

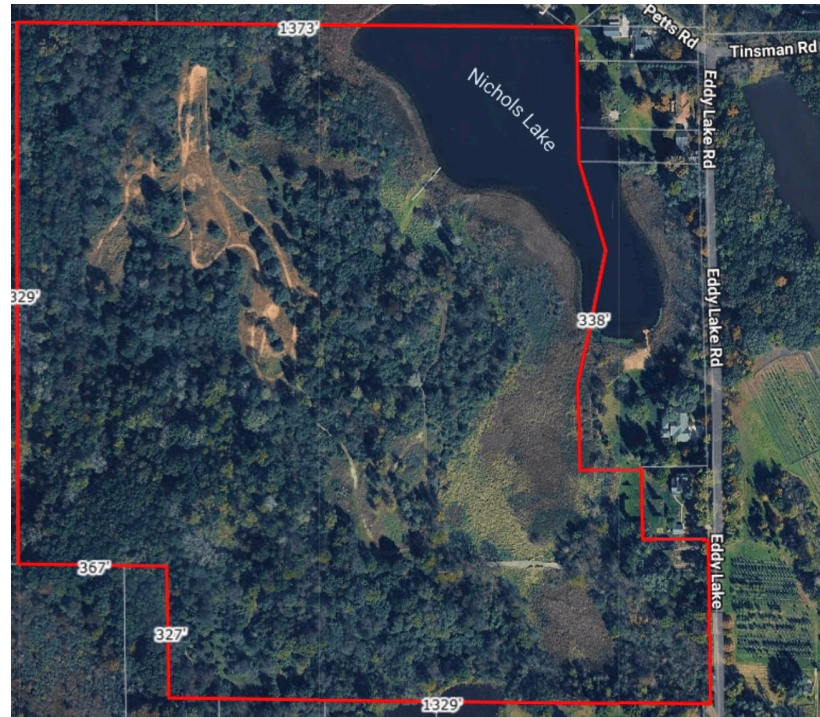
14400 Eddy Lake Road

Fenton

\$549,000

53.5 Acres with 1,050 Ft of Frontage on Nichols Lake – Fenton, MI Rare opportunity to own 53.5 acres with approximately 1,050 feet of frontage on Nichols Lake. This expansive parcel is adjacent to Dauner Park Nature Preserve giving access to an additional 111.5 acres of land. This unique property offers a mix of wooded and open areas, along with direct water frontage providing a natural setting with abundant wildlife throughout the property. The land features varied terrain suitable for a variety of potential uses, including residential development, recreational use, or investment. An existing dirt bike track is located on the property, offering immediate recreational appeal. Multiple potential building sites may be available, many with scenic views of the lake and surrounding landscape. Property provides a private setting while still being conveniently located near local amenities, major roadways, and within a short drive to downtown Fenton. Buyer to verify all information, including zoning, land use, and building requirements.

REALTOR® Remarks: Buyer to verify all information, including zoning, land use, and building requirements. Property has not been perc tested. Survey in docs.



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