

**Custom built executive home on 65+/-
secluded acres in Marcellus, MI.
12910 Bliss Road
Marcellus, MI 49067**

\$875,000
65 +/- acres
St. Joseph County



**Custom built executive home on 65+/- secluded acres in Marcellus, MI.
Marcellus, MI / St. Joseph County**

SUMMARY

Address

12910 Bliss Road

City, State Zip

Marcellus, MI 49067

County

St. Joseph County

Type

Farms, Recreational Land, Residential Property,
Hunting Land

Latitude / Longitude

42.0456 / -85.7062

Dwelling Square Feet

4720

Bedrooms / Bathrooms

3 / 2

Acreage

65

Price

\$875,000

Property Website

<https://www.mossyoakproperties.com/property/custom-built-executive-home-on-65-secluded-acres-in-marcellus-mi-st-joseph-michigan/16546/>



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PROPERTY DESCRIPTION

PRICE REDUCED! Amazing executive custom built dream home on 65+/- secluded acres located in Marcellus, MI. The quality and craftsmanship on this home is truly amazing. Follow the almost half mile private crushed asphalt drive back through the rolling hills to this hidden jewel. The house was built in 2009 with only the best finishes which includes a huge gourmet kitchen with quartz countertops and custom cabinets. 3 bedrooms with 2 additional sleeping areas for the all the family. 2 full baths and a half bath along with second floor laundry. Very open concept that brings in all the sun light from the two story great room with unbelievable views of the wildlife roaming the rolling hills. If that is not enough enjoy the second floor deck that has a jacuzzi tub for those evening sunsets. Custom built walnut staircase milled from trees on the property and oak hardwood floors. Walkout basement with lots of storage. The outside is finished in cement board siding and composite decking for very low maintenance. The 65+/- acres includes 26+/- acres enrolled in the CRP program that brings an income of \$2,360 per year. The remainder is wooded with incredible deer and turkey hunting. Also included is a 36X80 pole building to store your toys and a 9X12 greenhouse. Located very close to Pine View golf course if you are a golfer. Only 30 minutes from Kalamazoo, 1 hour from South Bend and 2 hours from Chicago. I can go on and on about this one. A must see! Please note the house and 65+/- acres are being split from the parent parcel and are subject to township approval. See photo of approximate boundary lines. Survey to be completed before closing. Contact Jeff Schuh your Mossy Oak Properties Certified Land Specialist for a tour today!

