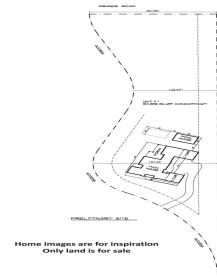
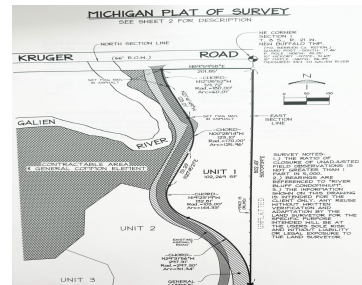
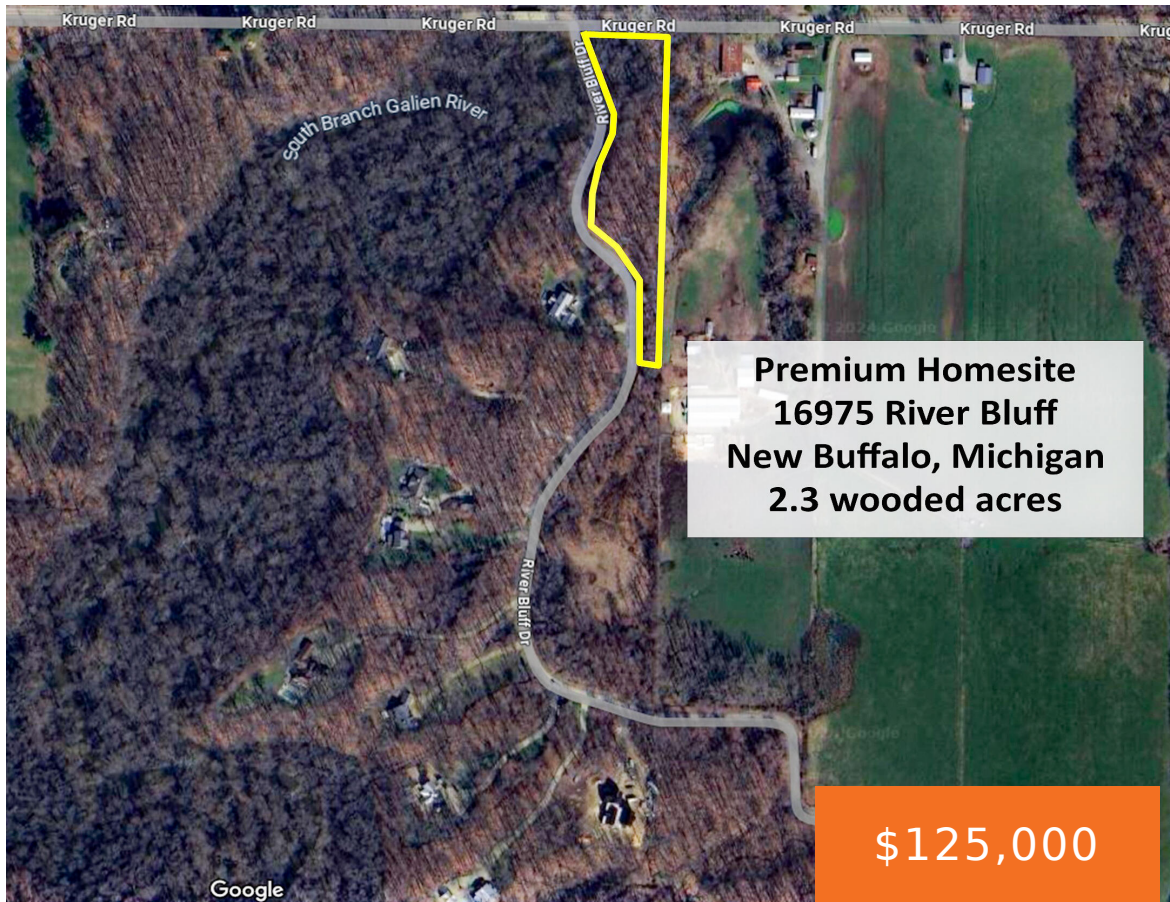


# 16975, RIVER BLUFF, NEW BUFFALO, MI, 49117

<https://tuckerbenner.com>



Welcome to the peaceful River Bluff community, a beautiful 76-acre development located in desirable New Buffalo! Build your Harbor Country dream home on this premium 2.35 acre building site perfectly situated high on the bluff overlooking the Galien River. Located along a quiet stretch of country road, yet just 3 miles to all New Buffalo [...]

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 2.35 sq ft

**Lot Size Acres:** 2.35 acres

**Type:** Lot

**Bathrooms:** 0 baths

**Subdivision Name:** River Bluff

**County:** Berrien



### Call us now

Phone: (231)730-8781

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

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Current Use:** Residential

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## Amenities & Features

**Utilities:** Water Available, None

**Lot Features:** Ravine, Buildable, Wooded

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## Fees & Taxes

**Tax Assessed Value:** \$35,169

**Association Fee:** \$750

**Tax Annual Amount:** \$867

**Association Fee Frequency:** Semi-Annually

**Tax Year:** 2024

**Association Fee Includes:** Snow Removal

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## School Information

**High School District:** New Buffalo

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## Miscellaneous

**CrossStreet:** Kruger Road

**Listing Terms:** Cash, Conventional



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