

**For sale 9+/- acres with 920 feet of
frontage on all sports Duck Lake in
Allegan County Michigan.**

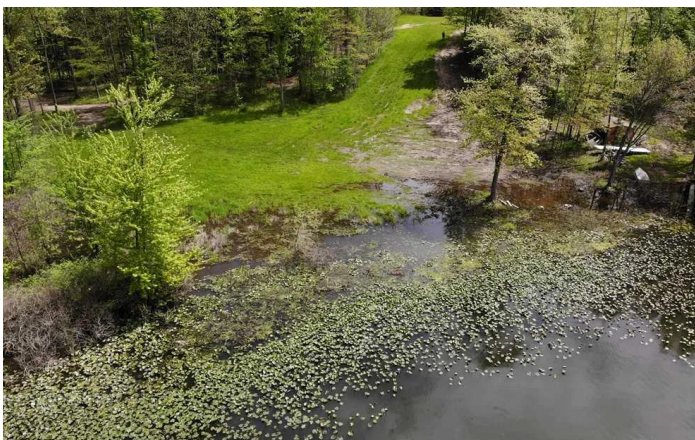
Thelen Drive

Gobles, MI 49055

\$289,900

9 +/- acres

Allegan County





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Gobles, MI / Allegan County

SUMMARY

Address

Thelen Drive

City, State Zip

Gobles, MI 49055

County

Allegan County

Type

Recreational Land, Lakefront, Residential Property

Latitude / Longitude

42.423711 / -85.897338

Acreage

9

Price

\$289,900

Property Website

<https://www.mossyoakproperties.com/property/or-sale-9-acres-with-920-feet-of-frontage-on-all-sports-duck-lake-in-allegan-county-michigan-allegan-michigan/16543/>



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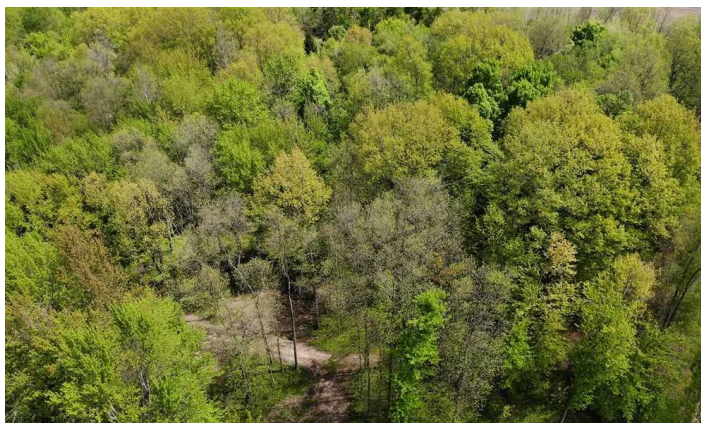
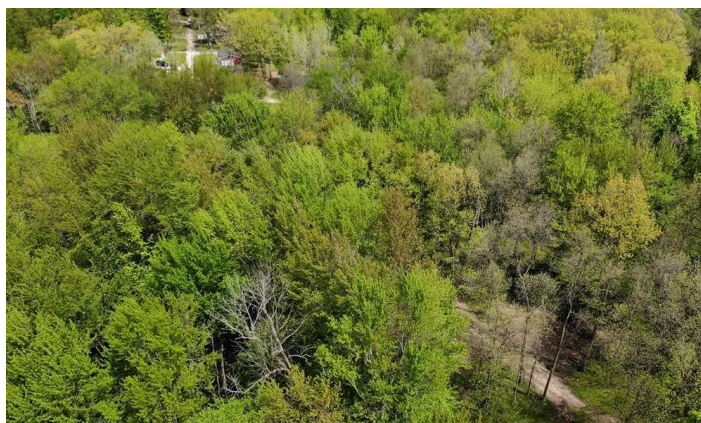
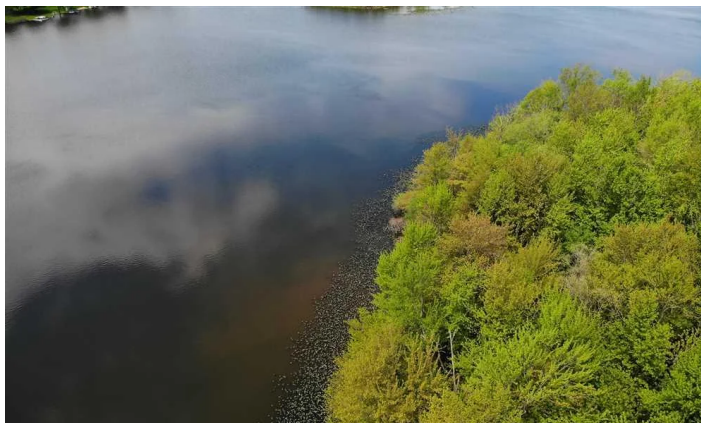
Gobles, MI / Allegan County

