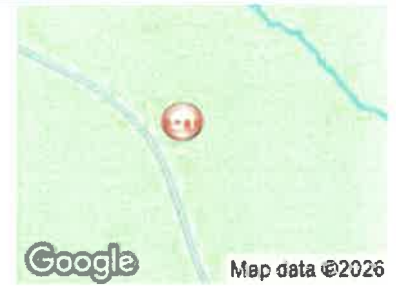


ALL FIELDS DETAIL



river

MLS # 50158770
Address tbd Cedardale 28th Road
Area (Municipality) Cornell Twp (21007)
Mail City Cornell
County Delta
State MI
Zip 49818
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$139,900
Sold Price \$120,000



LEGAL DESCRIPTION

Legal Description CO-30 1/4 203A 356-929/S&334-296&357-410&690-55&790-486 SEC 30 T41N R24W. 15.71 AC PT OF SW 1/4 OF NW 1/4 FROM W1/4 COR OF SEC MEAS S 89 DEG 44'23" E 1120. 38' TO POB, TH N 0 DEG 04' 32" E 650', TH N 58 DEG 0' 37" W 824.43 TO TRAV LN ALG BNK OF FORD RIV, TH N 41 DEG 02' 19" E ALG TRAV LN 304.79', TH S 89 DEG 44' 06" E 800', TH S O DEG 04' 32" W 1314.31', TH N 89 DEG 44' 23" W 300 TO POB

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	Yes
Lot Size	15 acres	Acreage	15.00
Site Condo Y/N	No	Frontage	300
Frontage Type	Water	Waterfront Y/N	Yes
Body of Water	Ford River	QFP Y/N	No
Legal Access	Yes	Floor Plans Count	0

LOCATION INFORMATION

Full Address(es)	tbd Cedardale 28th RD, Cornell, MI 49818	Municipality	Cornell Twp
School District	Escanaba Area Public Schools	Longitude	-87.255600
Latitude	45.923000		

DIRECTIONS

Directions Take CR 426E to Cedarville 28th rd, Go about 4 miles down Cedarville 28th rd, take a right on 26.5 lane (dead end road) ,property is on the right, green gate is on the right about 300 yards down Directional signs at roads as well.

LISTING INFORMATION

Price Date	11/18/2024	Price Per Acre	\$8,000.00
Price/Frontage	\$400.00	Listing Date	10/18/2024
Input Date	10/18/2024 9:18 PM	Input Date	10/18/2024 9:18 PM
Status Date	11/18/2024	HotSheet Date	11/18/2024
Update Date	11/19/2024 1:21 PM	Update Date	11/19/2024
Off Market Date	10/22/2024	Original MLS#	50158770
Originating MLS Agent	Upper Peninsula Assoc of Realtors DANIELLE WILLIAMS - Cell: 662-386-3132	MLS ID	Delta
		Listing Office	PREMIER REAL ESTATE, INC. - Main: 906-786-5030
Original Price	\$139,900	Listing Exception Y/N	No
Days On Market	4	Cumulative DOM	4
Days On MLS	4	Cumulative DOMLS	4
Days to Close	31	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	4	Additional Documents YN	Yes
Additional Document1 Type	EMD form	Picture Count	12
Possession	At Close		

SOLD INFORMATION

Pending Date	10/22/2024	Closing Date	11/18/2024
Seller Concessions Y/N	No	Sld Price Net Concessions	\$120,000.00
Sold Price Per Acre	\$8,000.00	Selling Agent	TAMMY GARLING - Cell: 906-280-1169
Selling Office	KEY REALTY DELTA COUNTY LLC - Main: 906-233-7455	How Sold	Other

TAX & FINANCIAL

Property ID	005-230-007-00	FIPS Entity	18280
FIPS	26041	Summer Tax Year	2023
Summer Tax Amount	98.38	Winter Tax Year	2023
Winter Tax Amount	308.28	Total Tax Year	2023
Total Tax Amount	406.66	Assessments Y/N	No
Encroachment Y/N	No	Subj to Short Sale Apprvl	No
Ownership	Private	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	No
CFA Y/N	No		

FEATURES

FUEL ON SITE None (Fuel On Site)	ROADS City/County Year Round	WATER FEATURES River Frontage Water View Waterfront	SHORELINE Cleared Pebble Sand Wooded
LOCATION Rural	SEWER SEPTIC None	ZONING Recreational	UTILITIES Electricity Available
LOT DESCRIPTION Wooded	WATER None	LOCKBOX Yes (UPAR Lockbox)	VIEW River View
FINANCIAL TERMS Cash Conventional		NEGOTIABLE ITEMS None	

