

Vacant Lot/Land Report

Select



Status **New**
 # Acres **2.20**
 County **Grand Traverse**
 Township **Blair**
 Section # **14**
 Owner Name **ABM**
 Tax ID **part of larger**

MLS # **1722490**
 Class **Vacant Lot/Land**
 Wtrfrnt **No**
 ZONING **Residential**
 Dimensions **232'x483'x208'x421'**
 Subdivision **Hoosier Valley**
 Lot # **J-2**
 School District **Traverse City**

Ask Price **\$24,900**
 Orig Price **\$24,900**
 %Tillable **0**
 %Timber **100**
 %Wetlands **0**
 %Other
 MineralRts **No**
 Sign **Yes**



J-2 (2.20 Acre) HOOSIER VATraverse City 49684

Body Water
 Water P/S
 Waterfront Ft
None

ROAD FRONTAGE **Gravel**
 UTILITIES AVAILABLE **Electric, Telephone, Cable TV**
 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 **Deed Restrictions, Building-Use**
 RESTRICTIONS **Restrictions**
 DOCUMENTS **Covenants & Restrictions, Survey/Plat**
 AMENITIES **Cross Country Trails**
 EXTERIOR **Near State Land**

FINANCING AVAILABLE **Conventional Mortgage, Cash, Owner Assist (L/C), 1031 Exchange**
 MISCELLANEOUS **None**
 Manufacture Allow **Yes**
 Special Assessment **No**
 Annual Assn Fee

Professional Remarks

WONDERFUL wooded parcel w/ mix of nice hardwoods & pine, mostly level for easy building & walking distance to 200+ acres of State Land w/ easy access to the Shore to Shore Trail & great snowmobing & hunting!! Peaceful building site & very close to town! Road is seasonal there, but typically kept open by year-round residents that live past this point, as well as oil company. Architectural & deed restrictions apply to maintain an already nice area of homes surrounding this parcel.

Advertising Remarks

WONDERFUL HI/DRY wooded parcel w/ mix of nice hardwoods & pine, mostly level for easy building & walking distance to 200+ acres of State Land w/ easy access to the Shore to Shore Trail & great snowmobing & hunting!! Peaceful building site & very close to town! Road is seasonal there, but typically kept open by year-round residents that live past this point, as well as oil company. Architectural & deed restrictions apply to maintain an already nice area of homes surrounding this parcel.

Directions

Beitner/Keystone to Hoosier Valley Rd approx. 2.6 miles to property on left. Add'l parcels available.

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**

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 #