

RIVER RETREAT/LAND FOR SALE

13985 Indian Springs Rd. | Buchanan, MI 49107



Unique Riverfront Redevelopment Opportunity

Land: 27.03 Acre
Zoning: Residential
List Price: \$880,000

[VIEW PROPERTY ONLINE](#)

Details:

Unique offering totaling 27 acres on three (3) parcels, with 1000' of frontage on the St. Joseph River. Previously used as a summer camp, including an approximate 4,500 SF lodge with central kitchen, dining room, fireplace, sleeping quarters, and large porch. Multiple detached bunk houses, outdoor bath/shower facilities, maintenance buildings, and a gazebo overlooking the river. The buildings are in various states of disrepair, with some in better condition than others. The property slopes nicely to the river and has level accessibility in areas. Located directly across the river from the beautiful Fernwood Botanical Gardens.

Perfect as a family compound, continued retreat center, or developed for estate-like setting or possible multiple lot river development.

Owner may consider selling lots separately.



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NNASC
National Native American
Supplier Council

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EXTERIOR PHOTOS

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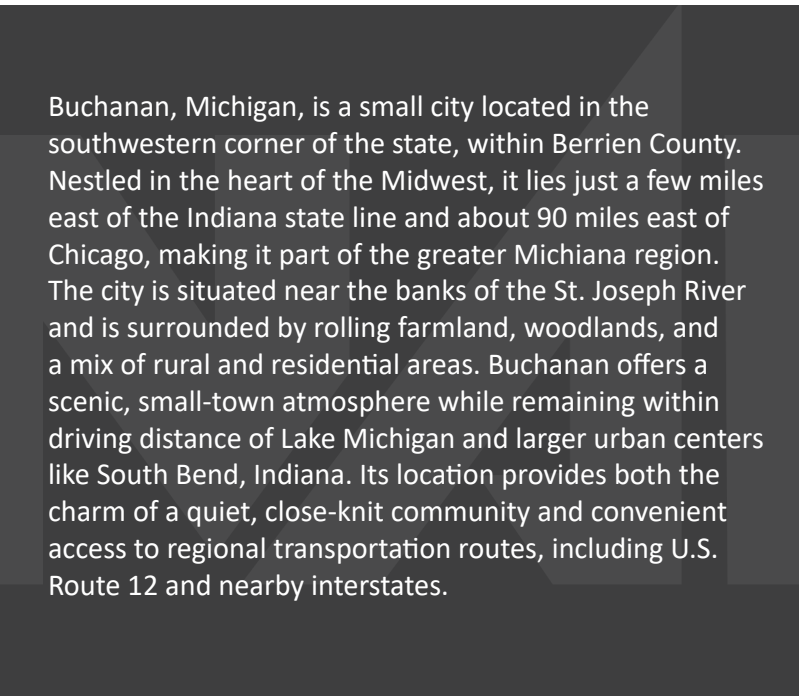
INTERIOR PHOTOS

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5.12 Acres

8.21 Acres

13.7 Acres

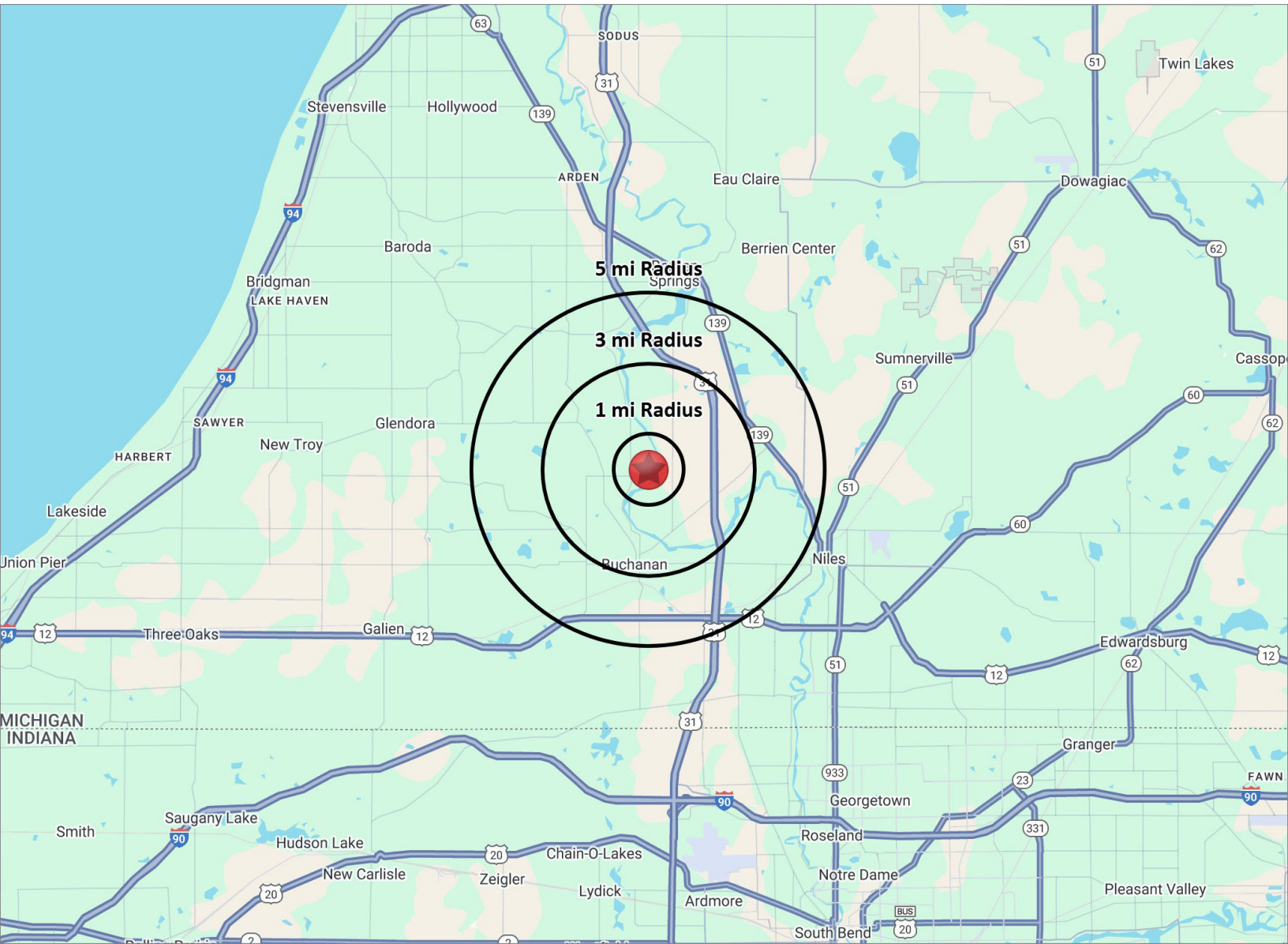
dbud Trail Retreat

Fe Botanical

2024 DEMOGRAPHICS

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POPULATION

1 MILE	495
3 MILE	6,519
5 MILE	15,363



NUMBER OF HOUSEHOLDS

1 MILE	179,285
3 MILE	203,149
5 MILE	227,392



AVERAGE HOUSEHOLD INCOME

1 MILE	\$95,551
3 MILE	\$82,056
5 MILE	\$94,103



MEDIAN HOME VALUE

1 MILE	\$179,285
3 MILE	\$203,149
5 MILE	\$227,392