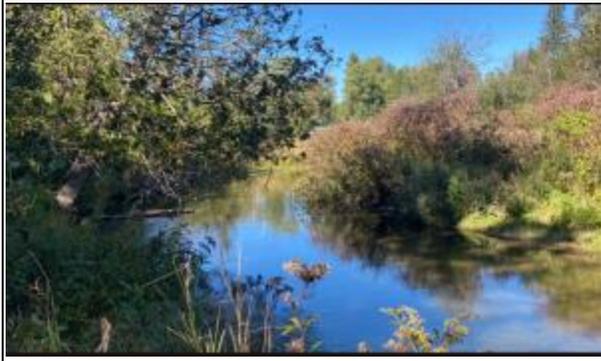


**Address:** Lots 5&6 E AIRPORT , Atlanta , MI ; 49709



<b>MLS#:</b>	201833428	<b>List Price:</b>	\$ 91,998
<b>Type:</b>	Vacant Waterfront	<b>Status:</b>	Active
<b>Prop Type:</b>	Land	<b>Waterfront:</b>	Yes
<b>Frontage:</b>	River	<b>Amt of Frontage:</b>	798.87 +/-
<b>#Acres:</b>	7.59	<b>Lot Size:</b>	7.59 AC
<b>County:</b>	Montmorency		

**Lake/River Other**

<b>Tax ID</b>	002-017-000-070-03 & 04	<b>Lot Dim:</b>	7.59 AC	<b>School District:</b>	Atlanta
<b>Township/City/Village:</b>	Avery	<b>Subdivision or T/R:</b>	T30N R3E	<b>Building Site:</b>	BOCA Allowed
<b>Realtor.com Type:</b>	Land	<b>Internet Access</b>	Unknown		

**Public Remarks:** Discover ALMOST 8 acres of serene, wooded land on the Thunder Bay River in Atlanta, MI. This property offers almost 800' of frontage on the Thunder Bay River, providing ample opportunity for fishing, boating, and wildlife watching. The property has been cleaned up from the storm damage and there are now nice wide trails to get down to the river. Perfect for nature lovers or those seeking a private retreat, the land is rich in natural beauty and ideal for building your dream home or cabin. Located in a quiet, rural area, yet easily accessible, this property is a rare gem with endless potential for outdoor recreation and relaxation. Split has been approved. Mineral rights do not convey.

**Directions:** FROM DOWNTOWN ATLANTA S ON CR 487 TO AIRPORT RD TO E AIRPORT RD

**Legal:** T30N R3E SEC 17 PARCELS 3E, 4E, 1F, 2F, 3F 4F 5F

<b>Road:</b>	Dirt; Easement	<b>Topography:</b>	Sloping
<b>Features:</b>	Hunting Property	<b>Gas/Oil Well Etc:</b>	No
<b>Water:</b>	No Well	<b>Sign:</b>	Sign: Yes
<b>Sewer:</b>	No Septic	<b>Schools:</b>	Elementary School: Atlanta; High School: Atlanta
<b>Electric:</b>	None	<b>Mineral Rights:</b>	No
		<b>Documents/Disclosure:</b>	Easements; Survey
		<b>Taxes and Possession:</b>	Possession: IMMEDIATE; Association Dues: No
		<b>Terms:</b>	Cash; Cash to New Mortgage; Showingtime

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