

**SALE PARCEL  
#57626 (includes #57627)**

Alpena County, Alpena Township

*Property Information*

Size:	2.4 acres. Rectangular.
Frontage & Access:	210 ft of frontage and access on Partridge Point Road. Parcel lies east of marina. Low quality water frontage due to Great Lakes water levels.
Driving Directions	Parcel is approximately 2 miles south of the Alpena City limits. South on U.S. 23 & east on North Partridge Point Road east of marina.
Topography & Drainage:	Low. Poorly drained.
Cover:	Wooded. Marshy shoreline.
Improvements:	None noted.
Other Conditions:	None noted.
State Reservations:	The State retains rights to aboriginal antiquities.
Minimum Amount Accepted:	\$12,500.00

**All sales are subject to conditions outlined in the "Rules and Regulations" portion of the bid sheet. Please read carefully before placing a bid.**