



# Professional Report

Select

**MLS #** 1704533

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

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

**Deeded Water?** No

**Less than 1 Acre?** No

**Approx # of Acres?** 10.00

**Sign?** Yes

**Tax ID:** 003-030-017-06

**Owner:** CJWR

**County:** Kalkaska

**Township:** Boardman

**Section #** 30

**6637 GRAND KAL RD**

**Fife Lake**

**49633**

**Waterfront:**

None



**Sub:** Metes & Bounds

**Lot #** 300' x 1463'

**Road:** Gravel

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

**Utilities Avail:** Electric, Telephone

**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:** Forest Area

**Use Restrictions:** Horses Allowed, Deed Restrictions

**Miscellaneous:** Near Public Water Access, Near State Land

**Zoning:** Forest/Recreational

**Documents:** See Remarks

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

**Annual Assn Fee \$**

**Mineral Rights?** No

Est. % Tillable:

Est. % Other:

Est. % Timber:

Est % Wetlands:

**Manufactured Allowed?** No

**Special Assessment?** 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. Modulars 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 Grand Kal. Property on east side of road.

**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  
5/23/2009

**Buyer Broker Comp:** 3.5  
**DOM:** 271

**Subagent Comp:** 3.5  
**Other Comp:**