SHOWING INSTRUCTIONS

Showing Instructions Use showing assist

LISTING BROKER SERVICES

Listing Broker Sign Y/N	Yes	Other Sign on Proprty Y/N	Yes
Other Type of Sign	Directional Signs	Full Service Listing Y/N	Yes

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Public GLR Websites	Yes	Public MiRS Website	Yes

REMARKS: AGENT & PUBLIC

Agent Remarks Must have agent present when showing Directional signs and sign right before the Green gate that is about 300 feet or so down 26.5 lane on the right.

Public Remarks Own a little slice of heaven with 304 feet of easily accessible Ford River! 15 + acres of hardwoods with cleared out areas to build your custom cabin or bring your camper. Good road system! Electric at the road! Great for Kayaking, fishing, hunting! Loaded with deer, turkey, and other wildlife. Access State land directly across from Ford River and make this your base camp!! County road frontage

ADDITIONAL PICTURES



hardwoods



road



deer



River



cleared area



DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

ALL FIELDS DETAIL



MLS # 50185586
Address TBD Off 11.5 RD Road
Area (Municipality) Bark River Twp (21003)
Mail City Bark River
County Delta
State MI
Zip 49807
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$165,000
Sold Price \$165,000



LEGAL DESCRIPTION

Legal Description T38N R24W Part of the NW of the SE & NE 1/4 of the SE of Section 8, & the NW of the SW of Section 9

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	No
Lot Size	1320x3500x132x3500	Acreage	108.00
Site Condo Y/N	No	Frontage	33
Frontage Type	Road	Waterfront Y/N	Yes
Body of Water	Bark River	QFP Y/N	Yes
Legal Access	Yes	Additional Tax IDs	Part of 002-108-024-00, and part of 002-109-009-00
Taxable Value Year	2024	Floor Plans Count	0

LOCATION INFORMATION

Full Address(es)	TBD Off 11.5 RD RD, Bark River, MI 49807	Municipality	Bark River Twp
School District	Bark River Harris School Distr	Longitude	-87.291544
Latitude	45.701095		

DIRECTIONS

Directions US 2 West Bark River, turn Left go approx 1 mile to 11.5 rd, follow to end of the road

LISTING INFORMATION

Price Date	8/18/2025	Price Per Acre	\$1,527.78
Price/Frontage	\$5,000.00	Listing Date	8/18/2025
Input Date	8/18/2025 12:42 PM	Input Date	8/18/2025 12:42 PM
Status Date	8/18/2025	HotSheet Date	8/18/2025
Update Date	8/18/2025 12:49 PM	Update Date	8/18/2025
Off Market Date	7/23/2025	Original MLS#	50185586
Originating MLS	Upper Peninsula Assoc of Realtors	MLS ID	Delta
Agent	TIM GEORGE - Cell: 906-420-9922	Listing Office	NORTHERN MICHIGAN LAND BROKERS - ESCANABA - Office: 906-225-5263
Co-List Agent	TINA MARIE GEORGE - Cell: 906-420-5185	Co-List Office	NORTHERN MICHIGAN LAND BROKERS - ESCANABA - Office: 906-225-5263
Original Price	\$165,000	Listing Exception Y/N	No
Cumulative DOM	0	Cumulative DOMLS	0
Days to Close	-3	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	0	Additional Documents YN	No
Picture Count	5	Possession	At Close

SOLD INFORMATION

Pending Date	7/23/2025	Closing Date	8/15/2025
Seller Concessions Y/N	No	Sld Price Net Concessions	\$165,000.00
Sold Price Per Acre	\$1,527.78	Selling Agent	TIM GEORGE - Cell: 906-420-9922
Selling Office	NORTHERN MICHIGAN LAND BROKERS - ESCANABA - Office: 906-225-5263	Co-Sell Agent	TINA MARIE GEORGE - Cell: 906-420-5185
Co-Sell Office	NORTHERN MICHIGAN LAND BROKERS - ESCANABA - Office: 906-225-5263	How Sold	Cash

TAX & FINANCIAL

Property ID	002-108--022-30	FIPS Entity	05420
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TAX & FINANCIAL

