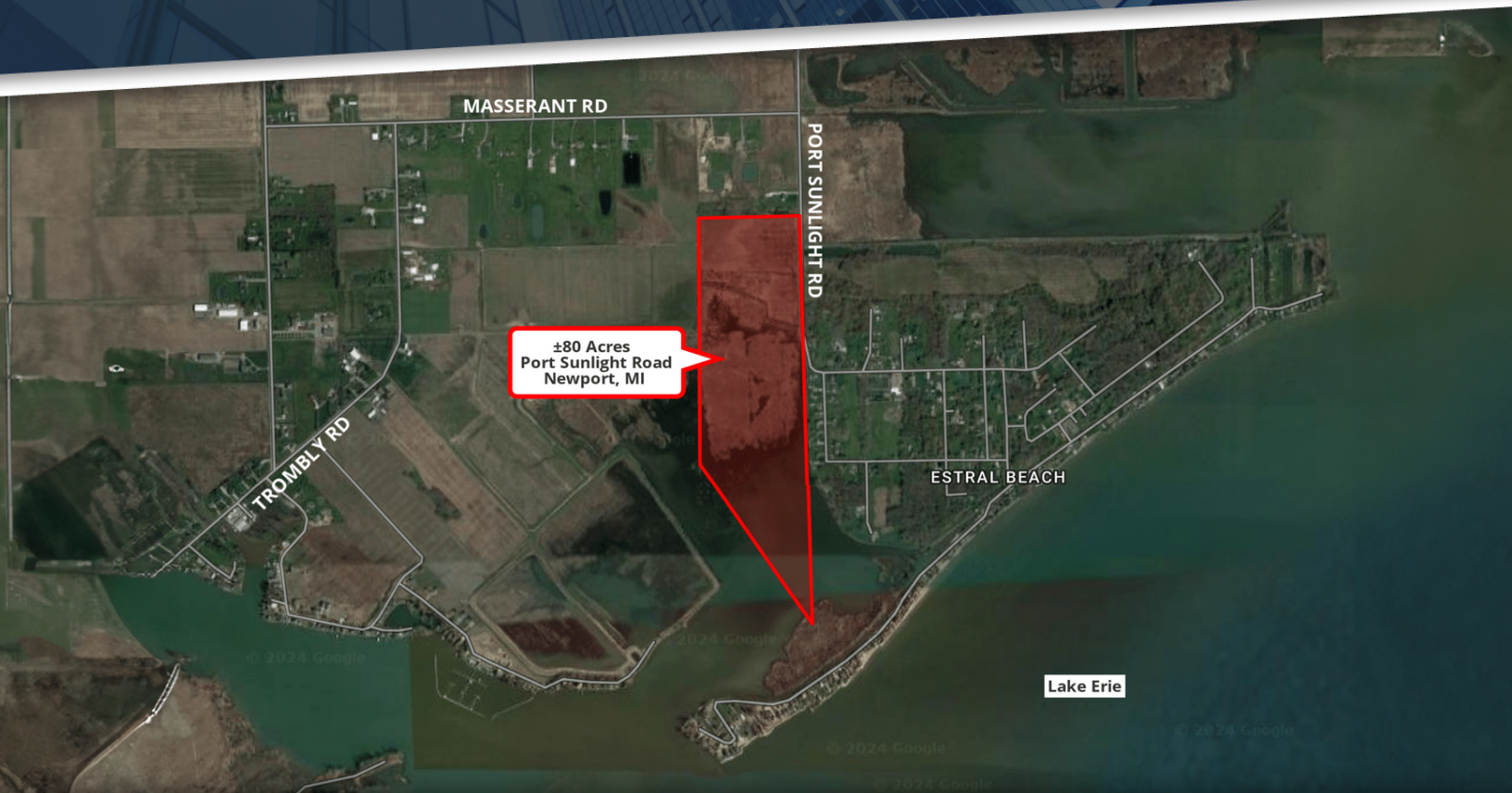


# FOR SALE

## 80± ACRES IN NEWPORT WITH LAKE ERIE FRONTAGE



### PORT SUNLIGHT ROAD NEWPORT, MI 48166

#### PROPERTY HIGHLIGHTS:

- 80± acres available for sale located off of Port Sunlight Road in Newport, Michigan
- Current zoning is AG (Agricultural)
- Approximately 950± linear feet of frontage on Lake Erie
- Many possible recreational uses
- Property boundaries run into Lake Erie. (Please see attached Survey and aerial)
- Asking Price: \$1,196,000

