



# Professional Report

Select

**MLS #** 1704555

**Active**  
**Vacant Lot/Land**

**Asking Price:** \$29,900

**Deeded Water?** No  
**Less than 1 Acre?** No

**Approx # of Acres?** 2.20

**Sign?** Yes

**County:** Grand Traverse  
**Township:** Blair  
**Section #** 14

**Tax ID:** part of larger  
**Owner:** ABM

**J-2 (2.20 Acre) HOOSIER VALLEY RD Traverse City 49684**

**Waterfront:**  
None



**Sub:** Hoosier Valley  
**Lot #** 323x382x208x483

**Road:** Gravel  
**Topography:** Level, Sloped, Heavily Wooded, Hardwoods, Pines

**Utilities Avail:** Electric, Telephone, Cable TV

**Present Use:** Metes and Bounds

**Water Installed:** None  
**Waste Installed:** None

**Water Options:** Private Well  
**Waste Options:** Septic/Drain-field

**Amenities:** Cross Country Trails

**School District:** Traverse City  
**Use Restrictions:** Deed Restrictions, Building-Use Restrictions

**Miscellaneous:** Near State Land

**Zoning:** Residential

**Documents:** Covenants & Restrictions, Survey/Plat

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

**Annual Assn Fee \$**

**Mineral Rights?** No  
Est. % Tillable: 0  
Est. % Timber: 100  
Est. % Other:  
Est % Wetlands: 0

**Manufactured Allowed?** Yes  
**Special Assessment?** No

### 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. Addt'l parcels available.

**List Office ID/Name:** 217273 KELLER WILLIAMS-GREATER GT  
**List Agent ID/Name:** 259112 Carol A Franklin  
carol@carolfranklin.com

**Phone:** (231) 947-8200  
**Phone:** (231) 633-3672

**Dual MLS #**

**List Agreement Type:** Exclusive Right to Sell  
5/26/2009  
**Buyer Broker Comp:** 3.5  
**DOM:** 268  
**Subagent Comp:** 3.5  
**Other Comp:**