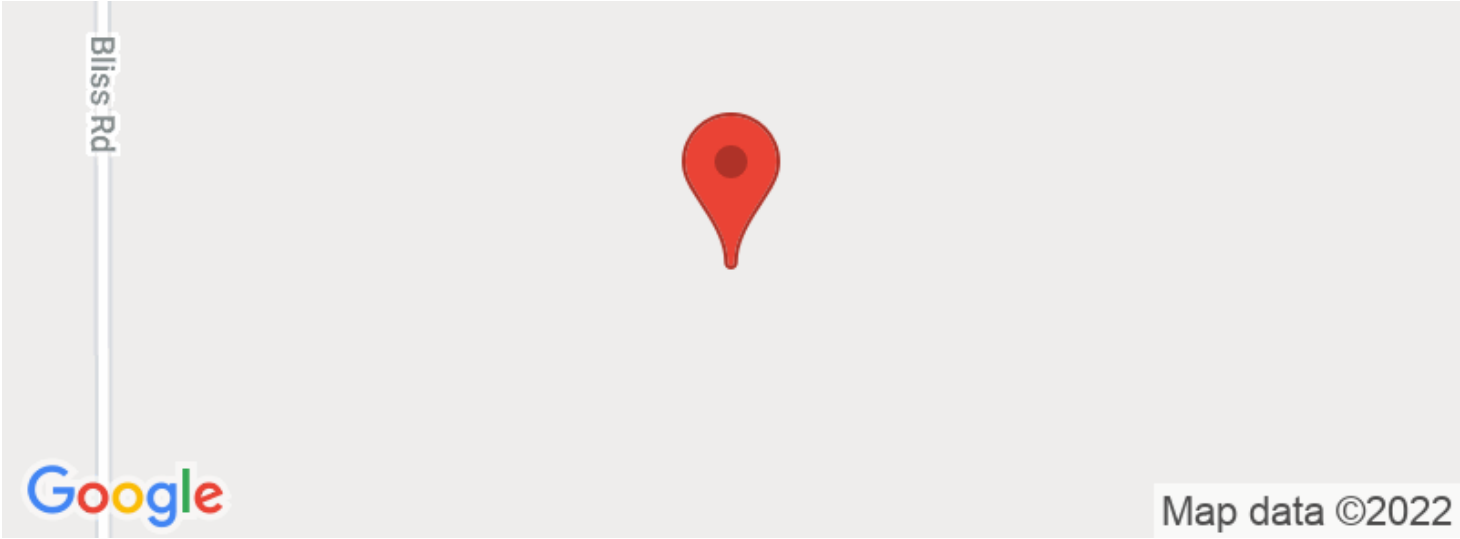


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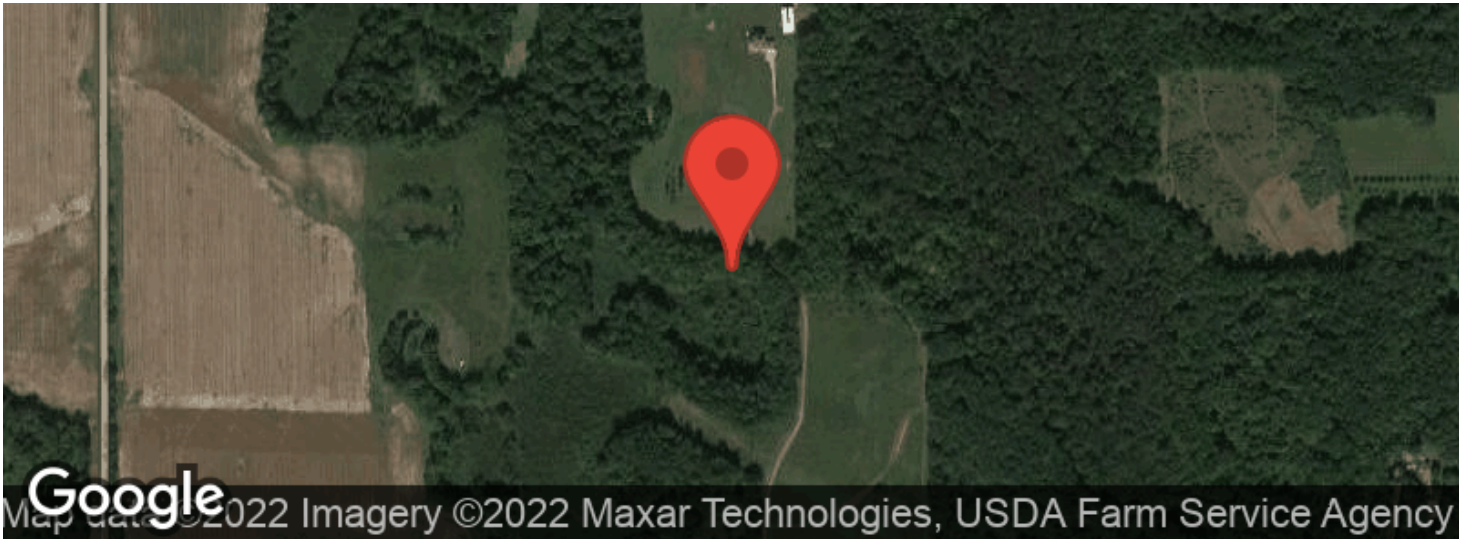
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Locator Maps



Custom built executive home on 65+/- secluded acres in Marcellus, MI.
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Aerial Maps



Custom built executive home on 65+/- secluded acres in Marcellus, MI.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Schuh

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Email

jschuh@mossyoakproperties.com

Address

16714 Dutch Settlement Road

City / State / Zip

Vandalia, MI 49095

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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