

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

\$578,000
43.800± Acres
Marquette County



1

MORE INFO ONLINE:
greatlakesandland.com

44 Acre River Front Cabin 50084921

Republic, MI / Marquette County

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>



44 Acre River Front Cabin 50084921

Republic, MI / Marquette County

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

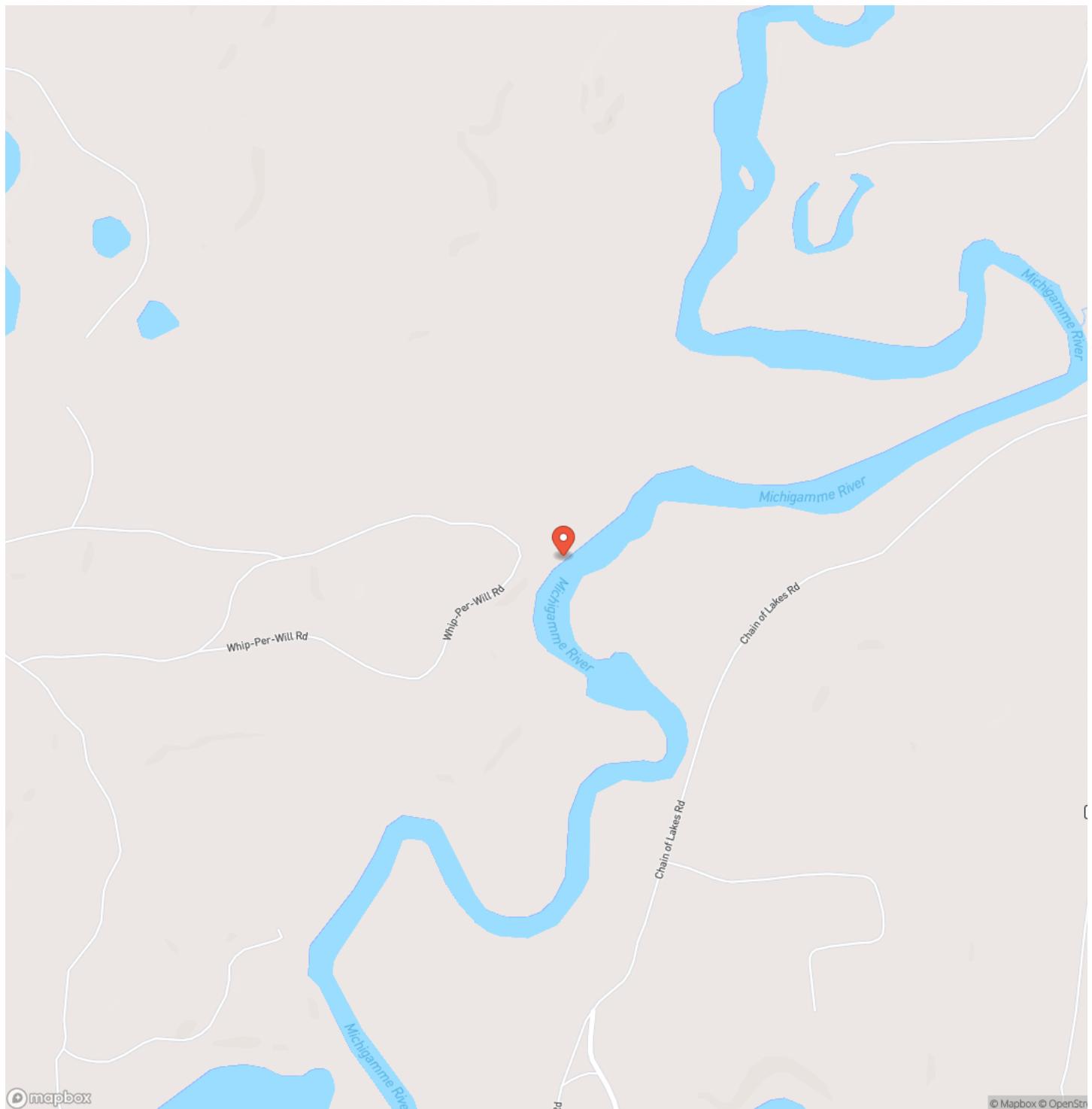


44 Acre River Front Cabin 50084921

Republic, MI / Marquette County



Locator Map

