St. Joseph County 34 acres 13466 Mohney Lake Rd. Three Rivers, MI 49093

\$220,900 34.460 +/- acres St. Joseph County









# St. Joseph County 34 acres Three Rivers, MI / St. Joseph County

## **SUMMARY**

**Address** 

13466 Mohney Lake Rd.

City, State Zip

Three Rivers, MI 49093

**County** 

St. Joseph County

**Type** 

**Hunting Land** 

Latitude / Longitude

41.976514 / -85.688702

Taxes (Annually)

2155

**Acreage** 

34.460

**Price** 

\$220,900

#### **Property Website**

https://www.mossyoakproperties.com/property/st -joseph-county-34-acres-st-josephmichigan/25170/









## **PROPERTY DESCRIPTION**

This is one of the most scenic parcels in Southwest Michigan loaded with Quality Deer and Turkey. Located on a paved and gravel road corner (Mohney Lake and Ruggles Rd.), with electric available straight South, Mohney Lake Road splits this parcel. The property is being offered as the entire parcel, or that portion South of Mohney Lake Rd. There are 2 listings for this property depending how it sells (which won't take long), so don't wait. Go look at what this has to offer!



# St. Joseph County 34 acres Three Rivers, MI / St. Joseph County



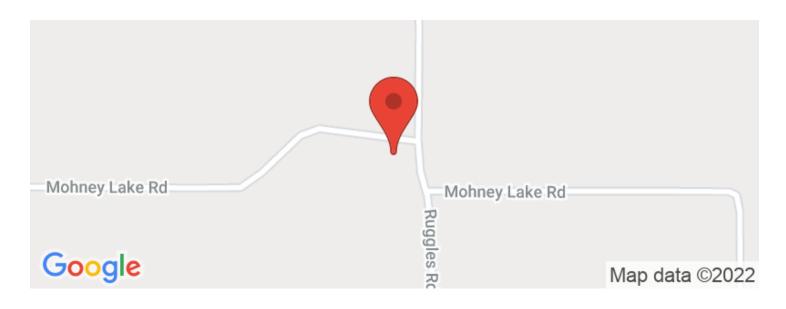








# **Locator Maps**







# **Aerial Maps**







### LISTING REPRESENTATIVE

For more information contact:



#### Representative

**Brandon Cropsey** 

#### Mobile

(269) 816-3010

#### **Email**

bcropsey@mossyoakproperties.com

#### **Address**

16714 Dutch Settlement St.

#### City / State / Zip

Vandalia, MI 49095



| <u>NOTES</u> |  |  |  |
|--------------|--|--|--|
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |
|              |  |  |  |



### **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.



Mossy Oak Properties Michigan Land & Lakes
65232 Taylor Road
Sturgis, MI 49091
(269) 357-7036
MossyOakProperties.com