FIPS	26041	Taxable Value	\$71,397.00
Summer Tax Year	2024	Summer Tax Amount	1020.00
Winter Tax Year	2024	Winter Tax Amount	650.00
Total Tax Year	2024	Total Tax Amount	1674.00
Assessments Y/N	No	Encroachment Y/N	Yes
Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Kososki	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	Yes
CFA Y/N	No		

FEATURES

FUEL ON SITE	FINANCIAL TERMS	WATER	SPECIAL LISTING CONDITION
Electric	Cash	None	Standard
LOCATION	Conventional	WATER FEATURES	SHORELINE
Dead End	Conventional Blend	River Frontage	Wooded
LOT DESCRIPTION	ROADS	ZONING	UTILITIES
Wooded	Private Road	Other	Electricity Available
Cleared	Private no association	LOCKBOX	Internet DSL Available
Partially Wooded	Dirt	None	Internet Fiber Available
	SEWER SEPTIC	NEGOTIABLE ITEMS	Electric Not to Property
	None	None	VIEW
			Rural View

SHOWING INSTRUCTIONS

Showing Instructions Vacant Land

LISTING BROKER SERVICES

Listing Broker Sign Y/N	No	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Public GLR Websites	Yes	Public MiRS Website	Yes

REMARKS: AGENT & PUBLIC

Public Remarks 108+/- Acres in Bark River , with legal access. There is approximately 30 Acres of open Tillable ground, and the rest is heavily wooded, with the Bark River running through it. Great hunting as well as great place to build a home.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

ALL FIELDS DETAIL



MLS # 50141572
Address TBD N.3 Lane
Address 2 45.87855, -87.09967
Area (Municipality) Escanaba Twp (21009)
Mail City Gladstone
County Delta
State MI
Zip 49837
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$218,000
Sold Price \$210,000



LEGAL DESCRIPTION

Legal Description Legal Description: Eb 12 0/3 GI3 A 659 322 Sec 12 T40 N R23 W. 6.82 A Com At Sw Cor Of GI3, Th S 88 Deg 45' 25" E 300', Th N 0 Deg 01' 30" W 987.68' To Esc River, Th Wly Alg River to W Ln Of GI3, Th S To POB.

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	No
Lot Size	Est: 300x1065x300x987	Acreage	6.82
Site Condo Y/N	No	Frontage	300
Frontage Type	Water	Waterfront Y/N	Yes
Body of Water	Escanaba River	QFP Y/N	No
Legal Access	Yes	Floor Plans Count	0

LOCATION INFORMATION

Full Address(es)	TBD N.3 LN, Gladstone, MI 49837	Municipality	Escanaba Twp
Municipality Type	Township	Side of Street	N
School District	Gladstone Area Schools	Longitude	-87.099428
Latitude	45.878992		

DIRECTIONS

Directions From the Corner of West Washington and Lincoln Avenue in Marquette head west .4 miles to South McClellan Avenue (which becomes M-553 South. - Take a left and continue straight 19.5 miles to M-35 South [New Swansy - Quick Trip is on your left at this Intersection]. - Take a left and go 38.4 miles to 0.85 Road [South of Gladstone Area High School]. - Go 1.2+/- miles to County Road 420/21st Road. Go 3+/- miles to the West Gladstone Bridge and Boat Launch - then go .25 miles to the first Paved Road on the right (N.3 Lane.) - Take a right and go 2.6 +/- miles to the end of the road. - Take a right and it is the First Drive Way on the Left.

LISTING INFORMATION

Price Date	4/17/2025	Price Per Acre	\$30,791.79
Price/Frontage	\$726.67	Listing Date	5/9/2024
Input Date	5/9/2024 4:37 PM	Input Date	5/9/2024 4:37 PM
Status Date	4/17/2025	HotSheet Date	4/17/2025
Update Date	4/17/2025 3:06 PM	Update Date	4/17/2025
Off Market Date	4/1/2025	Original MLS#	50141572
Originating MLS	Upper Peninsula Assoc of Realtors	MLS ID	North Central
Agent	TIM KEOHANE	Listing Office	GREAT LAKES & LAND OF MARQUETTE, INC. - Main: 906-228-9312
Original Price	\$268,000	Listing Exception Y/N	No
Days On Market	327	Cumulative DOM	327
Days On MLS	327	Cumulative DOMLS	327
Days to Close	342	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	5	Additional Documents YN	No