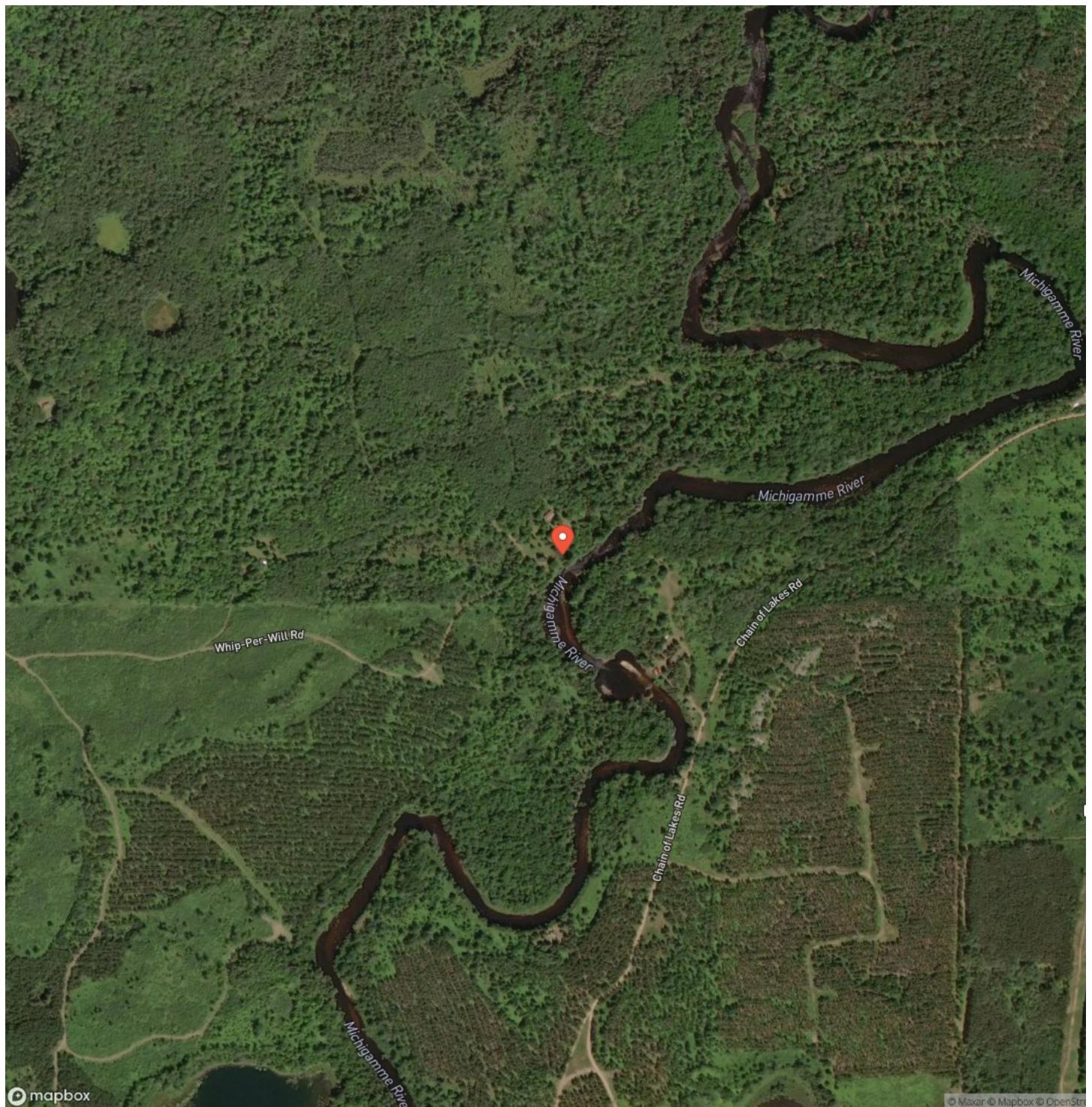


Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:
greatlakesandland.com

44 Acre River Front Cabin 50084921 Republic, MI / Marquette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Timothy Keohane

Mobile

(906) 250-4743

Office

(906) 228-9312

Email

tk@greatlakesandland.com

Address

856 West Washington Street

City / State / Zip

Marquette, MI 49855

NOTES



MORE INFO ONLINE:

NOTES



MORE INFO ONLINE:

greatlakesandland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

