

**33+/- acres of big buck property located  
on the Rocky River in Marcellus, MI.  
V/L M40  
Marcellus, MI 49067**

**\$178,500**  
33 +/- acres  
Cass County





**33+/- acres of big buck property located on the Rocky River in Marcellus, MI.  
Marcellus, MI / Cass County**

---

## **SUMMARY**

**Address**

V/L M40

**City, State Zip**

Marcellus, MI 49067

**County**

Cass County

**Type**

Farms, Recreational Land

**Latitude / Longitude**

42.0082 / -85.8137

**Acreage**

33

**Price**

\$178,500

**Property Website**

<https://www.mossyoakproperties.com/property/33-acres-of-big-buck-property-located-on-the-rocky-river-in-marcellus-mi-cass-michigan/16547/>



**33+/- acres of big buck property located on the Rocky River in Marcellus, MI.  
Marcellus, MI / Cass County**

---

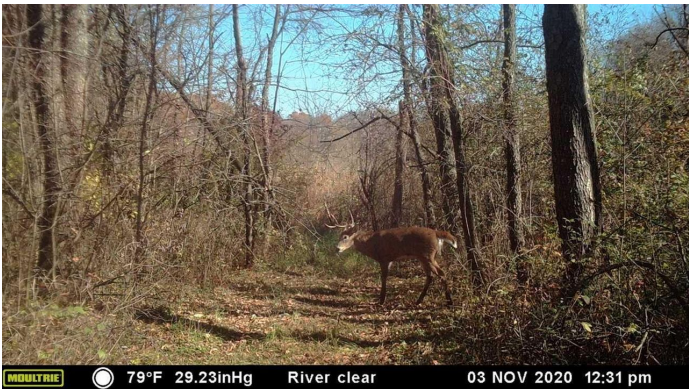
**PROPERTY DESCRIPTION**

Are you looking for one of the best hunt parcels in Southwest Michigan, then look no further! This is top notch; cream of the crop! The Rocky River winds it's way through it. Take yourself over the bridge, built over The Rocky, and enter your Hunting Paradise! Look at the pics.; it is great, to say the least..... Something like this doesn't come available often. One of THE BEST Hunting properties in Southwest Michigan, in one of THE BEST Whitetail Counties in SW Michigan; with Waterfront on the Rocky River. The property is enrolled in the Qualified Forest Program, which offers significant tax breaks. Aerial online is approximate. Take a look, then give me a call to see in person. You won't be disappointed!





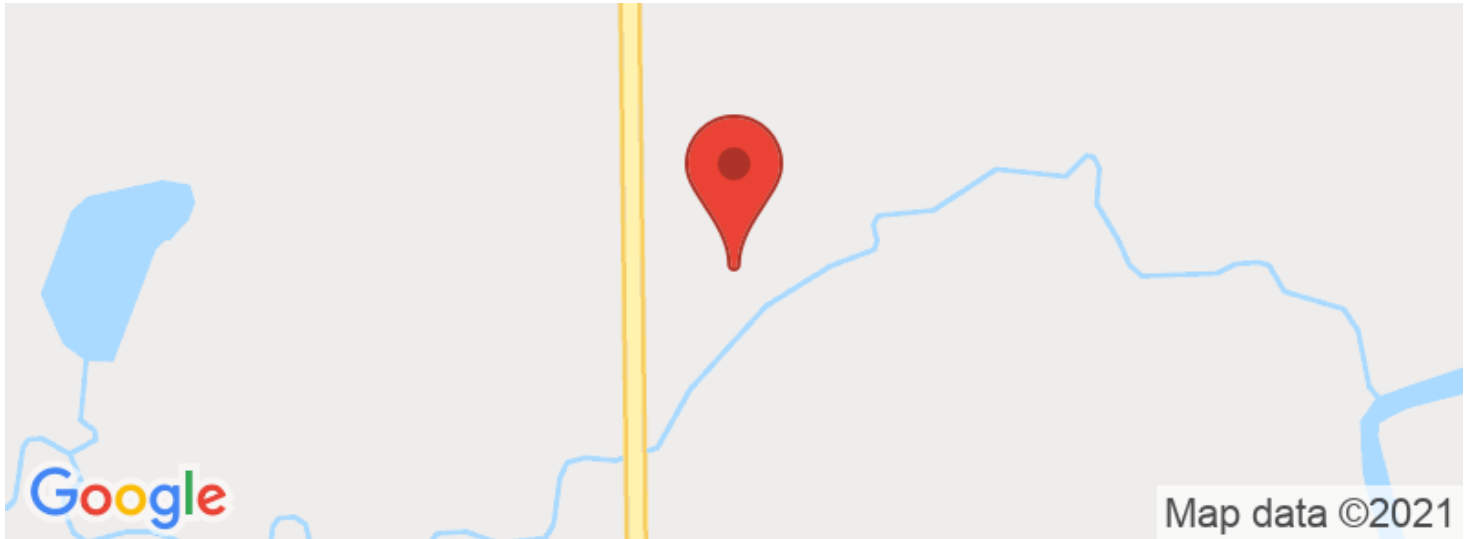
33+/- acres of big buck property located on the Rocky River in Marcellus, MI.  
Marcellus, MI / Cass County



33+/- acres of big buck property located on the Rocky River in Marcellus, MI.  
Marcellus, MI / Cass County

---

## Locator Maps

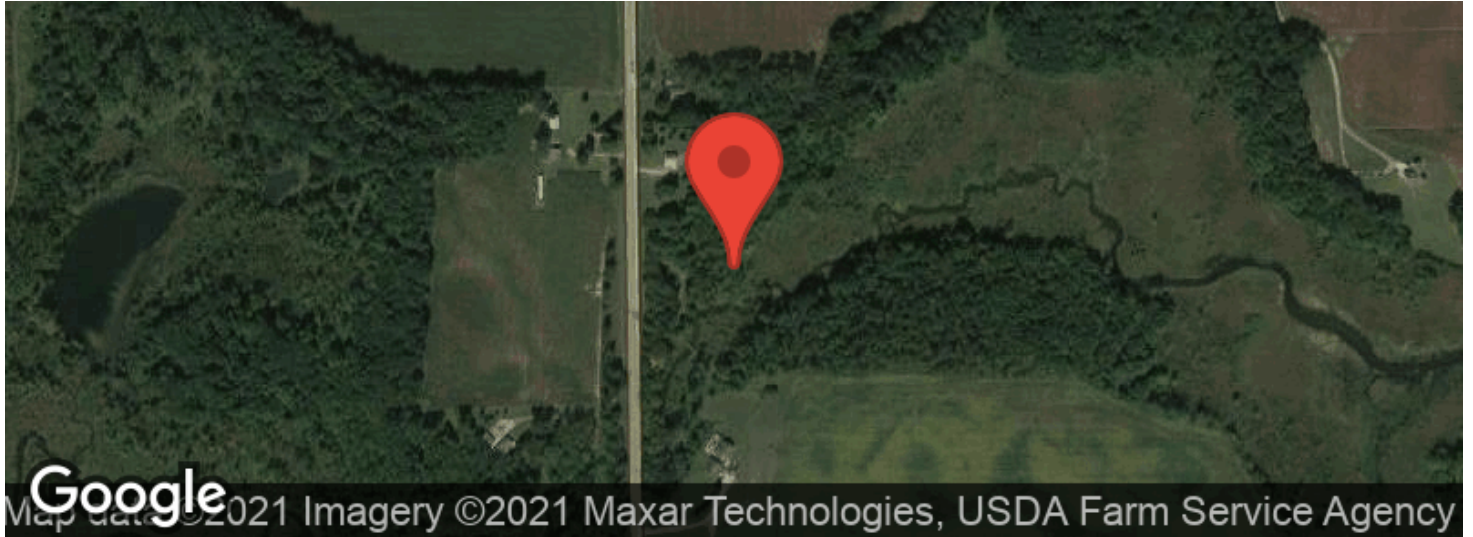




33+/- acres of big buck property located on the Rocky River in Marcellus, MI.  
Marcellus, MI / Cass County

---

## Aerial Maps



33+/- acres of big buck property located on the Rocky River in Marcellus, MI.  
Marcellus, MI / Cass 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.



---

**Mossy Oak Properties Michigan Land & Lakes**

**65232 Taylor Road**

**Sturgis, MI 49091**

**(269) 357-7036**

**MossyOakProperties.com**

---

