

**44 Acre River Front Cabin 50084921**  
6037 Whip-Poor-Will  
Republic, MI 49814

**\$578,000**  
43.800± Acres  
Marquette County





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**Republic, MI / Marquette County**

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**SUMMARY**

**Address**

6037 Whip-Poor-Will

**City, State Zip**

Republic, MI 49814

**County**

Marquette County

**Type**

Hunting Land, Recreational Land, Residential Property, Riverfront

**Latitude / Longitude**

46.261782 / -87.979707

**Dwelling Square Feet**

608

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

43.800

**Price**

\$578,000

**Property Website**

<https://www.landleader.com/property/44-acre-river-front-cabin-50084921-marquette-michigan/31694>



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**PROPERTY DESCRIPTION**

MICHIGAN RIVERFRONT CABIN FOR SALE!! This 44-Acre parcel has 2,800 +/- Feet of beautiful Michigamme River frontage, in Humboldt Township, in south western Marquette County, in the Upper Peninsula of Michigan. Whip-Poor-Will Road, the access road into this property is off the main North-South M-95 Highway, about a 1.25 miles south of the unincorporated community of Witch Lake. This location was once a railway stop ten miles south of the Village of Republic. The section of the river on the property being offered for sale offers access to this great fishing stream, where there are excellent catches of Bass, Pan fish, Pike, and Walleye here. There is a gently slope to the waters edge, so you can launch your kayak, canoe, or tube, and swim right from your front yard! If you would like to try your hand at lake fishing, about a mile+ to the north west is Witch Lake. This lake is 210 acres in size and is about 95 feet deep at its deepest point. Here you can expect to land Black Crappie, Bluegill, Northern Pike, Smallmouth bass, Sunfish, Walleye and Yellow Perch. Directly across the river is State of Michigan Land, and there are thousands of acres of Corporate CFA Land just minutes away for Walk-In Access for hunting, trapping and additional fishing in season. The property offered for sale is beautifully wooded, with maintained Walking and All Terrain Vehicle trails. The area around the cabin is neatly groomed and there is a fire-pit for outdoor grilling overlooking the river. The Cabin has been updated and features an open-concept Living Room, Kitchen, and Dining Area. The Living Room has free-standing wood stove for warmth and ambience, and large windows that provide lots of light. The Kitchen has been remodeled with cherry cabinets, and newer appliances. The Dining Area door opens to an attached screened porch just perfect for relaxing. There are two bedrooms, and an updated bathroom. Additional heat is provided by a wall hung Lp-gas heater, and cooling is provided by ceiling fans and an air conditioning unit. Water is drawn from the river and a Reverse Osmosis (RO) water purification system processes the drinking and bathing water used at the cabin. Outdoors is a 30 x 50 pole barn with electricity and water. A solar panel, and a Kubota generator provide electricity, supported by an industrial size battery storage system, and a 250 gallon Lp gas tank. A Dish Network satellite system provides internet television access. If you are seeking a private riverfront get-a-way, with lots of room to roam, be sure to schedule your appointment today! MLS# 50084921





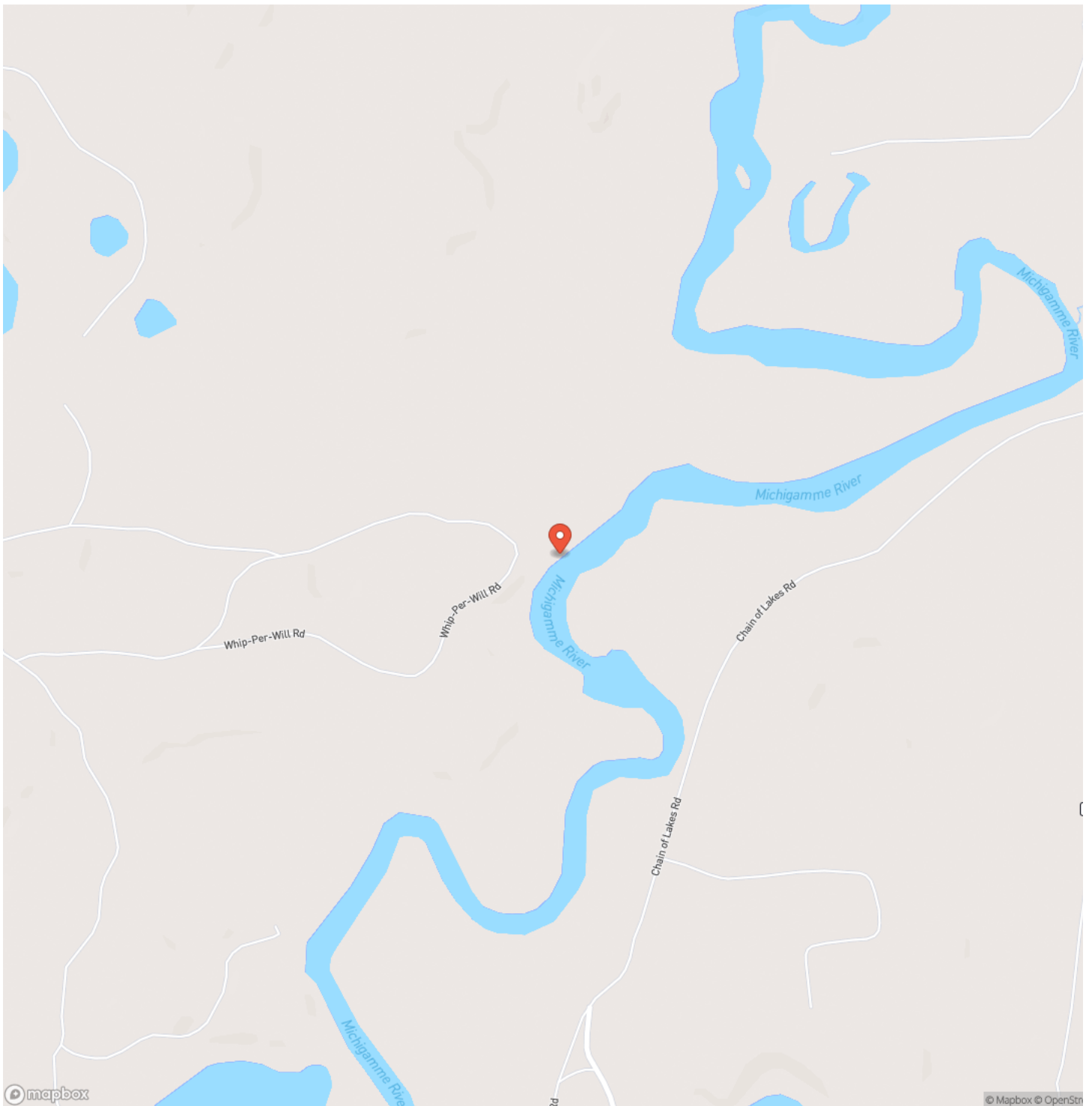
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## Locator Map

