



# Professional Report

Select

MLS # [1718544](#)

New  
Vacant Lot/Land

Asking Price: \$24,900

Deeded Water? No  
Less than 1 Acre? No

Approx # of Acres? 1.50

Sign? Yes

County: Grand Traverse  
Township: Blair  
Section # 16

Tax ID: 28-02-016-031-51  
Owner: LRD

1.5Acre MCGUIRE DR

Traverse City 49684

Waterfront:  
None



Sub: M&B behind Fairgroun  
Lot # 198x330x

Road: Gravel  
Topography: Level, Open, Partly Wooded

Utilities Avail: Electric, Underground Electric, Telephone

Present Use: Metes and Bounds

Water Installed: None  
Waste Installed: None

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

Amenities: None

School District: Traverse City  
Use Restrictions: Unknown

Miscellaneous: Will Build to Suit, Near State Land, Countryside View

Zoning: Residential, Multi-Family

Documents: None

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

Annual Assn Fee \$

Mineral Rights? No

Est. % Tillable:  
Est. % Timber:

Est. % Other:  
Est % Wetlands:

Manufactured Allowed? Yes  
Special Assessment? No

## Professional Remarks

MULTI-FAMILY allowed - HUGE demand for rentals in the TC area! High & dry, flat 1+ acre building sites 10 minutes from the GT Mall! 2 parcels available side by side right behind County Fairgrounds off M37/Blair Townhall Rd. Good private home build sites also, quiet setting, pole barns allowed. Traverse City school district.

## Advertising Remarks

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## Directions

M37 South of Chums to Lf/E on Blair Townhall Rd to just past/behind Fairgrounds, left on unmarked Conetree dirt rd .2 Mile (past/across fr red barn)

List Office ID/Name: 217273 KELLER WILLIAMS-GREATER GT  
List Agent ID/Name: 259112 [Carol A Franklin](#)  
[carol@carolfranklin.com](mailto:carol@carolfranklin.com)

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

Dual MLS #

List Agreement Type: Exclusive Right to Sell  
7/19/2010

Buyer Broker Comp: 4.0  
DOM: 2

Subagent Comp: 4.0  
Other Comp: