

# 4643, ANDERSON, ALBION, MI, 49224

<https://tuckerbenner.com>



**\$168,000**



Discover Your Perfect Retreat on Duck Lake! Unlock the potential of this stunning half-acre channel lot on the all-sports 629-acre Duck Lake in picturesque Calhoun County, Michigan. Whether you're dreaming of your forever home or an idyllic vacation rental, this prime parcel offers the perfect canvas to create your vision. Just a stone's throw away [...]

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.53 sq ft

**County:** Calhoun

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.53 acres



### 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:** Phone Available, Sewer Available, None

**Waterfront Features:** Channel, Lake

**Lot Features:** Level, Buildable, Cleared, Recreational

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## Fees & Taxes

**Tax Assessed Value:** \$16,800

**Tax Year:** 2023

**Tax Annual Amount:** \$840.73

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## School Information

**High School District:** Springport

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** 26 Mile Rd

**Listing Terms:** Cash, Conventional



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