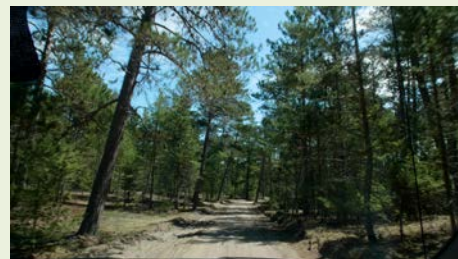


Sucker River III

\$200,000

Acreage:	80 Acres	Nearest City:	Grand Marais
Price/Acre:	\$2,500/Acre	School District:	Burt
Waterfront:	Yes	Access:	Seasonal
Frontage:	1,500 feet	Utilities:	None
County:	Alger	Commercial Forest:	Yes
Township:	Burt	Property ID:	A491303R-3



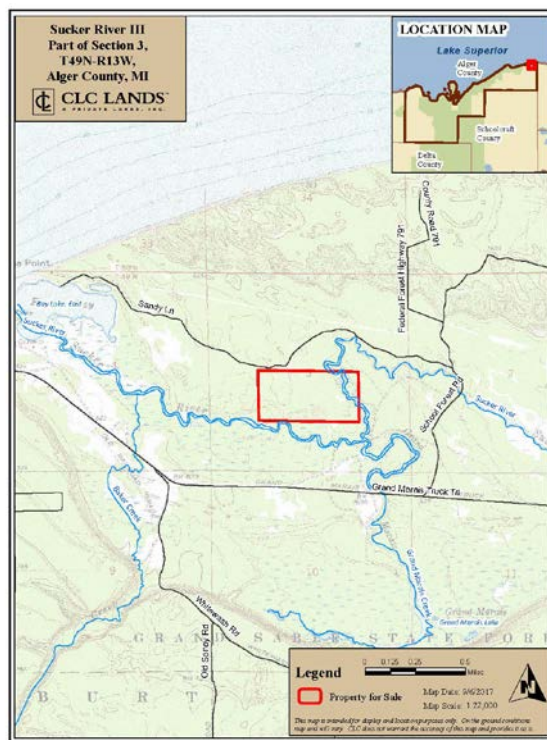
The Sucker River is 35 miles long and you could own two miles of it if you were to purchase the three contiguous parcels of Sucker I, II, and III. There are 311 acres for sale with all three parcels. We are selling the property whole, or separately (80-acre, 78-acre and 153-acre parcels).

Sucker III includes 1,500 feet of frontage, 80 acres of land, and is immediately accessible off of Sandy Lane.

The section of the river that wanders through the property is a Type 4 trout stream with water high enough to float in the spring and wade in the summer. The water is tea-colored from pine needles and other organic matter falling in and breaking down over time. The northern part of the property (Suckers I & II) contains critical coastal dunes which are protected by the State of Michigan. All of this exists within a natural pine ecosystem where red and white pines thrive in an old-growth state, compete with fire-scars – emblematic of natural pine forests.

The property is in Alger County, 5 miles from Grand Marais. You can access it from the north off H-58 and the south off State Highway M28. Both sides of the river are included and are well-buffered with acreage.

<https://goo.gl/maps/d2BB791oGAC2>





The Compass Land Consultants' CLC Lands network provides access to unadulterated land and water real estate in the heart of the Upper Midwest. Our website www.clclands.com lets you search property listings by destination – such as a whole private lake, shoreline, acreage estate – or by lifestyle preferences like sailing, fishing, vacation, retirement, and many others.

We have a comprehensive understanding of land and we know how to appraise and value it. Compass Land Consultants is a unique and distinctive network of real estate brokers, foresters, land management and appraisal experts offering a wide selection of properties throughout the fabulous upper Midwest.



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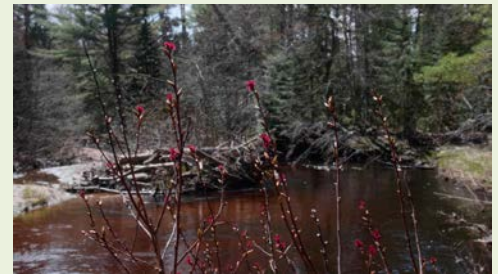
www.clclands.com

CLC_Lands@compasslandconsultants.com

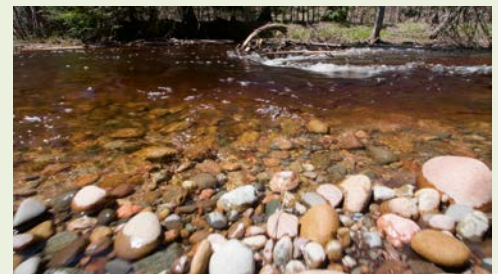
SIMILAR PROPERTIES



Sucker River I



Sucker River II



Sucker River - Luce



Buckeye Lake North