



Professional Report

Select

MLS # [1704554](#)

Active
Vacant Lot/Land

Asking Price: \$32,900

Deeded Water? No
Less than 1 Acre? No

Approx # of Acres? 2.09

Sign? Yes

County: Grand Traverse
Township: Blair
Section # 14

Tax ID: part of larger
Owner: ABM

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

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: 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 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

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Directions

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

List Office ID/Name: 217273 KELLER WILLIAMS-GREATER GT
List Agent ID/Name: 259112 [Carol A Franklin](#)
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Phone: (231) 947-8200
Phone: (231) 633-3672

Dual MLS #

List Agreement Type: Exclusive Right to Sell Buyer Broker Comp: 3.5 Subagent Comp: 3.5 Other Comp:
5/26/2009 DOM: 295