

# 1247, COPLIN, LITCHFIELD, MI, 49252

<https://tuckerbenner.com>

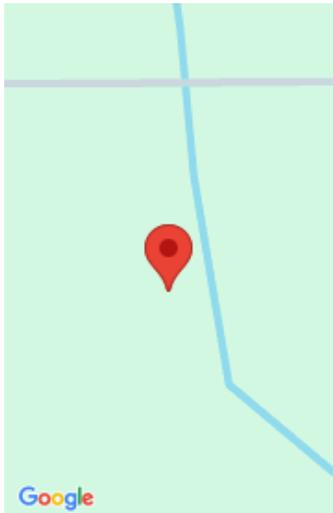


\$439,900



Beautiful country setting with room to roam! This property offers 40 acres, with approximately 30 acres tileable, making it ideal for farming, recreation, or long-term investment. The home features a 100-year metal roof installed just 7 years ago, with a transferable warranty for peace of mind. A whole-house generator ensures comfort and reliability year-round. Due [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1569 sq ft



## Call us now



Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



---

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 40.47 sq ft

**Bathrooms Full:** 1

**County:** Branch

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1569 sq ft

**Year built:** 1869

**Lot Size Acres:** 40.47 acres

**Bathrooms Half:** 1

---

## Building Details

**Building Area Total:** 1569 sq ft

**Architectural Style:** Farmhouse

**Heating:** Forced Air

**Roof:** Metal

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 2

**Basement:** Michigan Basement, Partial

---

## Amenities & Features

**Laundry Features:** In Bathroom, Main Level

**Utilities:** Electricity Available, High-Speed Internet

**WaterSource:** Well

**Appliances:** Dishwasher, Oven, Refrigerator

**Lot Features:** Tillable

**Window Features:** Replacement

**Cooling:** Central Air

---

## Fees & Taxes

**Tax Assessed Value:** \$97,170

**Tax Year:** 2024

---

## School Information

### Call us now



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



**High School District:** Litchfield

**HighSchool:** Litchfield High School

**Elementary School:** Litchfield Elementary School

---

## Miscellaneous

**CrossStreet:** Ely Rd **Listing Terms:** Cash, FHA, VA Loan, Rural Development, MSHDA, Conventional

### Call us now



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

