



Professional Report

Select

MLS # [1710894](#)

Active
Vacant Lot/Land

Asking Price: \$14,900

Deeded Water? No
Less than 1 Acre? No

Approx # of Acres? 4.93

Sign? Yes

County: Antrim
Township: Custer
Section # 3

Tax ID: part of larger
Owner: Snyder

Parcel C NW OBERVALDEN DR

Bellaire

49615

Waterfront:

None



Sub: Metes & Bounds
Lot # Irregular

Road: County Maintained, Paved
Topography: Level, Sloped, Partly Wooded, Heavily Wooded, Hardwoods, Pines

Utilities Avail: Electric, Underground Electric, Telephone

Present Use: Recreational

Water Installed: None
Waste Installed: None

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

Amenities: See Remarks

School District: Mancelona
Use Restrictions: Horses Allowed, None

Miscellaneous: Near Public Water Access, Near State Land

Zoning: Residential

Documents: Covenants & Restrictions, Survey/Plat

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

Annual Assn Fee \$

Mineral Rights? No

Est. % Tillable:

Est. % Other:

Est. % Timber: 95

Est % Wetlands:

Manufactured Allowed? Yes

Special Assessment? No

Professional Remarks

Gorgeous 4.9 Acre building site in the heart of Schuss Mtn/Shanty Creek w/ no sub restrictions or association fees to go with it! Private setting w/ mixed hardwoods in area of nice homes, outbuildings allowed & all in the middle of the best golf, skiing, snowmobiling, hunting, fishing & more! Possible short term land contract. Paved, county maintained roads, adjacent to trail system thru Schuss/Shanty Creek! EZ Access to Boyne/Jordan Valley/Gaylord/Traverse City/Torch Lake areas!

Advertising Remarks

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Directions

M-88 (betw Mancelona & Bellaire) to Schuss Mtn Rd (approx. 3+ miles W of Mancelona) to entrance Schuss Mtn Drive to Left on Obervalden(stay straight)

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
5/26/2010

Buyer Broker Comp: 3.5
DOM: 13

Subagent Comp: 3.5
Other Comp: