



Key Realty Delta County LLC

928 N Lincoln Road

Escanaba, MI 49829

(O) 906-233-7455 (F) 906-233-7456

Rob and The City of Gladstone,

We (Jamie Beaver and Lucas Gestwicki) appreciate the opportunity to represent you for the sale of your vacant land in Escanaba Township along the Escanaba River. We are eager to work with you in the sale of your wonderful property and to show our deep interest, we have prepared this proposal for you.

Jamie has been selling real estate since 2011, and has owned her successful brokerage since 2018. Key Realty has placed within the top 3 highest producing brokerages in the entire Upper Peninsula since its inception. Jamie has grown Key Realty to a firm containing 13 full time real estate professionals and a large property management agency. Jamie's expertise extends beyond Michigan real estate. As a licensed broker in Wisconsin and Florida, Jamie has access to Wisconsin's statewide MLS, expanding the listings footprint. Jamie was born and raised in West Gladstone and is very familiar with the parcels location providing additional value and knowledge to potential buyers.

Lucas has been selling real estate full time since January 2021, and has been an associate broker of Key Realty since January 2025. Lucas has been a part of numerous land sales within his career, and most recently was a key part in sales that included land divisions in Escanaba Township and Manistique City. Lucas has successfully closed over 150 real estate transactions within the past three years and continues to deepen his knowledge and relationships to better serve his clients.

We use a professional photographer to provide us with pictures for our listings. Included in this service is aerial drone photos with estimated lot lines and promotional videos. The listing will be advertised on a variety of real estate websites including Zillow, Realtor.com, LandSearch, LoopNet, Michigan and Wisconsin's MLS and so much more. In addition to these websites, we also advertise on Facebook using paid targeted advertising to reach more buyers.

At Key Realty, we have no upfront costs or retainer fees. Our services are charged at the closing table once you collect your proceeds. Our listing contracts last a full year and state a 6% commission, of the net purchase price, to be collected at time of closing. A copy of our listing contract is included in this proposal. We have no carry-over compensation fees or anything outside of our commission.

We look forward to working with you and thank you for this opportunity!



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Rob and The City of Gladstone,

We (Jamie Beaver and Lucas Gestwicki) have looked at comparable properties and believe your two parcels should be listed within the range of **\$230,000-\$240,000**. We have included comparable properties within our proposal to support this price, including a parcel that sold in 2025 located on N.3 Ln. We believe the large amount of waterfront, mixed with the secludedness will have a specific buyer pool that we are prepared to target. We are excited to work with you and look forward to your response. Should you have any further questions about our pricing, please feel free to call Lucas at 906-280-0570.

Professional References

Adam Lambert

Owner, Multiple Domino's Franchises (Michigan & Wisconsin)

Jamie has worked with Adam Lambert on numerous real estate transactions over the years. As a repeat client, Adam has consistently relied on Jamie's expertise to assist with his ongoing real estate needs.

Phone: 906-869-9191

Email: alambert@cdapizza.com

Eric Hansen

Real Estate Investor

Eric Hansen is a long-standing client who has entrusted Jamie with a variety of real estate projects. Their continued professional relationship reflects Jamie's commitment to providing reliable service and successful outcomes.

Phone: 906-280-2609

Email: erick533@outlook.com

Adam Drossart

Real Estate Investor

Adam Drossart is an experienced real estate investor with a diverse portfolio of properties across California, Wisconsin, Florida, Missouri, and Michigan. He continues to invest in multifamily properties, vacant land, and mobile home parks throughout Michigan's Upper Peninsula. Lucas has developed a strong professional relationship with Adam and continues to assist with his real estate investment needs.

Phone: 801-834-0031

Email: adrossart@gmail.com