### **13087, PIONEER, MARCELLUS, MI, 49067**

https://tuckerbenner.com









Discover an exceptional 90-acre agricultural and recreational property that combines productive farmland, natural beauty, and strong infrastructure. The land offers 60-80 tillable acres, with 15 currently in active use, creating potential for large-scale farming, outdoor grow operations, or future expansion. A private pond with a small fishing cabin and the Rocky River running through the [...]

- 0 baths
- Business
- Commercial Sale
- Active



#### Call us now

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Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

## **Basics**

Category: Commercial Sale

Status: Active
Lot size: 90 sq ft

Lot Size Acres: 90 acres

County: Cass

Type: Business

Bathrooms: 0 baths

Year built: 1900

**Business Type:** Other

## **Building Details**

**Building Area Total: 2100** sq ft **Number Of Units Total:** 5

Sewer: Septic Tank Heating: Forced Air
StoriesTotal: 2000 Roof: Composition

Number Of Buildings: 5

### **Amenities & Features**

Inclusions: Licenses Utilities: Electricity Available, Electricity

Connected, Propane

Waterfront Features: Pond, River, WaterSource: Well

Stream Creek

## Fees & Taxes

Tax Assessed Value: \$340,900 Tax Year: 2024

Tax Annual Amount: \$16,534

# **School Information**

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**High School District:** Marcellus

# **Miscellaneous**

**CrossStreet:** Pioneer & M-40 **Listing Terms:** Conventional, Cash

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