







**BEARTOWN ROAD** 

Baraga County, MI ±37 Acres Price \$54,500

## **Description**

Nicely wooded property located on corner with 1/4 mile of county road frontage on two sides. Property is located just 4 miles North of Baraga and would make an excellent residential building site or premium recreational property. Property is a great deer and grouse habitat with 15-year-old aspen re-growth on one corner and upland maple on the other corner. Property is currently enrolled in the Michigan Commercial Forest tax program making property taxes extremely affordable. Also nearby other State and private commercial forest lands.

## **Directions**

From Baraga: At intersection of M38 & US41, turn onto M38. Travel approx. 1 Mile, turn right onto Beartown Road (by Casino), go approx. 3 miles to bend in road (past Cadeau Road). Look for sign.

For more information about this listing, please contact:

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.