

REALTOR Report	For Sale	Parcel C E Duck Lake Road	\$2,400,000
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MLS #

1940646

Type

Vacant Land Unimproved

Commercial

Yes

Status

Active

City

Suttons Bay

Zip

49682

Lot #

County

Leelanau

Municipality

Suttons Bay

Section #

20

DevName

None

Qtr Section

Town

T 20N

Range

R 11W

TypOwnrshp

Private Owner

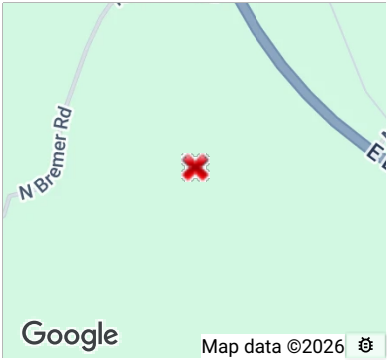
Tax ID

Part of 11-020-001-00



Million dollar sunsets over the manitous

Price Per Acre \$32,345.01



D H T M Branded Virtual Tour Unbranded Virtual Tour	
Body of Water	Suttons Bay Public Schools
Private/Shared	
Front Ft	School District
Lake Size	Elementary School
Lot Dimensions	Middle School
Number of Acres	High School
% Wet Acres	Annual Assn Dues
% Open	Mfg Allow
% Wooded	Dual MLS #
% Tillable	IDX
	Listing Syndication

Owner	Peter J. Leabo et al	LEGAL DESCRIPTION:
PndDivAprv		Pending. Legal for full property is in documents.
Summer Taxes		
Winter Taxes		
Other Taxes		
Year: Summer		
Year: Winter		
SEV	Pending	DIRECTIONS:
SEV Year	2025	On M-204 approximately 0.8 miles west of M-22 at Suttons Bay, access property at 9224 E. Duck Lake Road. Map to Parcel C is included in Showing Time.
Taxable Value	0	
PncplRes		
Assessment		

List Ofc 1 - Ofc Nm Ph	Berkshire Hathaway Homeservices - TC - 231-947-7777	LstAgType	Exclusive Right to Sell
List Agent - Agt Nm Ph	Brian McGillivary - Home: 231-360-3320	List Date	11/19/2025
List Agent - E-mail	brianmcgillivary@bhhsmi.com	Pending Date	
ListTeam - Team Name		Close Date	
List Ofc 2 - Ofc Nm Ph		Original Price	\$2,950,000
List Agt 2 - Agt Nm Ph		Sold Price	
List Agt 2 - E-mail		Financing	
Sell Ofc 1 - Ofc Nm Ph		Seller Concessions	
Sell Agt 1 - Agt Nm Ph		If Yes, \$ Amt	
Sell Agt 1 - E-mail		Days On Market	330
SellTeam - Team Name			

WATER FEATURES	Water View, Bay View	WATER AVAILABLE	Private Well
UTILITIES AVAILABLE	Electric, Telephone, Cable Internet, WiFi	WASTE AVAILABLE	Private Septic
ROAD	Public Maintained, Blacktop	WATER INSTALLED	None
LAND FEATURES	Rolling, Sloping, Hardwoods, Working Farm, Farm, Previously Farmed, Cleared, Wooded, Bluff Site	WASTE INSTALLED	None
EXTERIOR FEATURES	Subject to Easements, Bay View, Countryside View, Development Property	ZONING/USE	Residential, Agricultural, Multi-Family, Horses
DEVELOPMENT	None	/RESTRICTIONS	Allowed, Metes and Bounds, Splits Available, Farming, Grazing, Timber, Tillable, Agricultural Res, Rural, Outbuildings Allowed
AMENITIES		TERMS	Conventional, Cash
MINERAL RIGHTS	Unknown	DOCUMENTS ON FILE	Survey, Sellers Disclosure, Other, Agency Disclosure, Lengthy Legal, Title Insurance

Public Remarks:

Introducing one of Leelanau County's most extraordinary legacy properties—74 acres of rolling, high-elevation countryside offering commanding panoramic views in nearly every direction. Perched along one of the highest ridge lines in the county, this remarkable parcel presents a once-in-a-generation opportunity to create a private luxury estate in one of Northern Michigan's most sought-after locations. Approximately two-thirds of the property enjoys water views, creating an ever-changing landscape of sunrises, sunsets, and spectacular seasonal color. To the east, the elevated terrain captures sweeping vistas of Grand Traverse Bay, Suttons Bay, and Old Mission Peninsula. To the west, enjoy breathtaking sunset views stretching across Lake Leelanau, Lake Michigan, the Manitou Islands, and Pyramid Point within Sleeping Bear Dunes National Lakeshore. Just one mile from the charming village of Suttons Bay and less than 30 minutes from Traverse City, the property offers the perfect balance of convenience and seclusion. Imagine designing a custom residence positioned atop the ridge, where walls of glass frame both sunrise and sunset views and 74 acres become your private playground for hiking, horseback riding, vineyards, gardens, or simply enjoying the serenity of Northern Michigan. While the property is ideally suited for an extraordinary estate or family compound, its size and configuration also provide future development potential for buyers seeking additional possibilities. The sellers are open to adjusting lot lines to accommodate a buyer's vision, and the adjoining 149-acre farm is also available for those seeking an even larger legacy property. Properties offering this combination of elevation, privacy, accessibility, acreage, and unparalleled views are exceptionally rare. This is more than vacant land—it's an opportunity to create one of Leelanau County's truly iconic estates.

Agent Only Remarks:

A conceptual site plan for the entire 149 acre site is available upon request. Parcel A that includes the farm house and barns, is listed as residential at \$975,000. Parcel B is listed as MLS #1940645 for \$1.35 million. Lot splits have not yet been submitted, so property line adjustment requests will be considered. All measurements and information are taken from third parties and while deemed reliable, should be confirmed by buyers and/or their representatives.

Third Party Remarks:

Lot splits have not yet been finalized and lot line adjustments at buyers request will be considered.

Showing Instructions:

Request appointment through showing time or by contacting listing agent. Most of the property is accessed by two-tracks. 4-wheel drive with good clearance is recommended. Some steep slopes. Trail map available.