PROPERTY DESCRIPTION

Incredible 9+/- acres on 122 acre all sports Duck Lake in Allegan County Michigan. This property has it all water frontage, woods and private road access. Approximately 920 feet of frontage on Duck Lake with a cleared lot to potentially build your dream home. Breath taking views from walk out area! If you enjoy boating, water skiing or fishing this one is for you. Duck Lake is a well known fishing lake with fishermen reporting catches of Bluegills, Black Crappies, Bass, Pike and Perch. I saw several deer as I walked the property to take pictures. All the hard work has been done with a cleared trail and bridge over creek for your golf cart to navigate all 9+/- acres. Private road for a very secluded setting but easy access. Your weekend water getaway is only 2 hours from Chicago. It is also very close to area golf courses, walking trails and shopping. A property like this does not come around very often. Come take a look you will not be disappointed. Please contact Jeff Schuh your Mossy Oak Certified Land Specialist for a tour of this outstanding property.



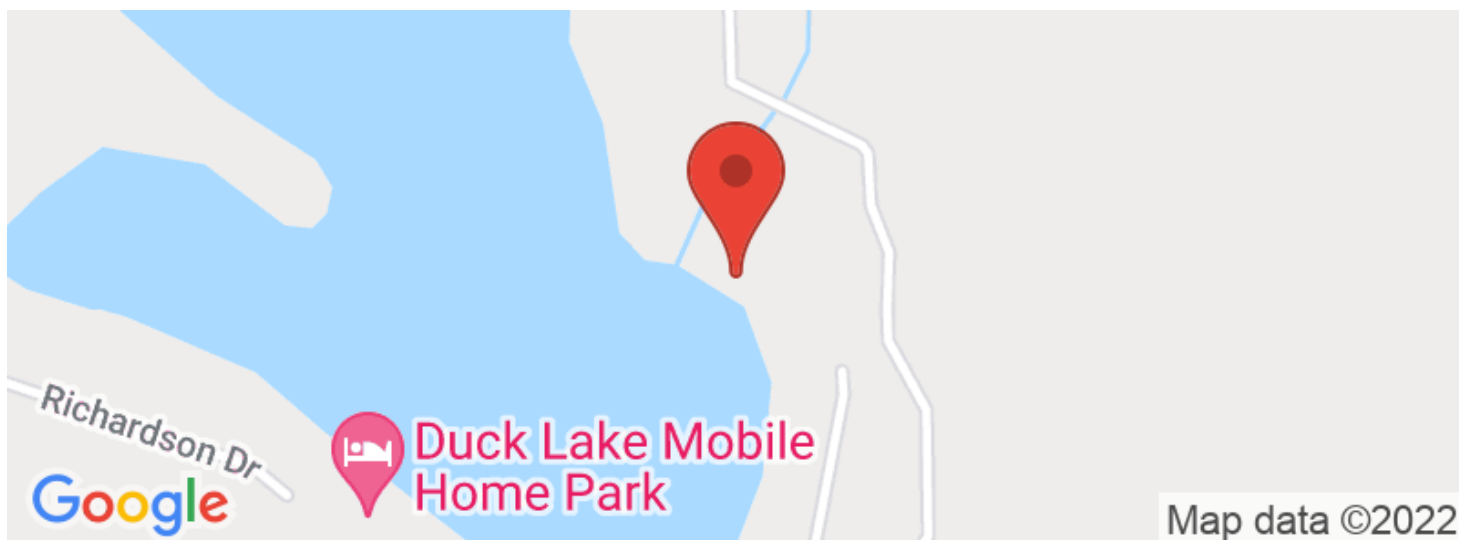
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Gobles, MI / Allegan County



