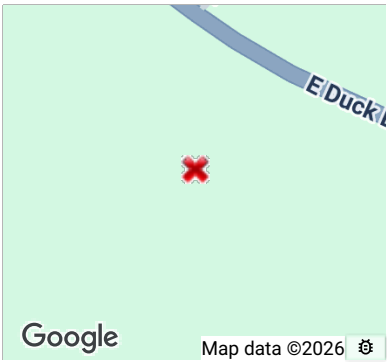


REALTOR Report	For Sale	Parcel B E Duck Lake Road	\$1,350,000
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MLS # **1940645**
 Type **Vacant Lot/Land**
 Commercial **Yes**
 Status **Active**
 City **Suttons Bay**
 Zip **49682**
 Lot #
 County **Leelanau**
 Municipality **Suttons Bay**
 Section # **20**
 DevName **None**
 Qtr Section
 Town **T 20N**
 Range **R 11W**
 TypOwnrshp **Private Owner**
 Tax ID **part of 11-020-001-00**



Price Per Acre \$29,094.83



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

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Owner	Peter J. Leabo et al	LEGAL DESCRIPTION:
PndDivAprv		Pending on lot split
Summer Taxes		
Winter Taxes		
Other Taxes		
Year: Summer		
Year: Winter		
SEV	Unknown	DIRECTIONS:
SEV Year	2025	On M-204 approximately 1 miles west of M-22 at Suttons Bay, on left. Entire Property is about 3/4 of a mile long, lot is in center.
Taxable Value	0	
PrncplRes		
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 McGillivray - Home: 231-360-3320	List Date	11/19/2025
List Agent - E-mail	brianmcgillivray@bhhsmi.com	Pending Date	
ListTeam - Team Name		Close Date	
List Ofc 2 - Ofc Nm Ph		Original Price	\$1,600,000
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	288
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, Farm, Previously Farmed, Cleared, Wooded	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:

Discover the centerpiece of a 150-acre farm now being offered as three expansive parcels—this remarkable 46.5-acre tract of rolling farmland with water views presents unmatched potential in one of Leelanau County’s most desirable locations. Perfectly poised just under one mile from Grand Traverse Bay and downtown Suttons Bay, and less than 30 minutes from Traverse City, this property delivers the ideal blend of privacy, natural beauty, and convenience. Gently elevated terrain provides beautiful water views of the Bay, while open, usable acreage makes your vision achievable. The possibilities are truly unlimited. Create: • Water-view estate homes or a luxury residential community • A boutique winery or vineyard estate • A luxury RV resort or glamping retreat • An equestrian facility with room for pastures and riding trails • A private compound with space to spread out and grow The sellers are open to adjusting lot lines to fit buyer needs, providing additional flexibility for your desired use. The full 149-acre property is also available, offering even larger-scale potential. Whether you are a developer, investor, or someone seeking a legacy property, this parcel stands out as a rare and extraordinary offering in Suttons Bay.

Agent Only Remarks:

The lot split is not finalized and sellers are open to property line adjustments. There are no structures on this lot. Parcel A is listed as residential and parcel C is MLS#1940645 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:

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 supplied through showing time.

 [Schedule a Showing](#)