

Very rare find 40+/- acre hunting parcel in Marcellus, MI.
V/L Dutch Settlement St.
Marcellus, MI 49067

\$249,900
40± Acres
Cass County



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Marcellus, MI / Cass County

SUMMARY

Address

V/L Dutch Settlement St.

City, State Zip

Marcellus, MI 49067

County

Cass County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

41.983687 / -85.807134

Acreage

40

Price

\$249,900

Property Website

<https://www.mossyoakproperties.com/property/very-rare-find-40-acre-hunting-parcel-in-marcellus-mi-cass-michigan/38362/>



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Marcellus, MI / Cass County**

PROPERTY DESCRIPTION

Very rare find 40+/- acre hunting parcel in Marcellus, MI. This area is known for big bucks! The property has it all, mature timber, fields, lowland marsh, stream, and established trail system. If you have been looking for a hunting parcel this one is a must see. OWNER IS A LICENSED REALTOR IN THE STATE OF MICHIGAN AND WILL BE PRESENT FOR ALL SHOWINGS. NO TRESSPASSING OR VIEWING PROPERTY WITHOUT AN APPOINTMENT.



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Locator Map



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Very rare find 40+/- acre hunting parcel in Marcellus, MI.
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Satellite Map



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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

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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