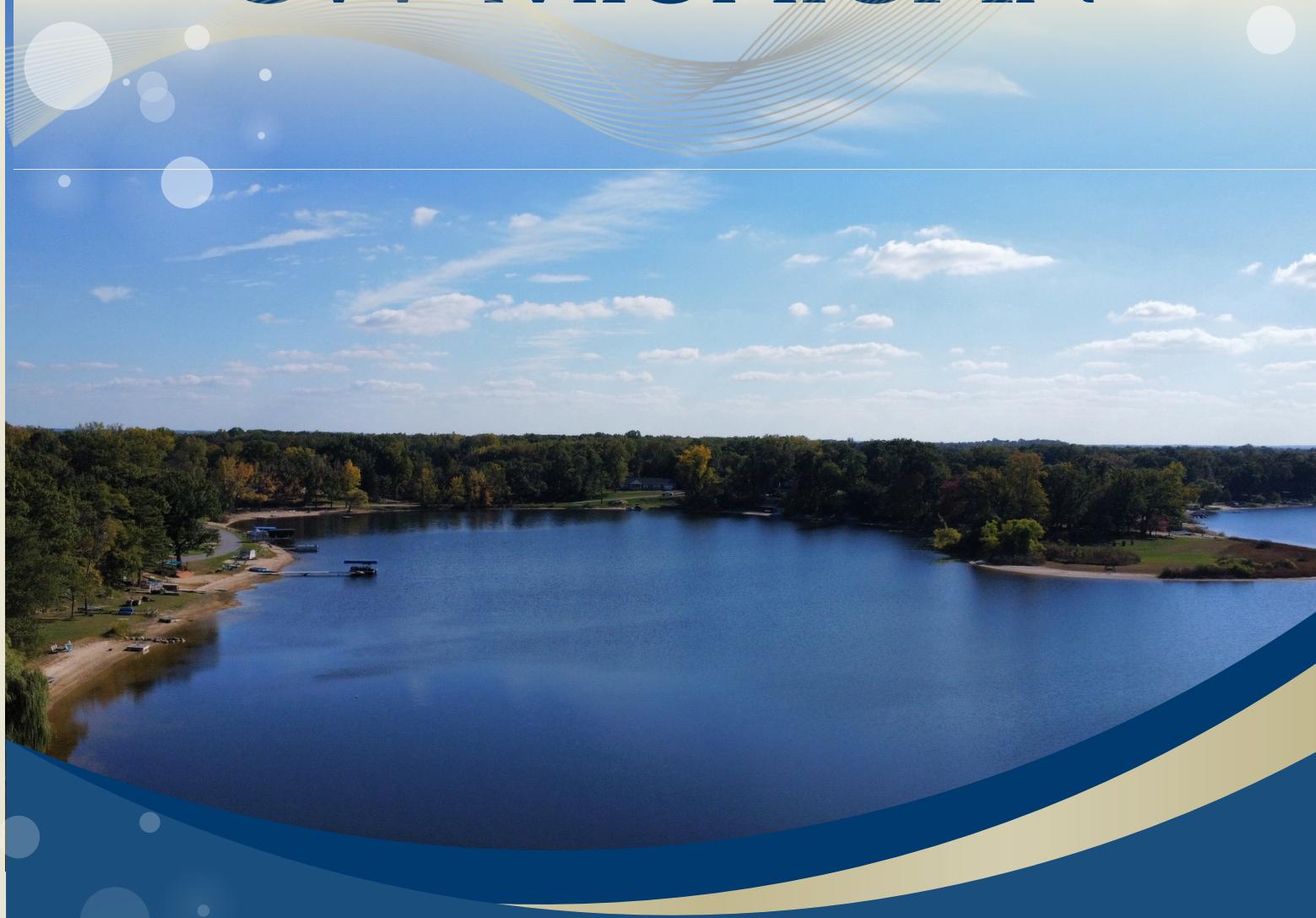




Presented By:
David Chapman
269.605.3555



92+ ACRES WATERFRONT SW MICHIGAN







4 Homes





THREE MILE LAKE

LAKEFRONT FAMILY COMPOUND

Boating, Swimming, Fishing,
Wildlife, Forest, Farming,
Conservation, Wetlands,
Development Opportunity.,