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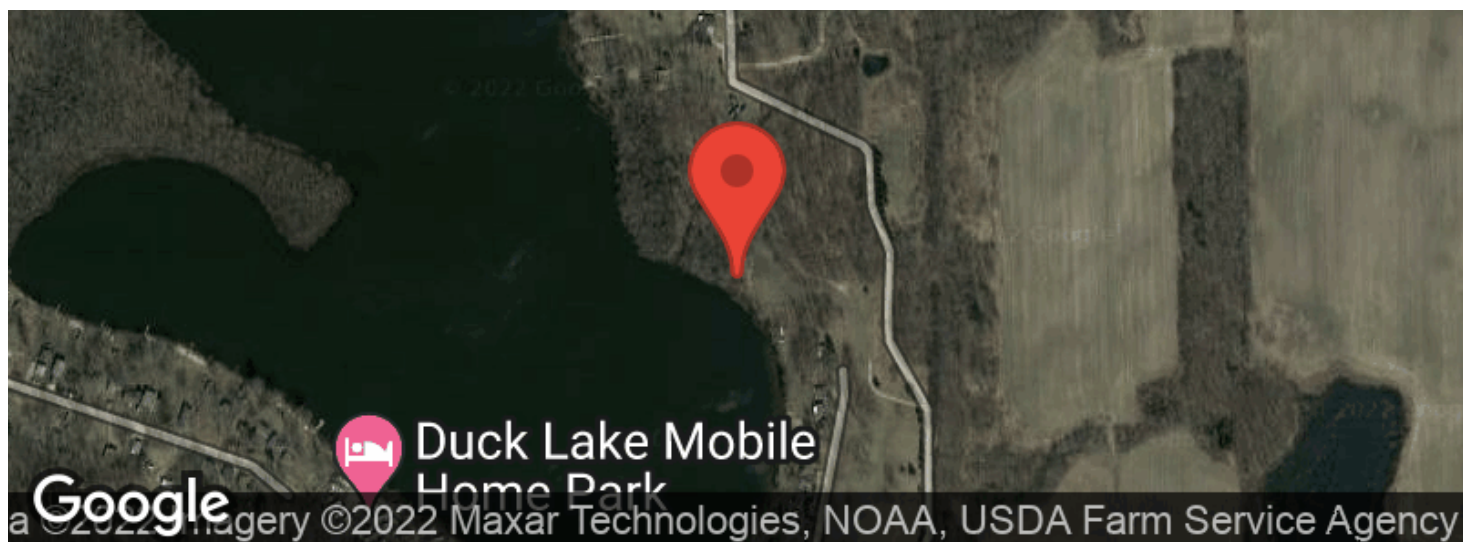
Locator Maps



For sale 9+/- acres with 920 feet of frontage on all sports Duck Lake in Allegan County Michigan.

Gobles, MI / Allegan County

Aerial Maps



For sale 9+/- acres with 920 feet of frontage on all sports Duck Lake in Allegan County Michigan.
Gobles, MI / Allegan County

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

NOTES



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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