

# 3, OLD CHANNEL TRAIL, MONTAGUE, MI, 49437

<https://tuckerbenner.com>



\$139,900



White Lake frontage lot in City of Montague. House plans available and engineering study available. Property is in the conservation district. Seller will front lots for speck house. Dock is available in Harbor hill docks and frontage could have dock. Nature walkway. Very unique building site at a very attractive price.

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.98 sq ft

**County:** Muskegon

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.98 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:** Water Available, Sewer Available, Natural Gas Available, Electricity Available, Broadband, Water Connected, Sewer Connected, Natural Gas Connected, Electricity Connected

**Waterfront Features:** Lake

**Lot Features:** Buildable, Recreational, Wetland Area, Wooded

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## Fees & Taxes

**Tax Assessed Value:** \$76,800

**Tax Year:** 2021

**Tax Annual Amount:** \$3,621

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## School Information

**High School District:** Montague

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Strong and Bowen

**Listing Terms:** Cash, Conventional



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