



Professional Report

Select

New
MLS # 1716793

Vacant Lot/Land
Commercial Y/N NO

Asking Price: \$119,000
Original Price: \$119,000

Deeded Wtr? No
Owner: Gaston
Tax ID: 28-06-200-042-00
County: Grand Traverse
Township: Grant
Section # 2



Less than 1 Acre? No
Approx # of Acres? 8.54
Sign? Yes

Lot Dimensions: irreg
School District: Buckley

7693 SADDLE RIDGE DR

Grawn 49636

Subdivision: Floreys Ranch Estate
Body of Wtr:
Waterfront: None

Lot # 42

Road: Private
Use Restrictions: Horses Allowed, Building-Use Restrictions

Utilities Avail: Underground Electric, Telephone

Present Use: Site Condominium

Water Installed: None
Waste Installed: None

Topography: Sloped

Water Options: Private Well
Waste Options: Septic/Drain-field

Amenities: None

Zoning: Residential

Miscellaneous: Near State Land, Countryside View

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

Documents: Covenants & Restrictions

Manufactured Allowed? No
Special Assessment? Yes
Mineral Rights? No
Annual Assn Fee \$ 300.00

Est. % Tillable: Est. % Other:
Est. % Timber: Est % Wetlands:

Professional Remarks

Large estate parcel at end of cul-de-sac... adjacent to 1000 acres of state land. Awesome view of Duck Lake, Green Lake, Horton Creek and Beaver Pond. Fabulous home site. Tour given by listing agent is recommended. Shore to shore horse trail through development. Development is 477 acres with room to roam. This site has awesome sunsets and 360 degree views!

Advertising Remarks

Close to Interlochen Center for the Arts and boating, fishing, hiking and riding... Airstrip is a mile away. This development offers dramatic home sites that are uncrowded... Views to the west are framed like scenes from Montana, Colorado and Northern Michigan... This site is 8.54 acres with several build sites. Adjacent to state land that is serene.

Directions

M-137 south of Interlochen, Left on Youker Rd. Go about 2 miles, turn Right on Floreys Ranch Rd., Right on Saddle Ridge Dr. Look for sign.

List Office ID/Name: 20993101 HEARTH STONE/LAND & HOMES
List Agent ID/Name: 202180 [Howard M Vogel](#)
hvogel@hearth-stone.com

Phone: (231) 943-3234
Phone: O: (231) 943-3234
Dual MLS #
6/1/2010

List Agreement Type: Exclusive Right to Sell **Buyer Broker Comp:** 4.0 **Subagent Comp:** 4.0 **Other Comp:**