

Professional Report

Select



Status **Active**
 # Acres **1.10**
 County **Kalkaska**
 Township **Clearwater**
 Section # **6**
 Owner **DBURNHAM**
 Tax ID **004-725-042-00**

MLS # **1838422**
 Class **Vacant Lot/Land**
 Wtrfrnt **Yes**
 ZONING/USE/RESTRICTIONS **Residential, Platted Subdivision, Outbuildings Allowed**
 Lot Dimensions **150'x422'x60'x423'**

Ask Price **\$124,900**
 Orig Price **\$124,900**



Lot #
 School District **Kalkaska Public Schools**
 Sold Price
 Close Date

9211 Shellway Drive

Rapid City 49646

Body Water **Rapid River**
 Water P/S **Private**
 Water Front Footage **150**
Priv Frontage (Wtr Side), River, Water View, All Sports, No Wake
 MINERAL RIGHTS **No**

ROAD **Public Maintained, Blacktop**
 UTILITIES AVAILABLE **Electric, Natural Gas, Cable TV, DSL, WiFi**
 WATER INSTALLED **None**
 WATER AVAILABLE **Private Well**
 WASTE INSTALLED **None**
 WASTE AVAILABLE **Private Septic**

LAND FEATURES **Level, Wooded**
 DOCUMENTS ON FILE **Other**
 DEVELOPMENT AMENITIES **None**
 EXTERIOR FEATURES **Other**

TERMS **Conventional, Cash, Land Contract/PM**
 Manufactured Allowed **Unknown**

Annual Assn Dues

Agent Only Remarks

Easy 15-25 minute access into Elk Rapids & TC, along with relatively short drive over to Boyne Mtn, Charlevoix, Gaylord & freeways in & out of town! Access to full Chain of Lakes including Elk Lake, Skegemog Lake, Lake Bellaire & Clam Lake. Will require a long dock like all of the neighbors & full price includes a \$5000 allowance for dock! Loads of nature to watch with eagles, mink, beavers, geese and more! Fish off your own dock or walk to Torch River Bridge. School of choice with both Elk Rapids & Kalkaska bus stops within easy access.

Public Remarks

RARE NAVIGABLE RIVER LOT 5 MINUTES OFF SOUTH END & RIGHT INTO TORCH LAKE! 1+acre buildable parcel with 150+/- feet on big Rapid River right off Torch River & Torch Lake. Easy 15-25 minute access into Elk Rapids & TC, along with relatively short drive over to Boyne Mtn, Charlevoix, Gaylord & freeways in & out of town! Access to full Chain of Lakes including Elk Lake, Skegemog Lake, Lake Bellaire & Clam Lake. Will require a long dock like all of the neighbors & full price includes a \$5000 allowance for dock! Loads of nature to watch with eagles, mink, beavers, geese and more! Fish off your own dock or walk to Torch River Bridge. School of choice with both Elk Rapids & Kalkaska bus stops within easy access.

Directions

Rapid City Rd -Either turn at Rapid City BP EZ-mart gas to left on Shellway Drive or else between Alden & Rapid City, take Rapid City Road to Crystal Beach Road to left on Shellway (just before the bridge)

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 **cfranklintc@gmail.com**

Exclusive Right to Sell
 BA **3.0**
 SA **3.0**
 TC **0**
 List Date **9/12/2017**
 Days On Market **29**
 Dual MLS #

List Office 2 - Office Name/Phone
 List Office 1 - Phone Number **231-577-4275**

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