



Professional Report

Select

MLS # 1702835

Active

Asking Price: \$34,900

Vacant Lot/Land

Deeded Water? No

Less than 1 Acre? No

Approx # of Acres? 3.30

Sign? Yes

Tax ID: 10-01-003-001-00

Owner: SAR

County: Benzie

Township: Almira

Section # 3

F-4 BONNIE JEAN DR

Lake Ann

49650

Waterfront:

None



Sub: Metes & Bounds

Lot # F-4 330'x400'x320'x501'

Road: Gravel

Topography: Level, Sloped, Hardwoods, Pines

Utilities Avail: Electric

Present Use: Metes and Bounds

Water Installed: None

Waste Installed: None

Water Options: Private Well

Waste Options: Septic/Drain-field

Amenities: None

School District: Benzie Central

Use Restrictions: Building-Use Restrictions

Miscellaneous: Near Public Water Access, Near State Land, Countryside View

Zoning: Residential

Documents: Covenants & Restrictions

Financing: See Remarks

Annual Assn Fee \$

Mineral Rights? Unknown

Est. % Tillable:

Est. % Other:

Est. % Timber: 40%

Est % Wetlands: 0

Manufactured Allowed? No

Special Assessment? No

Professional Remarks

Beautiful building site offering a scattering of mature blue spruce at the front for privacy, a nice open area going up a gentle slope ideal for a walkout & backing up to a gorgeous stand of hardwoods! Nice countryside views, reasonable covenants in place to protect neighborhood values & only 20 min to TC. Davis Lake boat launch is approx. 5 min away & ez access to State Land. BOCA ok, min 1300 sq ft, 6/12 pitch roof

Advertising Remarks

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Directions

M-72 West (Tom's West Bay) approx 12 mi to left/S on Reynolds/Maple City Rd(CtyRd667) 1.3 Mi right/west on Bonnie Jean(just S of Davis Lake Rd) on Rt

List Office ID/Name: 217273 KELLER WILLIAMS-GREATER GT

Phone: (231) 947-8200

List Agent ID/Name: 259112 Carol A Franklin
carol@carolfranklin.com

Phone: (231) 633-3672

Dual MLS #

List Agreement Type: Exclusive Right to Sell
4/16/2009

Buyer Broker Comp: 3.5
DOM: 308

Subagent Comp: 3.5 **Other Comp:**