attractive 136-acre± recreational and timberland investment opportunity located between Seney and Newberry, Michigan. The property is conveniently located along Michigan Highway M-28 and can be accessed directly from the highway, or from Luce County Road 421. The parcel has excellent recreational attributes and is located within 45 minutes of Pictured Rocks National Lakeshore, Tahquamenon Falls State Park, the Manistique Lakes, both Lake Superior and Lake Michigan, and tens of thousands of acres of public forestlands. For the sportsman, the property is situated on one of the most well-established migratory deer corridors in Michigan and just down the road from public access to the east branch of the Fox River, one of Hemmingway's favorite brook trout fisheries.

For the timberland investor, the property features an excellent sugar maple dominated timber asset that is poised to provide long-term reliable returns when managed as a sustainable resource. A good portion of the property had a professionally managed timber stand improvement harvest approximately five years ago. The residual stand is well stocked with quality crop trees including saw timber and well-formed poles and will be ready for another entry in the next seven to ten years. There is a well-established network of interior roads and trails suitable for recreational use and the next harvest. The property is enrolled in Michigan's Commercial Forest program. It is eligible for removal from that program or enrollment in the Qualified Forest program, providing attractive tax benefits.

OFFERED AT $306,500

LandVest



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

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www.landvest.com

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LandVest®

102 W. Washington St, Ste 102, Marquette, MI 49855

www.landvest.com


Fox River Hill
136 Acres ±
Luce County, Michigan
0
1,000
2,000
Feet
N
W
E
S
46N12W28
46N12W27
46N12W26
The Spreads
Danaher
County Road 421 North
46N12W33
46N12W34
46N12W35
M 28
County Road 421 South
45N12W04
45N12W03
45N12W02
ON
MN
MI
Sault Ste. Marie
Minneapolis
WI
Milwaukee
MI
IA
Detroit
IL
Chicago
Property Boundary
Note: This is not a legal survey.

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