LISTING INFORMATION

Addendum	About 1 +/- acres is an open cleared area. This open area provides parking for 10 campers and a picnic area. The level lot will be ideal for building, with a hole dug for a walk-out basement and a driveway already in place. Power is about 700 feet away from the proposed building site. - If you are seeking a beautiful river parcel to enjoy every season of the year, come see this one soon!	Picture Count	53
Possession	Close Plus 6-15 Days		

SOLD INFORMATION

Pending Date	4/1/2025	Closing Date	4/16/2025
Seller Concessions Y/N	No	Sld Price Net Concessions	\$210,000.00
Sold Price Per Acre	\$30,791.79	Selling Agent	TIM KEOHANE
Selling Office	GREAT LAKES & LAND OF MARQUETTE, INC. - Main: 906-228-9312	How Sold	Conventional

TAX & FINANCIAL

Property ID	21-007-112-024-00	FIPS Entity	26380
FIPS	26041	Summer Tax Year	2023
Summer Tax Amount	331.75	Winter Tax Year	2023
Winter Tax Amount	1040.90	Total Tax Year	2023
Total Tax Amount	1342.65	Assessments Y/N	No
Encroachment Y/N	No	Zoning	R2 - Residential 2 Family
Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Garbe	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	No
CFA Y/N	No		

FEATURES

FUEL ON SITE	ROADS	WATER FEATURES	SPECIAL LISTING CONDITION
None (Fuel On Site)	Gravel	River Frontage	Standard
LOCATION	Country	Water View	SHORELINE
Rural	Year Round	ZONING	Lawn
LOT DESCRIPTION	SEWER SEPTIC	Residential	UTILITIES
Wooded	None	LOCKBOX	Electricity Available
Cleared	WATER	None	
Fire Pit	None	NEGOTIABLE ITEMS	
FINANCIAL TERMS		None	
Cash			
Conventional			

SHOWING INSTRUCTIONS

Showing Instructions Vacant Land - Please Use Showing Request To Request Appointments and Provide Showing Reports - Thank

LISTING BROKER SERVICES

Listing Broker Sign Y/N	Yes	Other Sign on Proprty Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Branded Virtual Tour	Branded Virtual Tour	Public GLR Websites	Yes
Public MiRS Website	Yes		

REMARKS: AGENT & PUBLIC

Agent Remarks This spectacular 6.82 acres on the Escanaba River boasts 300 ft. of frontage and 1,000 ft. of depth. It is located in Escanaba Township of Delta Co. in the Upper Peninsula of Michigan. The property's generous acreage and riverside location makes it ideal for outdoor enthusiasts. Year round activities include: skiing, snowmobiling, snowshoeing, ORV riding, wildlife viewing, sunsets and star gazing. Located only a few minutes from Little Bay De Noc's World class Fisheries This private + beautiful parcel provides the perfect setting for your dream home or recreational get away. It is an ideal location to spend time while enjoying the natural beauty of Michigan's Upper Peninsula.

REMARKS: AGENT & PUBLIC

Public Remarks This spectacular 6.82+/- acres on the Escanaba River boasts 300 ft. of frontage and 1,000 ft. of depth. It is located in Escanaba Township of Delta Co. in the Upper Peninsula of Michigan. The property's generous acreage and riverside location makes it ideal for outdoor enthusiasts. Year round activities include: skiing, snowmobiling, snowshoeing, ORV riding, wildlife viewing, sunsets and star gazing. Located only a few minutes from Little Bay De Noc 's World class Fisheries This private + beautiful parcel provides the perfect setting for your dream home or recreational get away. It is an ideal location to spend time while enjoying the natural beauty of Michigan's Upper Peninsula.

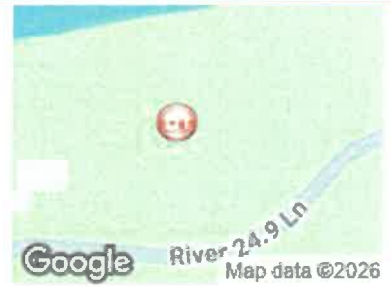
ADDITIONAL PICTURES



ALL FIELDS DETAIL



MLS # 50181774
Address TBD E River 24.9 Lane
Area (Municipality) Cornell Twp (21007)
Mail City Cornell
County Delta
State MI
Zip 49818
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$210,000
Sold Price \$211,000



