



MLS #: 230409  
 Status: ACT  
 Type: VAC WATER - NORTHERN  
 Address: O SMOKEY HOLLOW TRAIL  
 City: Naubinway  
 Zip: 49762  
 Area: Mackinac  
 Class: LAND  
 Price: \$109,000  
 For Sale

Frontage: RIVER  
 Format: YES  
 Plat Site: BOCA

Agent: SCHLEHUBER, CHERYL A - (906)643-9242  
 MACKINAC PROPERTIES, INC. - (906)643-9242

**General**

Asking Price:	\$109,000	Address 2:	
Number Of Acres:	11.00	Listing Agent 2:	
Listing Office 2:		Listing Agent 3:	
Listing Office 3:		Compensation-Sa:	5
Compensation-Ba:	5	Compensation-Tc:	0
Owner/Tenant:	SNYDER ESTATE	Lot Size:	11 A +/-
Tax Id#:	49-006-600-099-00	Restrict:	
Lake/River:	None	Other Lake/River:	E BRANCH OF BLACK RIVER
Frontage:	1/4 MILE	School District:	Engadinecnsltdtd
Elementary School:		High School:	
Township:	Hudson	Sec# /Blk:	29
Qrt Section:	SE	Subd Or Town/Range:	T42-43N R8W
Legal 1:	BLACK RIVER BEACHES CONDOMINIUM CONDO UNITS EXCEPT	Legal 2:	UNITS 1 THRU 13
App Wood:	100	Elec Co-Elec Co:	
Elec Co-Fuel Co:		Elec Co-Phone Co:	
Zoning:		Directions 1:	W US-2 TO SMOKEY HOLLOW TRAIL, FOLLOW TO ACCESS ON
Directions 2:	RIVER. 1/2 MI BEFORE BLACK RIVER	Directions 3:	
Original Price:	\$109,000		

**Features**

* Road	* Water	* Sign	* Terms
Easement	No Well	Yes	Csh To New Mort
Gravel	* Sewer	* Mineral Rights	
Private	No Septic	Unknown	
Unmaintained	* Electric	* Docs On File	
* Features	None	Easements	
Home Own Assoc	* Gas/Oil Well	Survey	
Hunting Prop	Unknown		
Adjacent to State Land			

**Financial**

Assumption Payment Amount:		Equity Amount:	
Taxes-Amount:		Taxes-Year:	
Assoc Due:	TBD	Spl Asmn:	
Possession:	IMMED.		

**Remarks**

NAUBINWAY AREA - BLACK RIVER BEACHES- FIRST TIME OFFERED! THIS COULD BE A DREAM SITE. WITH A 1/4 MILE ON THE E BRANCH OF THE BLACK RIVER, THIS PRIVATE & VERY UNIQUE WOODED PARCEL FEATURES 11 ACRES M/L DIRECTLY ON THE N SIDE OF THE RIVER W/ ACCESS BEING

This information is deemed reliable, but not guaranteed. Notice to all potential purchasers: it is the buyer's responsibility to investigate and verify any information they deem important to them in making a buying decision.

**Addendum**

Continued for MLS# 230409

**THROUGH THE BLACK RIVER BUILDING PARCELS. THIS IS PART OF THE BBB SITES CONDOMINIUM DEVELOPMENT. NEEDS SMALL BRIDGE OVER CREEK TO ACCESS WITH POSSIBLE LOGGING CONTRACT AN OPTION. DEEDED ACCESS TO SANDY LAKE MICHIGAN ON SOUTH SIDE OF U.S. #2. SOME RESTRICTIONS APPLY. POSSIBLE FURTHER CONDO SPLIT. CLOSE TO TRAILS.**

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