



# Professional Report

Select

**MLS #** [1701945](#)

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

**Asking Price: \$44,900**

**Deeded Water?** No

**Less than 1 Acre?** No

**Approx # of Acres?** 10.00

**Sign?** Yes

**County:** Grand Traverse

**Township:** Mayfield

**Section #** 25

**Tax ID:** 28-09-025-012-0A

**Owner:** HWW

**#1 SW BARRATT RD**

**Kingsley**

**49649**

**Waterfront:**

None



**Sub:** Metes and Bounds

**Lot #** 330x1320

**Road:** Gravel

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

**Utilities Avail:** Electric, Telephone

**Present Use:** Metes and Bounds, Splits Available, Recreational

**Water Installed:** None

**Waste Installed:** None

**Water Options:** Private Well

**Waste Options:** Septic/Drain-field

**Amenities:** Cross Country Trails

**School District:** Kingsley

**Use Restrictions:** Horses Allowed

**Miscellaneous:** Near State Land

**Zoning:** Agricultural

**Documents:** Survey/Plat

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

**Annual Assn Fee \$**

**Mineral Rights?** No

Est. % Tillable: 0

Est. % Other:

Est. % Timber: 10%

Est % Wetlands: 0

**Manufactured Allowed?** Yes

**Special Assessment?** No

## Professional Remarks

Mostly open w/ some hardwoods & walk out your door to 1000's of acres of State Land!! High & dry & very peaceful!!! Great hunting, snowmobiling & only 20-25 min to TC, Kingsley or Buckley. Underground utilities within a few hundred feet & potential timber value within a few years. Wonderful homesite or weekend getaway spot! Land Contract contract terms available & possible splits. Year-round resident on adjoining parcel.

## Advertising Remarks

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## Directions

M113 between M37 & Kingsley to south on Hency Rd, approx. 3 1/4 miles (just south of Hammer Rd), property is on west 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](mailto:carol@carolfranklin.com)

**Phone:** (231) 633-3672

**Dual MLS #**

**List Agreement Type:** Exclusive Right to Sell  
3/25/2009

**Buyer Broker Comp:** 3.5  
**DOM:** 330

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