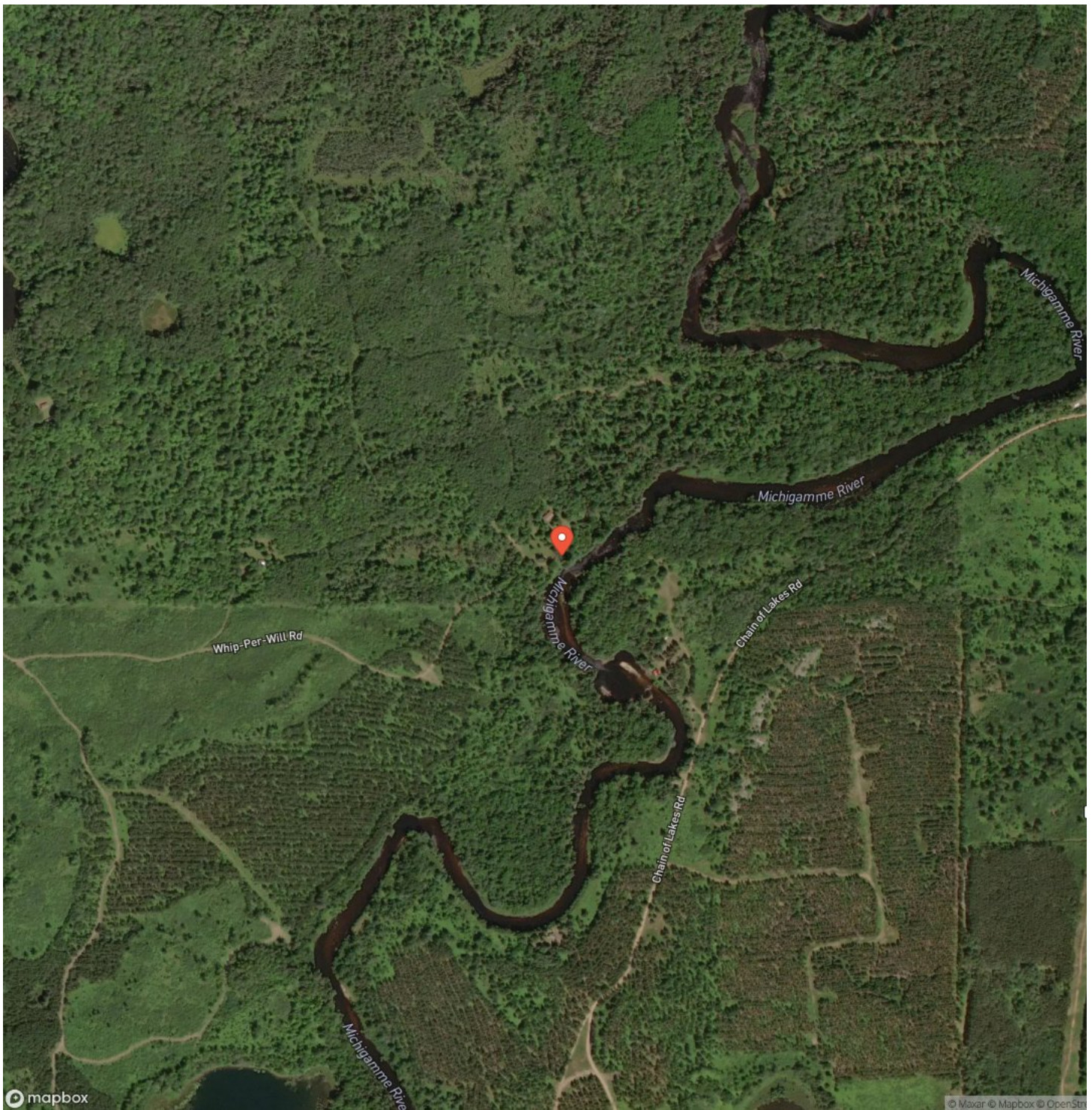


## Locator Map





## Satellite Map





**City / State / Zip**  
Marquette, MI 49855

## NOTES





## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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.





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

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