

E RIVER ROAD

BUCHANAN



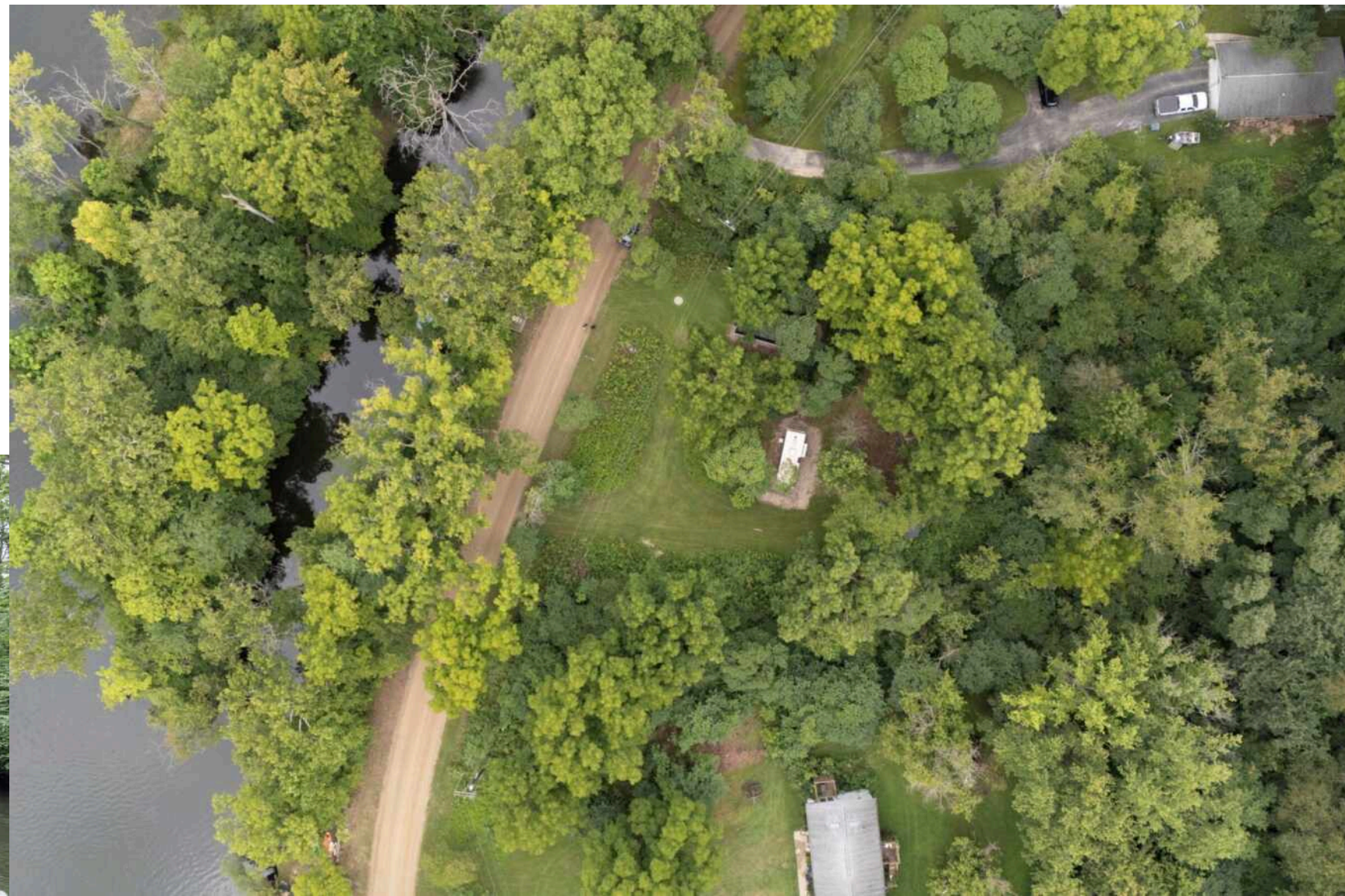


OWN A PRIVATE ISLAND + BUILD-READY MAINLAND LOT ON THE ST. JOSEPH RIVER

A once-in-a-lifetime opportunity is ready for you! This two-parcel property pairs a build-ready mainland lot with its own private island retreat. 1,418 feet of pristine river and canal frontage, a huge sandbar, beach area, and wooded privacy. It's more than just vacant land, it's a ready-made river lifestyle. The 1.64-acre mainland lot is surveyed, perk-tested, and electric connected. Directly across sits your own secluded canal, with a 0.77-acre island that boasts endless recreation. Sold turnkey and including a floating dock, pontoon, fishing boat, canoes, and a nearly new camper! What's more, you can start enjoying the river the day you purchase.

All of this while being only minutes from Southwest Michigan's best wineries, breweries, golf, botanical gardens, orchards, and Lake Michigan beaches.

- Direct river access
- Deck with a view
- Private canal, sandy beach, and sandbar
- 2.42 acres total - build-ready lot + private island
- 1,418 ft combined river & canal frontage
- 2 outbuildings for storage
- Turnkey with dock, pontoon, fishing boat, & camper
- Minutes to wineries, Fernwood Botanical Garden & Lake Michigan







NESTLED IN THE SOUTHWEST CORNER OF MICHIGAN, ALONG THE BANKS OF THE ST. JOSEPH RIVER, THE CITY OF **BUCHANAN** BEGAN AS A MILLING TOWN AND TODAY IS PART OF MICHIGAN'S WINE COUNTRY.

The city has two historical districts with restaurants, shops, and events. The first is the Buchanan Downtown Historic District, which is located in the heart of the city center and includes buildings from the 1840s through the 1960s. The second is the Buchanan North and West Neighborhood Historic District, which includes over 700 homes, barns, and properties that once belonged to city leaders, business leaders, and merchants. The district has more than 20 architectural styles featuring Bungalow, Queen Anne, and Italianate homes.

The St. Joseph River offers boating, kayaking, and fishing with a boat launch off Red Bud Trail. The McCoy Creek Trail runs through the city and helps residents stay active.

There is plenty to enjoy in addition to recreation, including taking classes at the Buchanan Art Center; shopping at the outdoor farmers market at Buchanan Common on Saturdays; and watching weekly concerts downtown in the summertime.



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