2 Lake Homes on 3 Mile Lake, a Colonial and a Farm House, Over 91 Acres, This is your Opportunity to Own a Private Retreat in the heart of the Grape County. Located in Southwest Michigan, half way between Detroit and Chicago and close proximity to city Amenities. This unique property combines 190 apprx. feet of lake frontage on an All Sports Lake. 80 acres of Forest, Fields, Farm and Wetlands with a Pole Barn, Garages. 3 Mile Lake is perfect for swimming, water skiing, fishing, sailing, paddle boarding and canoeing. The region is excellent for farming with plenty of water. Approx. 40 acres of land could be planted. Local crops include grapes, strawberries, corn, wheat and more. A unique opportunity for a family compound, enjoyment and investment. View the picturesque land, A True Paradise of the Outdoors! Additional Undeveloped Lake Frontage at the end of N Park, Once in a Lifetime Opportunity, This Package includes 4 parcels.

THE AREA

THE HEART OF GRAPE COUNTRY

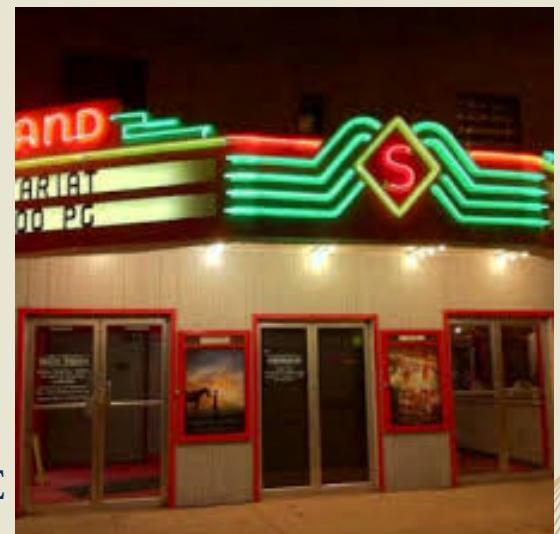
[HTTPS://WWW.MICHIGAN.ORG/CITY/PAW-PAW](https://www.michigan.org/city/paw-paw)



GREAT GOLF COURSES



THE
STRAND
LOCAL
MOVIE
THEATRE



WINE+BEER

- ST. JULIEN WINERY
- WARNER WINERY
- PAW PAW BREWING
- CODY KRESTA VINEYARDS

DINING

- LA CANTINA
- 120 TAPHOUSE
- SLY'S SEAFOOD



THREE MILE LAKE FISHING

Largemouth Bass		The most popular gamefish in Michigan. The largest of Bass
Bowfin		Commonly referred to as Dogfish, this is the biggest fish
PumpkinSeed		In the sunfish family, these fish are good eating and can be
Bluegill		One of the most popular panfish and great to eat!

THREE MILE LAKE



NESTLED IN PAW PAW TOWNSHIP IN VAN BUREN COUNTY, MICHIGAN, THREE MILE LAKE SITS IN THE HEART OF ONE OF THE NATION'S PREMIER FRUIT-GROWING REGIONS. THE AREA'S RICH SOIL AND IDEAL CLIMATE SUPPORT THRIVING ORCHARDS AND SEVERAL WELL-KNOWN WINERIES, GIVING THE COMMUNITY A DISTINCTLY RURAL CHARM WITH A TOUCH OF SOPHISTICATION.

