

# Vacant Lot/Land Report

Select



Status **New**  
 # Acres **20.00**  
 County **Grand Traverse**  
 Township **Fife Lake**  
 Section # **4**  
 Owner Name **ELC**  
 Tax ID **28-04-004-004-03**

MLS # **1731160**  
 Class **Vacant Lot/Land**  
 Wtrfrnt **No**  
 ZONING **Forest/Recreational**  
 Dimensions **650x1302x703x1311**  
 Subdivision **Metes & Bounds**  
 Lot #  
 School District **Kingsley**

Ask Price **\$49,900**  
 Orig Price **\$49,900**  
 %Tillable  
 %Timber **80%**  
 %Wetlands  
 %Other  
 MineralRts **Yes**  
 Sign **Yes**



**20-Acres KEFFER RD Fife Lake 49633**

Body Water  
 Water P/S  
 Waterfront Ft  
**None**

ROAD FRONTAGE **Gravel**  
 UTILITIES AVAILABLE **See Remarks**  
 WATER INSTALLED **None**  
 WATER OPTIONS **Private Well**  
 WASTE INSTALLED **None**  
 WASTE OPTIONS **Septic/Drain-field**

TOPOGRAPHY **Level, Partly Wooded, Heavily Wooded, Hardwoods, Pines**  
 PRESENT USE **Metes and Bounds, Recreational**  
 LAND USE **Horses Allowed**  
 RESTRICTIONS  
 DOCUMENTS **Survey/Plat**  
 AMENITIES **Cross Country Trails**  
 EXTERIOR **Near State Land, Borders State Land**

FINANCING AVAILABLE **Conventional Mortgage, Cash**  
 MISCELLANEOUS **None**  
 Manufacture Allow **Yes**  
 Special Assessment **No**  
 Annual Assn Fee

### Professional Remarks

Wonderful 20-Acre get-away adjoining 1000's of acres of State Land with ez access to Traverse City & highways in & out! Great hunting & snowmobiling w/ miles of cross country trails right out the driveway. Total privacy, yet several year round residents within a few hundred feet. Mix of hardwood, fir & pine trees make a great habitat for deer, turkey & game birds. Nice spot for year-round home (electricity at neighboring house) or weekend cabin /camping site! Totally high & dry land. Great spot!! 20A+/-

### Advertising Remarks

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### Directions

M113 E of Kingsley to left/N on Vans Ln then immediate left on Keffer Rd down .8 Mile (just before mailbox 6111), rt on lane to prop down on left

List Office 1 - Office Name **BAYSHORE GROUP REALTY**  
 List Agent 1 - Agent Name/Phone **Carol A Franklin - (231) 633-3672**  
 List Agent 1 - E-mail **carol@carolfranklin.com**

List Office 2 - Office Name/Phone  
 List Agent 2 - Agent Name/Phone  
 List Agent 2 - E-mail

**Exclusive Right to Sell**  
**3.5**  
 Buyer Broker  
 Subagent **3.5**  
 Other Comp  
 List Date **10/15/2011**  
 Days On Market **4**  
 Dual MLS #