



Listing Agent

Shirley Carpenedo
 (906) 364-5775
 shirley@silverproperties.com

919 East Cloverland Drive Ironwood, MI 49938
 www.silverproperties.com Fax 906/932 1583
 E-mail talk2us@silverproperties.com
"When you're on the move!"

Property Address TBD Clement Road, Saxon, WI				Type of Property Vacant Land		Price \$43,000	
Legal Description Sec 11, T46N, R1W, Pt of SE-SE, 39A 11 46 1W, 39 Acres				Electrical Available across road		Special Terms? -----	
Parcel # 018-0515-0200				Water No		Sign Yes	
Taxes \$654.16	Fair Market Value \$35,600	Lot Size 1320 x 1320 minus 1 Acre	Possession At Close	Sewer No		MLS # 1102018 (4651)	
Taxable Value \$36,000		Directions West on US-2 to Clement Road (about 13 miles west of WI-MI State Line.) Left on Clement Road to property on the right (just over 2 miles.)					
Listing Agent Shirley Carpenedo							

ALL THE BEST OF THE NORTH ON ONE BEAUTIFUL PIECE OF LAND!

This south sloping thirty nine acres starts with a park-like setting at the top of a hill with an expansive view of the Penokee Range. A large area has been thinned to the finest trees with grassy areas between them—what a perfect place to camp or build! Below the crest of the hill is an artesian spring. A little lower the mixed northern forest beckons you to explore and there is a drivable trail that takes you back to a deer blind and beyond. At the bottom of the hill is Lawrence Creek which is deep enough to canoe and is a trout stream. The area around the creek is marshy with Black Ash and tag elder. The low land is estimated to be less than 10 acres. Easy access to creek from Clement Road bridge. Camp trailer and camper included for storage. Iron Horse Trail just over 1 mile north. Call Shirley Carpenedo at Silver Properties at 906-932-1200 or 906-364-5775 to see this property.



All information provided as a courtesy. Please verify information with an independent source. Thank You.