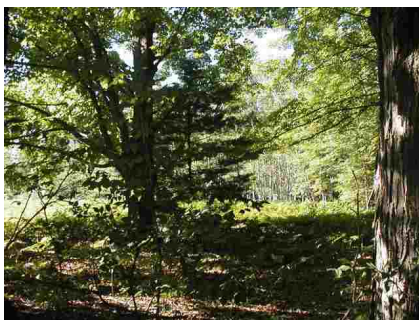


Customer Report**3100 E DUCK LAKE RD**Ask Price: **\$155,000**

MLS # **1694794**
 Status **Active**
 County **Grand Traverse**
 Type **Vacant Lot/Land**
 Address **3100 E DUCK LAKE RD**
 City **Grawn**
 Zip **49637**
 # Acres **36.62**
 Wtrfrnt **Yes**
 Water P/S **Private**
 WtrFrnt **1100**



05/27/2010 08:08 PM

Body of Water	Duck Lake	Commercial Y/N	NO	Est % Timber	
Less Than 1 Acre	No	School District	Traverse City	Est % Wetlands	75
Subdivision	n/a	Sign	No	Est % Tillable	20
Lot #		Special Assess (Y/N)	No	Est % Other	
Lot Dimensions	3291x545x2471	Annual Assn Fee		Dual MLS #	
Township	Green Lake	Manufactured Allowed?	No		
Sec #	23				

TOPOGRAPHY	LowLand	EXTERIOR	Countryside View
PRESENT USE	Metes and Bounds	ZONING	Residential
UTILITIES AVAILABLE	Electric	LAND USE RESTRICTIONS	Unknown
ROAD FRONTAGE	County Maintained	DOCUMENTS	Survey/Plat
AMENITIES	None	FINANCING AVAILABLE	Cash, VA
WATER INSTALLED	None	MISCELLANEOUS	None
WASTE INSTALLED	None	WATERFRONT TYPE	Private-On Water
WATER OPTIONS	None		
WASTE OPTIONS	None		

This is an amazing piece of property on Duck Lake and unique for the right individual. 9.36 acres of upland with the balance wetlands. Would make a perfect estate parcel for a retreat or quiet getaway. DNR has established one homesite and the land could be split on the upland portion. Actual meandering shoreline is over 1000 feet... beach front looks west towards the peninsula. Secluded cove. Call listing agent for all the details.

E Duck Lake Road South...just before the peninsula...directly adjacent to Mason Road splitting off...there is a gate.



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