

Crystal Lake

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- Community Minded -
- Building with Integrity Since 1971 -
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Lapeer County, 193 Acres, Private and Secluded, Crystal Lake Retreat

This 193 acre parcel is located 2 miles from Imlay City, Michigan and offers easy access to I-69 and M-53 (Van Dyke). Crystal Lake is a spring fed, man-made lake that varies in depth from 15 ft. to 55 ft. It has beautiful turquoise water with sandy beaches and gentle slopes. It has almost 6,000 ft. of shore line and measures over 2,100 ft. across, truly making this an all sports lake. Crystal Lake has a thriving population of Walleye, Large Mouth Bass, Small Mouth Bass, Perch and Blue Gill. In the fall the lake attracts incredible numbers of Geese and Ducks offering world class water fowling.

This parcel has approximately 2,000 ft. of frontage on the beautiful winding Belle River. A good population of Deer offers excellent hunting in the fall. In the spring the Turkey hunting is excellent.

This property will make an incredible private retreat with its own private all sports lake. It also has the potential to be a great investment.



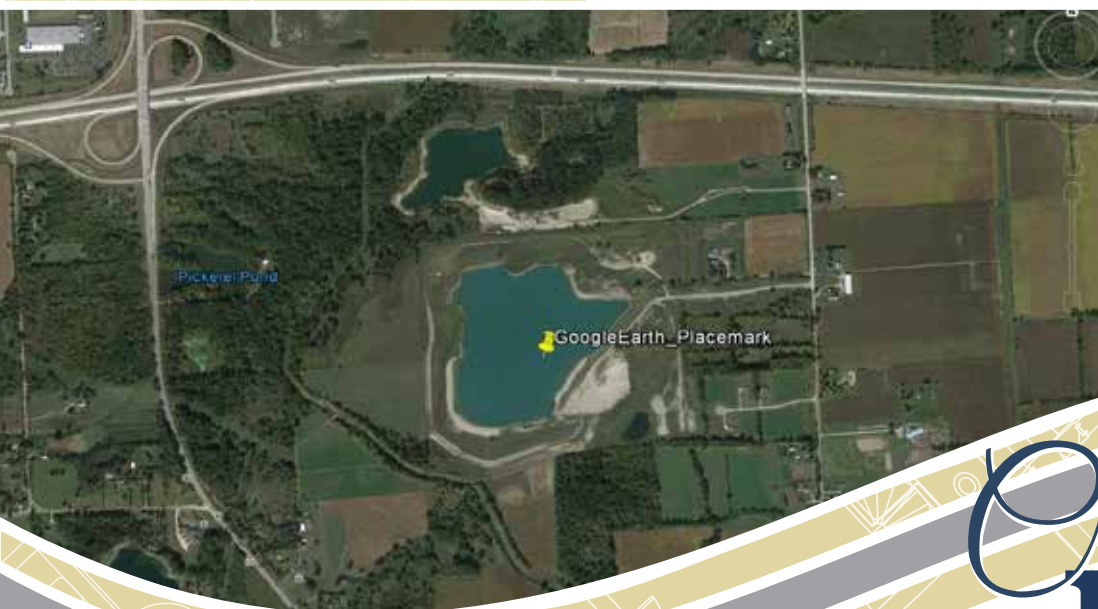


A Site Plan has been reviewed by Imlay Township and is available upon request. 80% of the road sub-base for Site Development has been constructed. 100% of the Land Balancing for the lake lots has been completed. Every proposed lake lot will accommodate either a walk-out or daylight basement.

A large detention pond has been constructed on-site to handle excess water as required by Lapeer County Road Commission. The Soils Evaluation and Hydro-geological Study for a community septic system has been completed, or individual septic can be used. Four 5" PVC test wells have been installed and indicates good water supply.

This is a rare opportunity to own a private all sports lake. Seldom, if ever has a parcel that offers every outdoor sporting activity become available less than one hour from Metro Detroit.

Location: This property is located in Sections 28 and 33, Imlay Township, Michigan. Directions from I-69, take Imlay City exit #168. Go north ¼ miles to Newark Rd. Go East 1.2 miles to Bowman Rd. Go South on Bowman Rd, .9 miles, property is on right. (West side of Rd.) 2410 Bowman Rd., Imlay City, Michigan 48444



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