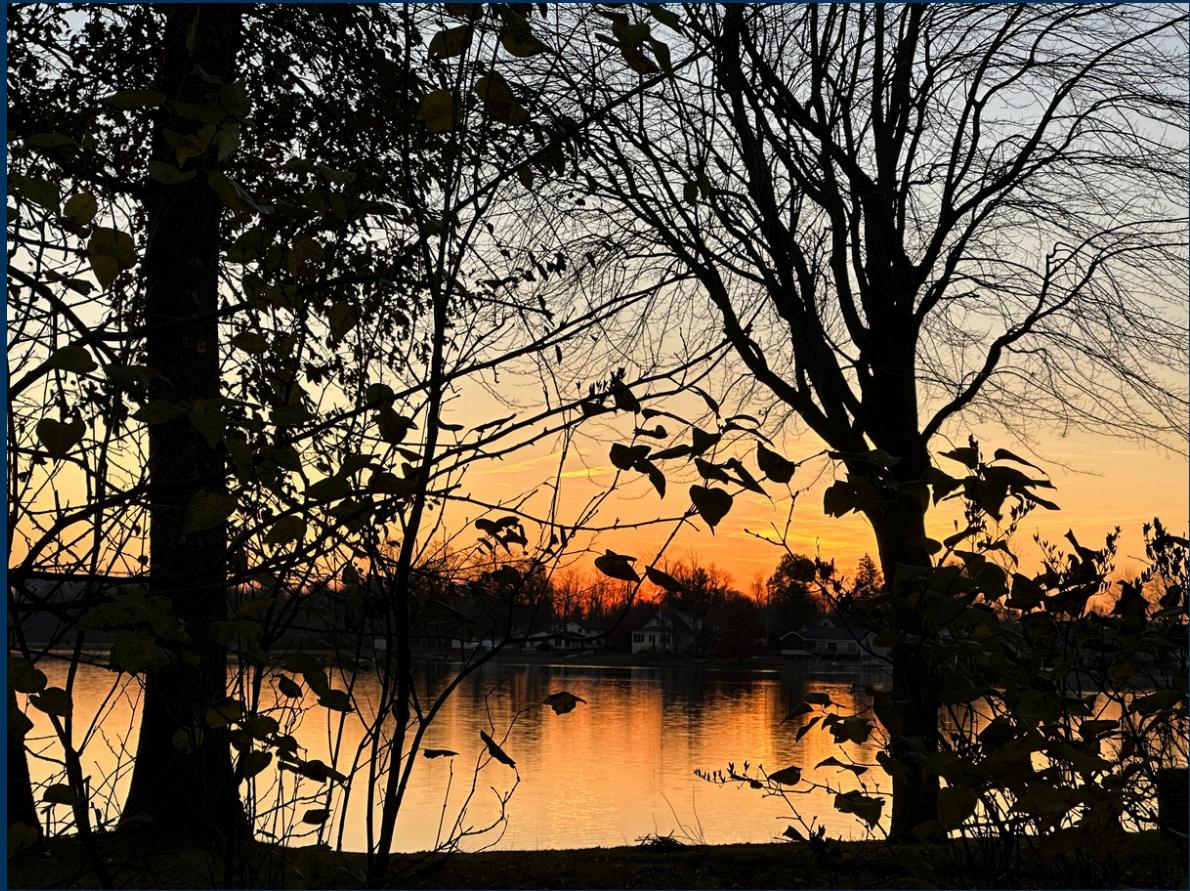
OUR LAKE COMMUNITY INCLUDES BOTH THREE MILE LAKE AND LITTLE THREE MILE LAKE, CONNECTED BY A LIMITED-ACCESS CHANNEL. THREE MILE LAKE IS AN ALL-SPORTS LAKE, FEATURING BOATING REGULATIONS THAT ARE UNIQUE TO ONLY A HANDFUL OF LAKES IN MICHIGAN. LITTLE THREE MILE LAKE MAINTAINS ADDITIONAL RESTRICTIONS ON HIGH-SPEED BOATING AND THE TOWING OF SKIERS, TUBERS, AND SIMILAR ACTIVITIES.* TOGETHER, THE TWO LAKES OFFER 176 ACRES OF NAVIGABLE WATER AND APPROXIMATELY 100 ACRES OF PRISTINE WETLANDS, PROVIDING A HABITAT FOR A WIDE VARIETY OF WILDLIFE AND CREATING A TRULY TRANQUIL NATURAL SETTING.

THOUGH SURROUNDED BY PEACEFUL COUNTRYSIDE, THE LOCATION REMAINS HIGHLY CONVENIENT. THE LAKES ARE JUST THREE MILES FROM THE VILLAGE OF PAW PAW, THE VAN BUREN COUNTY SEAT, AND ONLY A 20-MINUTE DRIVE FROM KALAMAZOO AND PORTAGE, OFFERING EASY ACCESS TO SHOPPING, DINING, ENTERTAINMENT, AND ESSENTIAL SERVICES.



THREE MILE LAKE AASSOCIATION LINK
[HTTPS://THREEMILELAKEPAWPAW.ORG/](https://THREEMILELAKEPAWPAW.ORG/)





ADDITIONAL INFORMATION:

LINKS:

- [HTTPS://WWW.MICHIGAN.ORG/CITY/PAW-PAW](https://www.michigan.org/city/paw-paw)
- [HTTPS://WWW.PAWPAW.NET/](https://www.pawpaw.net/)
- [PAW PAW LIBRARY](#)



WOODS, WILDLIFE, LAKE



FISHING, RELAXING, FUN