LEGAL DESCRIPTION

Legal Description CO-5 0/3 101A&CO-34 1/3 GL6D 240-501&260-456&431-658,659 SEC 5 T40N R23W & SEC 34 T41N R23W. 34.89 AC FRL NE 1/4 OF NE 1/4 SUBJ TO RD ESMT TO GL6 SEC 34 41-23 EXCBEG AT A PT 641.2' W OF NE COR OF SEC 5, TH W 477.3' TH S 200', TH N 67 DEG "09' 20"" E 517.5' TO POB, & PT OF GL6 SEC 34 T41N R23W BEG AT A PT 1759.7' W OF " "SE COR OF SEC 34, TH W 200', TH N 25' TO ESC RIVER, TH N 80 DEG 54' 5"" E " 202.55' TOA PT N OF POB, TH S 57.03' TO POB. (FARMLAND 1974 PA 116 PER 450-426) Lot size cont. X322 Estimated

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	No
Lot Size	1160X1261X1300X1291X220..	Acreage	34.89
Site Condo Y/N	No	Frontage	212
Frontage Type	Road	Waterfront Y/N	Yes
Body of Water	Escanaba River	QFP Y/N	Yes
Legal Access	Yes	Floor Plans Count	0

LOCATION INFORMATION

Full Address(es)	TBD E River 24.9 LN, Cornell, MI 49818	Municipality	Cornell Twp
Municipality Type	Township	Subdivision	none
School District	Escanaba Area Public Schools	Longitude	-87.166969
Latitude	45.898142		

DIRECTIONS

Directions 2.5 miles to County 426 M5 Rd, 4 miles turn left onto County 21st Rd, 5.3 mi Turn right onto River J5 Ln, 0.6 mi Turn right onto River 24.9 Ln

LISTING INFORMATION

Price Date	8/5/2025	Price Per Acre	\$6,047.58
Price/Frontage	\$990.57	Listing Date	7/14/2025
Input Date	7/15/2025 4:51 PM	Input Date	7/15/2025 4:51 PM
Status Date	8/5/2025	HotSheet Date	8/5/2025
Update Date	8/5/2025 1:58 PM	Update Date	8/5/2025
Off Market Date	7/15/2025	Expiration Date	12/31/2025
Original MLS#	50181774	Originating MLS	Upper Peninsula Assoc of Realtors
MLS ID	Delta	Agent	JAMIE BEAVER - Cell: 906-399-9033
Listing Office	KEY REALTY DELTA COUNTY LLC - Main: 906-233-7455	Original Price	\$210,000
Listing Exception Y/N	No	Days On Market	1
Cumulative DOM	1	Cumulative DOMLS	0
Days to Close	18	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	0	Additional Documents YN	No
Picture Count	15	Possession	At Close

SOLD INFORMATION

Pending Date	7/15/2025	Closing Date	8/1/2025
Seller Concessions Y/N	No	Sld Price Net Concessions	\$211,000.00
Sold Price Per Acre	\$6,047.58	Selling Agent	JAMIE BEAVER - Cell: 906-399-9033
Selling Office	KEY REALTY DELTA COUNTY LLC - Main: 906-233-7455	How Sold	Cash

TAX & FINANCIAL

Property ID	21-005-005-001-00	FIPS Entity	18280
FIPS	26041	Summer Tax Year	2024
Summer Tax Amount	69.00	Winter Tax Year	2024
Winter Tax Amount	105.48	Total Tax Year	2025
Total Tax Amount	174.48	Assessments Y/N	No
Encroachment Y/N	Yes	Zoning	Agricultural 102 Farmland 1974 PA 116 Per 450-426
Subj to Short Sale Apprvl	No	Ownership	Trust
Owners Name	Hafer Family Trust	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	No
CFA Y/N	No		

FEATURES

FUEL ON SITE None (Fuel On Site)	ROADS Private Road	ZONING Agricultural	SHORELINE Rocky
LOCATION Dead End Rural	SEWER SEPTIC None	LOCKBOX None	Vegetation
FINANCIAL TERMS Cash Conventional	WATER None	NEGOTIABLE ITEMS None	UTILITIES Electricity Available
	WATER FEATURES River Frontage Waterfront	SPECIAL LISTING CONDITION Standard	VIEW River View

SHOWING INSTRUCTIONS

Showing Instructions Vacant/Show & Go

LISTING BROKER SERVICES

Listing Broker Sign Y/N	No	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Public GLR Websites	Yes	Public MiRS Website	Yes

REMARKS: AGENT & PUBLIC

Agent Remarks Property is in PA 116 Until Dec 2041

Public Remarks Beautiful vacant lot on the Escanaba River! Perfect for catching cray fish, fishing, kayaking and enjoying nature. There is a hay field located on the opposite side of the private road that is currently harvested by another party. Property is in PA 116.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

ALL FIELDS DETAIL



MLS # 50162029
Address 53 A TBD I Road
Area (Municipality) Wells Twp (21024)
Mail City Escanaba
County Delta
State MI
Zip 49829
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$250,000
Sold Price \$250,000



LEGAL DESCRIPTION

Legal Description PRT OF NW 1/4 OF SW 1/4 & PRT OF NE 1/4 OF SW 1/4 & PRT OF SE 1/4 OF SW 1/4 OF SEC 19 T39N R23W

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	Yes
Lot Size	1720x2189x2324x496x946x35	Acreage	53.00
Insp Cmpl for Well/Septic	No	Site Condo Y/N	No
Frontage	1,720	Frontage Type	Water
Waterfront Y/N	Yes	Body of Water	Ford River
QFP Y/N	No	Legal Access	Yes
Additional Tax IDs	None	Taxable Value Year	2024
Floor Plans Count	0		

LOCATION INFORMATION

Full Address(es)	53 A TBD I RD, Escanaba, MI 49829	Municipality	Wells Twp
Municipality Type	Township	School District	Escanaba Area Public Schools
Longitude	-87.200805	Latitude	45.757510

DIRECTIONS

Directions US 2/41 South To Hyde. Right on I Road. Approximately 1.7 miles to property on right.

LISTING INFORMATION

Price Date	11/26/2024	Price Per Acre	\$4,716.98
Price/Frontage	\$0.00	Listing Date	11/25/2024
Input Date	11/26/2024 4:17 PM	Input Date	11/26/2024 4:17 PM
Status Date	11/26/2024	HotSheet Date	11/26/2024
Update Date	11/26/2024 4:18 PM	Update Date	11/26/2024
Off Market Date	10/28/2024	Protection Period	None
Original MLS#	50162029	Originating MLS	Upper Peninsula Assoc of Realtors
MLS ID	Delta	Agent	MELISSA MIKUS - Cell: 906-420-2404
Listing Office	UPWARDS REAL ESTATE - Office: 906-786-8747	Original Price	\$250,000
Listing Exception Y/N	No	Cumulative DOM	0
Cumulative DOMLS	0	Days to Close	1
Signed Disclosure Y/N	No	Guest Listings Y/N	No
Associated Document Count	0	Additional Documents YN	No
Picture Count	11	Possession	At Close

SOLD INFORMATION

Pending Date	10/28/2024	Closing Date	11/26/2024
Seller Concessions Y/N	No	Sld Price Net Concessions	\$250,000.00
Sold Price Per Acre	\$4,716.98	Selling Agent	MELISSA MIKUS - Cell: 906-420-2404
Selling Office	UPWARDS REAL ESTATE - Office: 906-786-8747	How Sold	Conventional

TAX & FINANCIAL

Property ID	014-069-003-00	FIPS Entity	85240
FIPS	26041	SEV	53000.00
SEV Year	2024	Taxable Value	\$16,749.00
Summer Tax Year	2023	Summer Tax Amount	177.72

TAX & FINANCIAL

Winter Tax Year	2023	Winter Tax Amount	205.58
Total Tax Year	2023	Total Tax Amount	383.30
Assessments Y/N	No	Encroachment Y/N	No
Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Dombrowski	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	Yes
CFA Y/N	No		

FEATURES

FUEL ON SITE None (Fuel On Site)	FINANCIAL TERMS Cash Conventional	WATER FEATURES River Frontage Waterfront	SHORELINE Mixed
LOCATION Rural	ROADS City/County Year Round Black Top	ZONING Residential	UTILITIES Unknown (Utilities)
LOT DESCRIPTION Large Lot - 65+ Ft. Rolling/Hilly Wooded Partially Wooded	SEWER SEPTIC None WATER None	LOCKBOX None NEGOTIABLE ITEMS None SPECIAL LISTING CONDITION Standard	VIEW River View

SHOWING INSTRUCTIONS

Showing Instructions None

LISTING BROKER SERVICES

Listing Broker Sign Y/N	No	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Public GLR Websites	Yes	Public MiRS Website	Yes

REMARKS: AGENT & PUBLIC

Agent Remarks None

Public Remarks Beautiful 52 Acres with 1720 feet on the Ford River. Open slate to let your imagination run wild.

ADDITIONAL PICTURES

