



Professional Report

Select

MLS # [1704554](#)

Active

Asking Price: \$32,900

Vacant Lot/Land

Deeded Water? No

Less than 1 Acre? No

Approx # of Acres? 2.09

Sign? Yes

Tax ID: part of larger

Owner: ABM

County: Grand Traverse

Township: Blair

Section # 14

J-1 (2 Acres) HOOSIER VALLEY RD

Traverse City

49684

Waterfront:

None



Sub: Hoosier Valley

Lot # 316x244x245x383

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

Miscellaneous: Near State Land

School District: Traverse City

Use Restrictions: Deed Restrictions, Building-Use Restrictions

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:

Est. % Other:

Est. % Timber: 100

Est % Wetlands: 0

Manufactured Allowed? Yes

Special Assessment? No

Professional 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 snowmobiling & 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

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Directions

Beitner/Keystone to Hoosier Valley approx. 2.6 miles to property on left - only 10 minutes out. Add'l parcels available.

List Office ID/Name: 217273 KELLER WILLIAMS-GREATER GT

Phone: (231) 947-8200

List Agent ID/Name: 259112 [Carol A Franklin](#)

Phone: (231) 633-3672

carol@carolfranklin.com

Dual MLS #

List Agreement Type: Exclusive Right to Sell
5/26/2009

Buyer Broker Comp: 3.5
DOM: 295

Subagent Comp: 3.5 Other Comp: