

Address: 3760 M 32 Highway , Atlanta , MI ; 49709			
	MLS#: 201837588 Type: Vacant Acreage Prop Type: Land Frontage: None Lot Size: 33 +/-	List Price: \$ 130,000 Status: Active Waterfront: No #Acres: 33.00 County: Montmorency	
	Lake/River Other		
	Tax ID 008-021-000-015-008 * See Private Remarks Township/City/Village: Vienna Realtor.com Type: Land	Lot Dim: 33 +/- Subdivision or T/R: T30N R1E Internet Access Unknown	School District: Jhnsburg/lewstn Building Site: BOCA Allowed
Public Remarks: 🌲 33+ Acres with Cabin & Trails - Great Hunting Camp West of Gaylanta Lake This 33+ acre wooded parcel offers the perfect Northern Michigan hunting camp or weekend getaway. A cement block cabin and storage shed sit among mature hardwoods with established trails throughout the property. Electric and water are on site (condition unknown), giving the next owner a solid base to improve or enjoy as-is. Located west of Gaylanta Lake, this land provides excellent deer, turkey, and small game hunting, plus easy access to nearby lakes, ORV trails, and state land. Highlights: 33+ wooded acres with mature hardwoods Cement block cabin and storage shed Electric and water on site (condition unknown) Great hunting and trail system Peaceful location west of Gaylanta Lake			
Directions: M32 on the North side of highway just west of Gaylanta Lake			
Legal: T30N R1E SEC 21 COMM AT THE SE COR OF SD SEC 21FOR POB: TH N 00°40'50" E 1322.7 FT; TH N 88°20'10" W 642.3 FT; TH N 00°38' E 377.3 FT; TH N 88°20'10" W 321.38 FT; TH S 00°38' W 1670.2 FT; TH S 78°36'30" E 250 FT M/L; TH S 89°19'10" E 718 FT M/L TO P			
Road: Maintained; Paved Features: Highway Frontage; Hunting Property; Cabin/Cottage Water: Well Installed Sewer: Septic Installed Electric: On Site	Topography: Sloping Gas/Oil Well Etc: Yes Sign: Sign: Yes Schools: Elementary School: Johannesburg-Lewiston; High School: Johannesburg-Lewiston Mineral Rights: No Documents/Disclosure: Easements Taxes and Possession: Taxes: 1553.20; Tax Year: 2024; Special Assessments: No; Possession; Association Dues: No Terms: Cash; Cash to New Mortgage		