

**13+/- Acres on Little Eagle Lake for sale**  
**Allegan, MI.**  
40th Street  
Allegan, MI 49010

**\$350,000**  
13.420± Acres  
Allegan County



**13+/- Acres on Little Eagle Lake for sale Allegan, MI.**  
**Allegan, MI / Allegan County**

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**SUMMARY**

**Address**

40th Street

**City, State Zip**

Allegan, MI 49010

**County**

Allegan County

**Type**

Recreational Land, Hunting Land, Lakefront

**Latitude / Longitude**

42.428637 / -85.935688

**Acreage**

13.420

**Price**

\$350,000

**Property Website**

<https://www.mossyoakproperties.com/property/13-acres-on-little-eagle-lake-for-sale-allegan-mi-allegan-michigan/16538/>



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**PROPERTY DESCRIPTION**

PRICE REDUCED! Located in Allegan County Michigan is your recreational paradise! Camp, swim, fish, and hunt all on this unique parcel. 13+/- acres that includes a large amount of frontage on Little Eagle Lake. Here is your opportunity to own a property that has it all. A must see! This is a small private no wake lake with only a few homes. Very secluded setting with low traffic. The lake is deep and clean with excellent fishing. You can potentially build your dream home with great privacy and views or use this for your weekend camping getaway. Very easy access with road frontage. Within walking distance of 225 acre all sports Eagle Lake. Excellent deer sign noted with several trails throughout the wooded property. Same owner for 50 years! Please contact Jeff Schuh your Mossy Oak Certified Land Specialist to see this incredible property.





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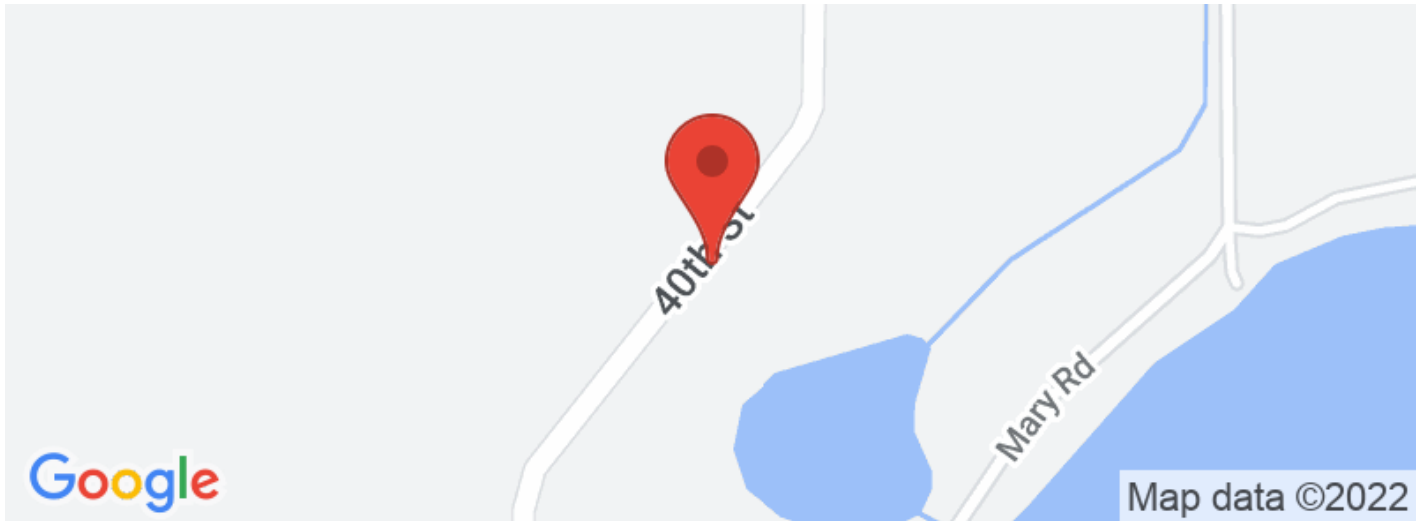
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## Locator Maps

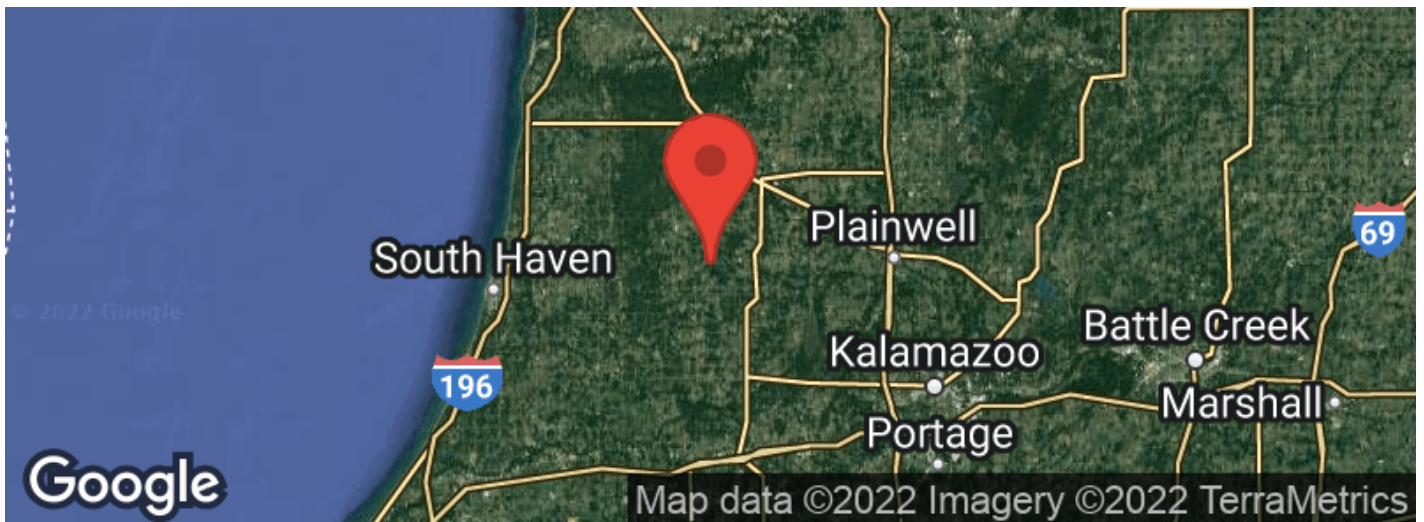




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## Aerial Maps



**13+/- Acres on Little Eagle Lake for sale Allegan, MI.  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jeff Schuh

**Mobile**

(815) 354-1490

**Email**

jschuh@mossyoakproperties.com

**Address**

16714 Dutch Settlement Road

**City / State / Zip**

Vandalia, MI 49095

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**NOTES**

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## NOTES

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## **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.



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