

**39.4+/- Acres Hunting Land with Tillable  
for sale 27821 48th St. Bangor, MI.  
27821 48th St.  
Bangor, MI 49013**

**\$216,000**  
**39.400 +/- acres**  
**Van Buren County**



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Bangor, MI / Van Buren County**

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**SUMMARY**

**Address**

27821 48th St.

**City, State Zip**

Bangor, MI 49013

**County**

Van Buren County

**Type**

Farms, Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**

42.3176 / -86.0111

**Acreage**

39.400

**Price**

\$216,000

**Property Website**

<https://www.mossyoakproperties.com/property/39-4-acres-hunting-land-with-tillable-for-sale-27821-48th-st-bangor-mi-van-buren-michigan/16539/>



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**PROPERTY DESCRIPTION**

PRICE REDUCED! Outdoor paradise this parcel has it all, deer, ducks and turkey! 39,4+/- acres with approximately 26+/- acres of tillable land for possible income. Very easy access with road frontage on 3 sides with potential to develop several home sites. This could also make a nice horse property by converting the tillable to pasture. Woods with a nice size pond and plenty of cover for bedding. I saw ducks and geese on the pond when taking pictures. Excellent deer and turkey sign noted in woods with trails everywhere. There is a nice stand of pines that transition to the pond. Well, known big buck area. Please note two 80-acre parcels are also for sale across the road if you are looking for more property. Build your own hunting camp and purchase all 3. A rare opportunity to own a parcel like this! Come take a look! Only 2 hours from Chicago. Contact Jeff Schuh your Mossy Oak Certified Land Specialist for a tour of this outstanding acreage. Seller will entertain all reasonable offers.



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## Locator Maps



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## Aerial Maps



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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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## This image shows a blank sheet of white paper with horizontal 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**

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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**Mossy Oak Properties Michigan Land & Lakes**

**65232 Taylor Road**

**Sturgis, MI 49091**

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