



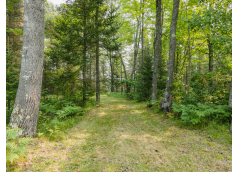
Virtual Tour

Video Tour

CLIENT PACKAGE REPORT

MLS #	50184170	Price	\$89,900
Originating MLS	UPAR	Status	Active
Area	Mastodon Twp (36012)	Activation Date	
Address	TBD Little Maggie Lane	Style	Vacant Land
City	Crystal Falls	Type	Vacant Land
Municipality	Mastodon Twp		
County	Iron		
Zip	49920		

ADDITIONAL PHOTOS



GENERAL

Listing Date	8/5/2025	Property ID	006-282-145-00&006-282-146-00
Acreage	3.29	DOM	226
Lot Size	436 x 356 x irreg	Contract	Exclusive Right to Sell
Frontage		Body of Water	Little Maggie Lake
HOA Fee Amount	\$490.00	Ownership	Private
Assessments Amount		Lease	No
Summer Tax Amount	422.27	Site Condo	No
Winter Tax Amount	1094.23	Principal Res Exempt	No
Total Tax Amount	1516.50	Signed Disclosure	Yes
Total Tax Year	2024	Survey on File	No
Map		Listing Exception	No
Subdivision		Insp Cmpl Well/Septic	
Cross Street 1		Certification Date	
Cross Street 2			

Directions Co Rd 424 to south on Kalla Walla Tr, left on Maggie Lakes Tr, right on S. Maggie Lake Dr, right on Little Maggie Ln to property.

REMARKS

If you've been dreaming of your own slice of paradise nestled in the woods and waters of Iron County, this lovely 3.3 acre parcel boasts approximately 356 feet of frontage on pristine Little Maggie Lake and already has a partially cleared building site ready for construction of your new home! Imagine listening to the loons singing in the evening while enjoying the peace and unrivaled beauty of this property. Located in a private residential/recreational development with covenants in place to protect your investment, it's ideally situated near Armstrong Creek, Brule River, and historic Pentoga Village with bridge into Wisconsin for more beautiful places to explore. This parcel provides ATV access to a recreational trail leading to Wisconsin to the east and Watersmeet to the west. Just ten minutes from George Young Recreational Complex with championship 18-hole golf course, indoor swimming pool, restaurant, and groomed cross country ski trails, too. The Northwoods is calling, and this is the answer!



GARY WATTERS
 Cell: 906-284-7006
 garywatters95@gmail.com
STEPHENS REAL ESTATE-IRON RIVER
 427 Cedar Avenue
 Iron River MI 49935
 Main: 906-265-7325



FEATURES

FINANCIAL TERMS Cash, Conventional
ROADS Access, Private Road, Year Round, Private w /association
SEWER SEPTIC None
WATER None
WATER FEATURES Lake Frontage, Waterfront, No Gas Motors, No Wake Lake, Interior Lake
ZONING Residential

FUEL ON SITE None (Fuel On Site)

