# RYAN, MARCELLUS, MI, 49067

https://tuckerbenner.com










Build your dream home in the desirable Blue Bird Manor subdivision! This beautiful .64-acre parcel offers a spacious, open setting with a beautiful landscape and scenic views of the surrounding countryside. Located on Ryan Road in Marcellus, this buildable lot provides the perfect blend of peaceful rural living with the convenience of nearby amenities. Surrounded [...]

- 0 baths
- Lot
- Land
- Active

## Basics

**Category:** Land

**Type:** Lot

**Status:** Active

**Bathrooms: 0** baths

**Lot size: 0.64** sq ft

**Subdivision Name:** Blue Bird Manor

**Lot Size Acres: 0.64** acres

**County:** Cass

## Call us now

Phone: (231)730-8781
Email: tuckerbennerteam@gmail.com
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

## Building Details

**Sewer:** Public Sewer

## Amenities & Features

**Utilities:** Natural Gas Available, Electricity Available, Cable Available, Natural Gas Connected, Electricity Connected

**Lot Features:** Level, Buildable, Cleared, Cul-De-Sac, Corner Lot

## Fees & Taxes

**Tax Assessed Value:** $4,200

**Tax Year:** 2025

**Tax Annual Amount:** $212.29

## School Information

**High School District:** Marcellus

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** M-40 and Ryan Rd.

**Listing Terms:** Cash, Conventional


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