



Professional Report

Select

MLS # 1710898

Active
Vacant Lot/Land

Asking Price: \$34,900

Deeded Water? No

Less than 1 Acre? No

Approx # of Acres? 10.00

Sign? Yes

County: Kalkaska

Township: Rapid River

Section # 18

Tax ID: Part of Larger

Owner: JTC

10-AC S DUNDAS RD

Alden

49612

Waterfront:

None



Sub: Metes & bounds

Lot # 330'x1320'

Road: County Maintained

Topography: Rolling/Hilly, Partly Wooded, Hardwoods

Utilities Avail: Electric, Telephone

Present Use: Metes and Bounds, Grazing

Water Installed: None

Waste Installed: None

Water Options: Private Well

Waste Options: Septic/Drain-field

Amenities: See Remarks

School District: Kalkaska

Use Restrictions: See Remarks

Miscellaneous: Near Public Water Access, Near State Land

Zoning: Residential, Agricultural

Documents: See Remarks

Financing: Cash, Owner Assist (L/C), 1031 Exchange

Annual Assn Fee \$

Mineral Rights? No

Est. % Tillable:

Est. % Other:

Est. % Timber:

Est % Wetlands:

Manufactured Allowed? Unknown

Special Assessment? No

Professional Remarks

BEAUTIFUL mix of rolling pasture & mature hardwoods comes w/ this high & dry 10-Acre parcel located between Alden & Rapid City w/ EZ access to Torch Lake, Traverse City & the highways in & out of town! Phenomenal area for year-round activities & walking distance to 100's+ Acres of State Land & trails for snowmobiling, horseback riding or whatever! County maintained road. Wonderful sunsets on quiet dead-end road will make for a great building site for year-round or vacation home!

Advertising Remarks

BEAUTIFUL mix of rolling pasture & mature hardwoods comes w/ this high & dry 10-Acre parcel located between Alden & Rapid City w/ EZ access to Torch Lake, Traverse City & the highways in & out of town! Phenomenal area for year-round activities & walking distance to 100's+ Acres of State Land & trails for snowmobiling, horseback riding or whatever! County maintained road. Wonderful sunsets on quiet dead-end road will make for a great building site for year-round or vacation home!

Directions

Rapid City Rd to right/east on Plum Valley or US 131 to west on Plum Valley to south on Dundas Rd approx. 1.7 miles/just past 7249 mailbox

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
12/27/2009

Buyer Broker Comp: 3.5
DOM: 53

Subagent Comp: 3.5 **Other Comp:**