

# Vacant Lot/Land Report

Select



Status **New**  
 # Acres **10.00**  
 County **Kalkaska**  
 Township **Boardman**  
 Section # **30**  
 Owner Name **CJWR**  
 Tax ID **003-030-017-06**

MLS # [1722482](#)  
 Class **Vacant Lot/Land**  
 Wtrfrnt **No**  
 ZONING **Forest/Recreational**  
 Dimensions **300 'x 1463'**  
 Subdivision **Metes & Bounds**  
 Lot #  
 School District **Forest Area**

Ask Price **\$29,900**  
 Orig Price **\$29,900**  
 %Tillable  
 %Timber  
 %Wetlands  
 %Other  
 MineralRts **No**  
 Sign **Yes**



**6637 GRAND KAL RD Fife Lake 49633**

Body Water  
 Water P/S  
 Waterfront Ft  
**None**

ROAD FRONTAGE **Gravel**  
 UTILITIES AVAILABLE **Electric, Telephone**  
 WATER INSTALLED **None**  
 WATER OPTIONS **Private Well**  
 WASTE INSTALLED **None**  
 WASTE OPTIONS **Septic/Drain-field**

TOPOGRAPHY **Level, Sloped, Heavily Wooded, Hardwoods, Pines**  
 PRESENT USE **Metes and Bounds**  
 LAND USE **Horses Allowed, Deed Restrictions**  
 RESTRICTIONS  
 DOCUMENTS **See Remarks**  
 AMENITIES **Cross Country Trails**  
 EXTERIOR **Near Public Water Access, Near State Land**

FINANCING AVAILABLE **Conventional Mortgage, Cash, Owner Assist (L/C), 1031 Exchange**  
 MISCELLANEOUS  
 Manufacture Allow **No**  
 Special Assessment **No**  
 Annual Assn Fee **No**

**Professional Remarks**

Gorgeous 10-Acre Wooded Parcel w/ EZ walking access to State Land & in the heart of year-round recreational paradise! Snowmobiling, fishing, hiking, ORV, hunting, horse trails & only 7 minutes to the beautiful Fife Lake! Approx. 35-min into TC or Cadillac, with EZ access to freeways in & out of town. Very peaceful & secluded setting w/ all high & dry land & nice mix of hardwoods & some pines. Modularity ok. In area of year-round homes. Priced below the competition for wooded 10's!

**Advertising Remarks**

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**Directions**

Fife Lake RD to East on Cedar Creek Rd. Follow Cedar Creek until it curves left onto GrandKal. Property on east side of road/across from 4556 GK Rd

List Office 1 - Office Name [BAYSHORE GROUP REALTY](#)  
 List Agent 1 - Agent Name/Phone [Carol A Franklin - \(231\) 633-3672](#)  
 List Agent 1 - E-mail [bayshoregrouprealty@gmail.com](mailto:bayshoregrouprealty@gmail.com)

List Office 2 - Office Name/Phone  
 List Agent 2 - Agent Name/Phone  
 List Agent 2 - E-mail

**Exclusive Right to Sell**  
 Buyer Broker **3.5**  
 Subagent **3.5**  
 Other Comp  
 List Date **12/17/2010**  
 Days On Market **3**  
 Dual MLS #