



Parcel 10 Garfield Road

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40.49-Acre Parcel

Serene & Peaceful Setting

Within 10 Miles of Downtown Traverse City

Additional Acreage is Available



\$500,000



Mark Hagan, GRI, Associate Broker, Licensed Builder
231-922-2396 Office ~ 231-929-7985 Cellular
markhagan@markhagan.com www.markhagan.com



Vacant Lot/Land Report

Select

Status **New**
Acres **40.49**
County **Grand Traverse**
Township **East Bay**
Section # **9**
Owner Name **SREC**
Tax ID **28-03-109-001-36**

MLS # **1733292**
Class **Vacant Lot/Land**
Wtrfrnt **No**
ZONING **See Remarks**
Dimensions **Irregular**
Subdivision **Metes & Bounds**
Lot # **10**
School District **Traverse City**

Ask Price **\$500,000**
Orig Price **\$500,000**
%Tillable
%Timber
%Wetlands
%Other
MineralRts **No**
Sign **No**



Parcel 10 GARFIELD Traverse City 49686

Body Water
Water P/S
Waterfront Ft **0**
None

ROAD FRONTAGE **County Maintained, Paved**
UTILITIES AVAILABLE **Electric, Telephone, Cable TV**
WATER INSTALLED **None**
WATER OPTIONS **Private Well**
WASTE INSTALLED **None**
WASTE OPTIONS **Septic/Drain-field**

TOPOGRAPHY **Level, Open, Partly Wooded, Hardwoods, Pines**
PRESENT USE **Metes and Bounds**
LAND USE RESTRICTIONS **Horses Allowed**
DOCUMENTS **Survey/Plat, Disclosure Statement**
AMENITIES **None**
EXTERIOR **Countryside View**

FINANCING AVAILABLE **Conventional Mortgage, Cash**
MISCELLANEOUS **None**
Manufacture Allow **No**
Special Assessment **No**
Annual Assn Fee

Advertising Remarks

This exceptional East Bay Township, 40.49-acre parcel consists mostly of open and level topography and is ideal for horses. A serene and peaceful country setting with extensive frontage on Garfield Road and conveniently located within 10 miles of downtown Traverse City and within walking distance of Arbutus Lake.

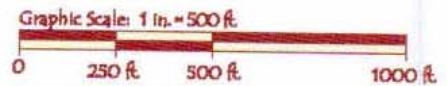
Directions

From Traverse City, take Garfield south near Salon Rd.

List Office 1 - Office Name **COLDWELL BANKER SCHMIDT-402**
List Agent 1 - Agent Name/Phone **Mark D Hagan - (231) 620-2418**
List Agent 1 - E-mail **markhagan@markhagan.com**

List Office 2 - Office Name/Phone
List Agent 2 - Agent Name/Phone
List Agent 2 - E-mail

Arbutus Lake Land Division - Parcel 10



Dimensional Data

Gross Area:	40.49 Acres
Front Yard Setback:	30'
Side Yard Setback:	10'
Rear Yard Setback:	35'

