

RARE LAKEFRONT ACREAGE WITH DEVELOPMENT POTENTIAL

10.6 ACRES • APPROX. 355' SHORELINE • LAKE FRANCIS



10.6
ACRES

APPROX.
355'
OF SHORELINE

LAKE
FRANCIS

A PREMIER LAKEFRONT OPPORTUNITY ON LAKE FRANCIS

A truly unique opportunity to own approximately 10.6 acres with approx. 355 feet of frontage on beautiful Lake Francis. Offering a rare combination of expansive acreage, mature trees, stunning lake views, and development potential, this property presents endless possibilities for investors, developers, builders, or those seeking to create a private waterfront estate.



PROPERTY HIGHLIGHTS

- 10.6 Acres of Prime Lakefront Property
- Approximately 355 Feet of Lake Francis Shoreline
- Rare Large-Acreage Waterfront Offering
- Development Potential (Subject to Local Approvals)
- Multiple Building Site Possibilities
- Mature Trees and Exceptional Privacy
- Panoramic Lake Views
- Year-Round Recreation



ENDLESS POSSIBILITIES

- Luxury Lakefront Estate
- Family Compound
- Residential Development Opportunity
- Investment Property
- Recreational Retreat



TRULY RARE LARGE-ACREAGE
LAKEFRONT PARCELS ON LAKE
FRANCIS ARE EXTREMELY LIMITED.
DON'T MISS THIS OPPORTUNITY!

Properties offering this combination of shoreline, acreage, privacy, and development potential are rarely available. Whether you're looking to build your dream lake home, create a family legacy property, or explore future development opportunities, this exceptional Lake Francis offering deserves your attention.



**BERKSHIRE
HATHAWAY**
HOMESERVICES

ADVANTAGE
REAL ESTATE

Darcy K Ihrke
REAL ESTATE BROKER

DARCY K IHRKE

Broker/Owner
Berkshire Hathaway HomeServices
Advantage Real Estate

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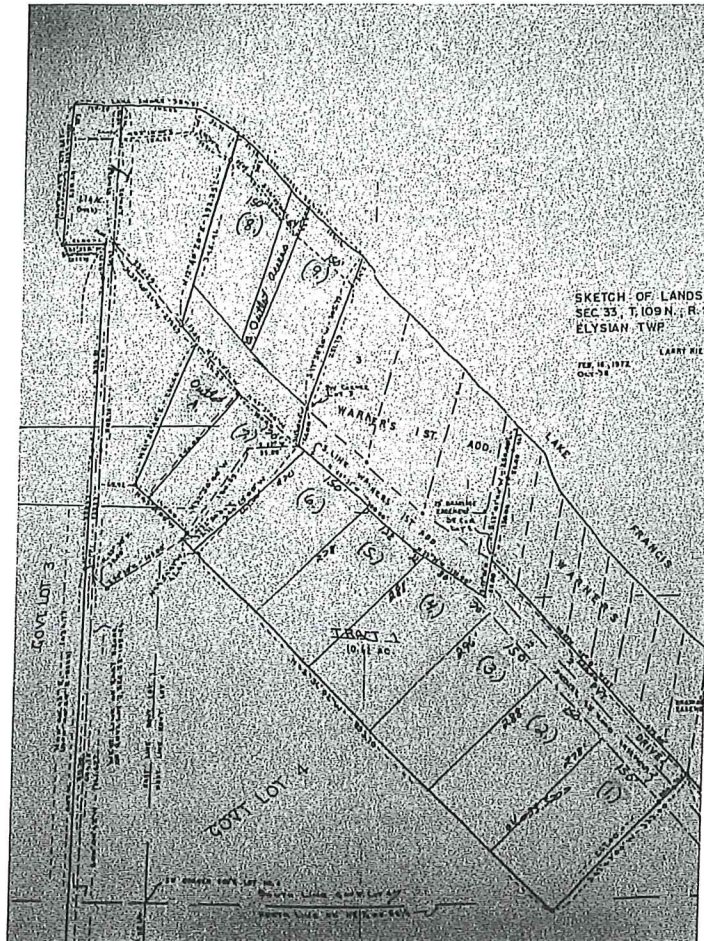
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Darcy Ihrke

Darcy Ihrke Realtor

Darcy Ihrke, Realtor,
Berkshire Hathaway
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NOTICE TO PROSPECTIVE BUYERS



Darcy Irluke, Broker/Owner
Berkshire Hathaway HomeServices

Reference Document: Sketch of Lands, Section 33, Elysian Township

The attached map/sketch was prepared on or about **October 16, 1972** and appears to be a historical land division sketch rather than a current approved plat or modern boundary survey.

Important Information: This drawing is more than 50 years old and should be considered historical reference information only. Lot lines, dimensions, easements, access points, and regulatory requirements may have changed since 1972. Any proposed subdivision, lot split, boundary adjustment, development, or sale based upon these tract configurations would likely require updated surveying and engineering work. County, township, zoning, environmental, and other governmental approvals may be required before any new lots can be created, modified, marketed, or developed. A new survey, plat, certified survey map, or other land-use documentation may need to be prepared and approved by the appropriate authorities. **Recommendation:** Prospective buyers should consult with a licensed land surveyor, county planning and zoning officials, legal counsel, and other appropriate professionals.