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



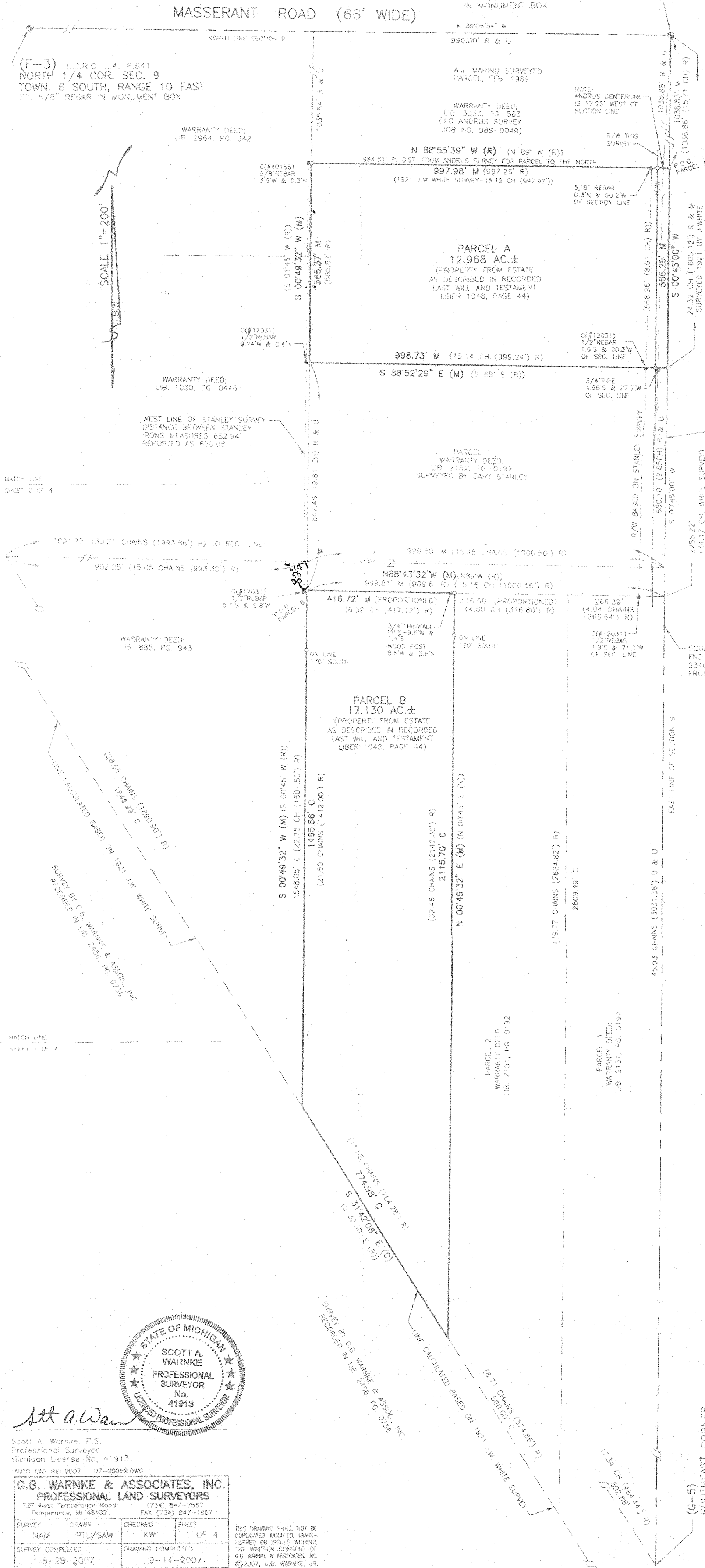
**ROBERT HIBBERT**  
robert.hibbert@freg.com

**248.324.2000**

**eCODE 325**



(SURVEY BASED ON LAST WILL AND TESTAMENT  
RECORDED IN LIBER 1048, PAGE 44, MONROE  
COUNTY RECORDS AND A J.W. WHITE SURVEY,  
OF THE SUBDIVISION OF VICTOR MASSERANT  
FARM, DATED 1921)



MATCH LINE SHEET 3 OF 4  
SHEET 2 OF 4

**BOUNDARY SURVEY**  
PART OF THE EAST 1/2 OF  
SECTION 9, TOWN. 6 SOUTH,  
RANGE 10 EAST, BERLIN TWP.,  
MONROE COUNTY, MICHIGAN.

JOB No. 07-0052

- LEGEND**
- SET MAG NAIL & WASHER
  - SET CAPPED 1/2" REBAR (#41913)
  - SET RAILROAD SPIKE
  - FOUND NAIL & SHINER
  - FOUND PIPE OR ROD
  - FOUND RAILROAD SPIKE
  - FOUND CONCRETE MONUMENT
  - SECTION CORNER
  - FENCE
  - RIGHT-OF-WAY
  - POINT OF BEGINNING
  - RECORD
  - MEASURED
  - CHAIN
  - CALCULATED
  - USED MEASUREMENT IN SURVEY

BASIS OF BEARING IS RELATIVE TO  
CENTERLINE OF PORT SUNLIGHT ROAD  
PER LAST WILL AND TESTAMENT  
RECORDED IN LIBER 1048, PAGE 44,  
MONROE COUNTY RECORDS.



MATCH LINE SHEET 2 OF 4  
SHEET 1 OF 4

**BOUNDARY SURVEY**  
PART OF THE EAST 1/2 OF  
SECTION 9, TOWN. 6 SOUTH,  
RANGE 10 EAST, BERLIN TWP.,  
MONROE COUNTY, MICHIGAN.

JOB No. 07-0052



Scott A. Warnke, P.S.  
Professional Surveyor  
Michigan License No. 41913

AUTO CAD REL.2007 07-00052.DWG

**G.B. WARNKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
727 West Temperance Road  
Temperance, MI 48182  
(734) 847-7567  
FAX (734) 847-1867

SURVEY	DRAWN	CHECKED	SHEET
NAM	PTL/SAW	KW	1 OF 4
SURVEY COMPLETED	DRAWING COMPLETED		
8-28-2007	9-14-2007		

THIS DRAWING SHALL NOT BE  
DUPLICATED, REPRODUCED, TRANS-  
FERRED OR ISSUED WITHOUT  
THE WRITTEN CONSENT OF  
G.B. WARNKE & ASSOCIATES, INC.  
©2007, G.B. WARNKE, JR.

Register of Deeds Seal & Document No.