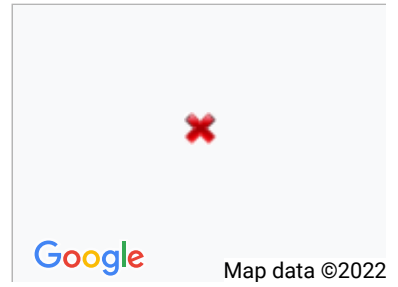


ALL FIELDS DETAIL



MLS # 10061847
Address 7672 N Peter White Rd
Area (Municipality) Onota Twp (02013)
Mail City Deerton
County Alger
State MI
Zip 49822
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Active
Asking Price \$525,000



LEGAL DESCRIPTION

Legal Description NENW, NWNW, SWNW, NWSW, SWSW, SESW, and PT SWSE, lying westerly of Laughing Whitefish Lake, all in Section 34, T47N -R22W, Township of Onota, Alger County, Michigan.

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	No
Lot Size	irregular	Acreage	252.00
Site Condo Y/N	No	Frontage	3,000
Frontage Type	Water	Waterfront Y/N	Yes
Water View	Interior Lake	Body of Water	Laughing Whitefish Lk & R
At Ski Resort Y/N	No	Trailside Y/N	No

LOCATION INFORMATION

Full Address(es) 7672 N Peter White Rd, Deerton, MI 49822
School District Autrain-Onota Public Schools
Municipality Onota Twp

DIRECTIONS

Directions From Deerton travel south on Peter White Road, County Highway 483, for approximately 3.3 miles to the property.

LISTING INFORMATION

Price Date	6/24/2022	Price Per Acre	\$2,083.33
Listing Date	4/5/2019	Input Date	4/9/2019 8:06 AM
Input Date	4/9/2019 8:06 AM	Status Date	2/12/2022
HotSheet Date	6/24/2022	Update Date	6/24/2022 8:38 AM
Update Date	6/24/2022	Expiration Date	4/1/2023
Original MLS#	10061847	Originating MLS	Upper Peninsula Assoc of Realtors
MLS ID	North Central	UPAR MLS #	1113458
Agent	TODD FREDERICKSON - Main: 906-273-0661	Listing Office	STEIGERWALDT LAND SALES, LLC - Main: 906-273-0661
Co-List Agent	ANDREA CARON - Cell: 920-213-8792	Co-List Office	STEIGERWALDT LAND SALES, LLC - Main: 906-273-0661
Original Price	\$995,000	Listing Exception Y/N	No
Days On Market	1176	Cumulative DOM	1176
Days On MLS	1172	Cumulative DOMLS	1172
Signed Disclosure Y/N	Yes	Contract	Exclusive Right to Sell
Associated Document Count	0	Additional Documents YN	No
Picture Count	9		

TAX & FINANCIAL

Property ID	PART OF 02-007-234-002-00	FIPS Entity	60820
FIPS	26003	Summer Tax Year	2020
Summer Tax Amount	1380.92	Winter Tax Year	2020
Winter Tax Amount	1350.00	Total Tax Amount	2730.92
Assessments Y/N	No	Zoning	Timber Production
Subj to Short Sale Apprvl	No	Ownership	Private
Lease Y/N	No	Association Y/N	No
Principal Res Exempt Y/N	Yes	CFA Y/N	Yes

FEATURES

LOT DESCRIPTION	FINANCIAL TERMS	ROADS	WATER
Rolling/Hilly	Cash	City/County	None

The selected view does not have a layout for the current listing's class.
 Please refer to Paragon Help for more information on setting up a class for custom views.

FEATURES

Wooded	Conventional Conventional Blend Exchange/Trade FHA	Gravel Seasonal SEWER SEPTIC None	WATER FEATURES Lake Frontage Interior Lake
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SHOWING INSTRUCTIONS

Suppl. Showing Inst. Contact listing agent.
SecureShowingInstructions Show anytime, contact LA for maps.

COMPENSATION

SA Compensation Y/N	Yes	SA Compensation Amount	2.80
SA Compensation Type	Percent	BA Compensation Y/N	Yes
BA Compensation Amount	2.80	BA Compensation Type	Percent
NA Compensation Y/N	No		

LISTING BROKER SERVICES

Listing Broker Sign Y/N	No	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
IDX Consumer Comment	Yes	IDX Automated Valuation	Yes
IDX Include	Y		

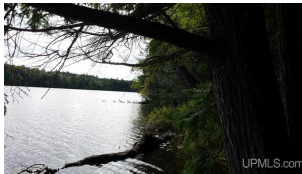
REMARKS: AGENT & PUBLIC

Public Remarks This waterfront, recreation and timber investment property is approximately 252 acres in size. Additionally, it has an abundance of history. It is located 18 miles southeast of Marquette, Michigan in northwestern Alger County. The property has approximately 1,450 feet of frontage on Whitefish Lake and 1,500 feet of center-thread frontage on the Laughing Whitefish River. The property has an impressive forest cover with significant timber value. Large sugar maple and hemlock trees are common across the landscape and are one of the defining features of the property. There is a presence of veneer sawtimber and the possibility of specialty products such as birds-eye maple and curly maple within the northern hardwood forest cover types. This property has been in the current owner's family for three generations and includes quite a bit of history. The Nature Conservancy owns much of the surrounding land which was donated by the subject's landowners. According to the Nature Conservancy's

SYNDICATION REMARKS

Internet Remarks Listing Agent: TODD FREDERICKSON Broker: STEIGERWALDT LAND SALES, LLC: This waterfront, recreation and timber investment property is approximately 252 acres in size. Additionally, it has an abundance of history. It is located 18 miles southeast of Marquette, Michigan in northwestern Alger County. The property has approximately 1,450 feet of frontage on Whitefish Lake and 1,500 feet of center-thread frontage on the Laughing Whitefish River. The property has an impressive forest cover with significant timber value. Large sugar maple and hemlock trees are common across the landscape and are one of the defining features of the property. There is a presence of veneer sawtimber and the possibility of specialty products such as birds-eye maple and curly maple within the northern hardwood forest cover types. This property has been in the current owner's family for three generations and includes quite a bit of history. The Nature Conservancy owns much of the surrounding land which was donated by the subject's landowners. According to the Nature Conservancy's

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

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