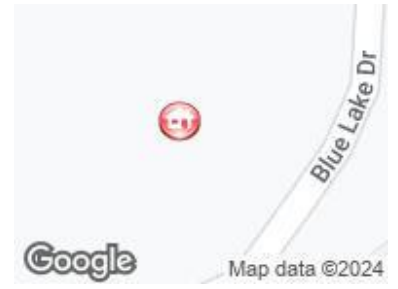


CLIENT VIEW - DYNAMIC



MLS # 50150800
Address Ranch 6 Blue Lake Drive
Area (Municipality) Sherman Twp (26014)
Mail City Gladwin
County Gladwin
State MI
Zip 48624
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Active
Asking Price \$29,987



PUBLIC REMARKS

Public Remarks Check out this beautiful 3.73 acre parcel in Blue Lake Estates. Build your "Up North" home on this lovely rolling parcel of land with mature trees and private access to one of the prettiest lakes in the area. Walk to the private sandy swimming beach and enjoy a refreshing swim in the lake. This lake offers some of the best PRIVATE fishing in the area and some of the clearest and cleanest lake water. On a sunny day, you can see 25-30 ft down to the lake bottom. Enjoy a private park with walking trails to the state land and the Cedar River.

PROPERTY & LOCATION

Table with property details: Style (Vacant Land), Encroachment Y/N (No), Insp Cmpl for Well/Septic (No), Body of Water (Blue Lake), Lot Size (383x508x344x208x159x149), Cross Street 1 (Blue Lake Dr), Directions (From Gladwin: M-18 N to M-18 W to Chappel Dam Rd N to Meredith Grade Road L to Blue Lake Drive L to property on R side, just before the fork in the road.), Subdivision (Blue Lake Estates), Municipality Type (Township), Flood Plain (None), Survey On File Y/N (No), Site Condo Y/N (No), Waterfront Y/N (No), Frontage (383), Acreage (3.73), Cross Street 2 (Meredith Grade), Side of Street (W), Municipality (Sherman Twp), School District (Gladwin Community Schools), Property ID (140-016-300-004-00)

LEGAL DESCRIPTION

Legal Description SEC 16 20 2W RANCH-6 BEG AT NINTERSEC OF LOTS 87 & 88 OF BLUELAKE EST NO 2 PROCEED N 340FT TH E510FT TO WLY BNDRY OF ACCESS RD TO BLUE LAKE EST TH ALONG WLYEDGE SD ACCESS RD TO SE COR OFLOT 90 OF BLE NO 2 TH NW 149.65FTALONG SIDE TH SW 159.13 F T ALONGBK OF SD LOT 90 TH W 217FT ALONG BKOF LOTS 89 & 88 TO POB

TAX & FINANCIAL

Table with tax and financial details: Subj to Short Sale Apprvl (No), Owners Name (Christine Lukowski), Fee Amount (\$225.00), Assessments Y/N (No), Summer Tax Year (2022), Winter Tax Year (2022), Total Tax Year (2023), SEV Year (2024), Taxable Value (\$4,084.00), Ownership (Private), Association Y/N (Yes), Fee Schedule (Yearly), Principal Res Exempt Y/N (No), Summer Tax Amount (114.00), Winter Tax Amount (48.00), Total Tax Amount (162.00), SEV (20900.00)

FEATURES

Table with feature categories: COMMUNITY AMENITIES (Park, Playground, Trail(s)), LOCATION (Rural, Subdivision), LOT DESCRIPTION (Rolling/Hilly, Treed, Wooded), FINANCIAL TERMS (Cash, Conventional), ROADS (Access, City/County, Gravel, Country, Year Round), SEWER SEPTIC (None), WATER (None), WATER FEATURES (Lake/River Access, Association Access), ZONING (Residential), UTILITIES (Electricity Available), VIEW (Rural View)

LISTING INFORMATION

Full Address(es) Ranch 6 Blue Lake DR, Gladwin, MI 48624 FIPS 26051

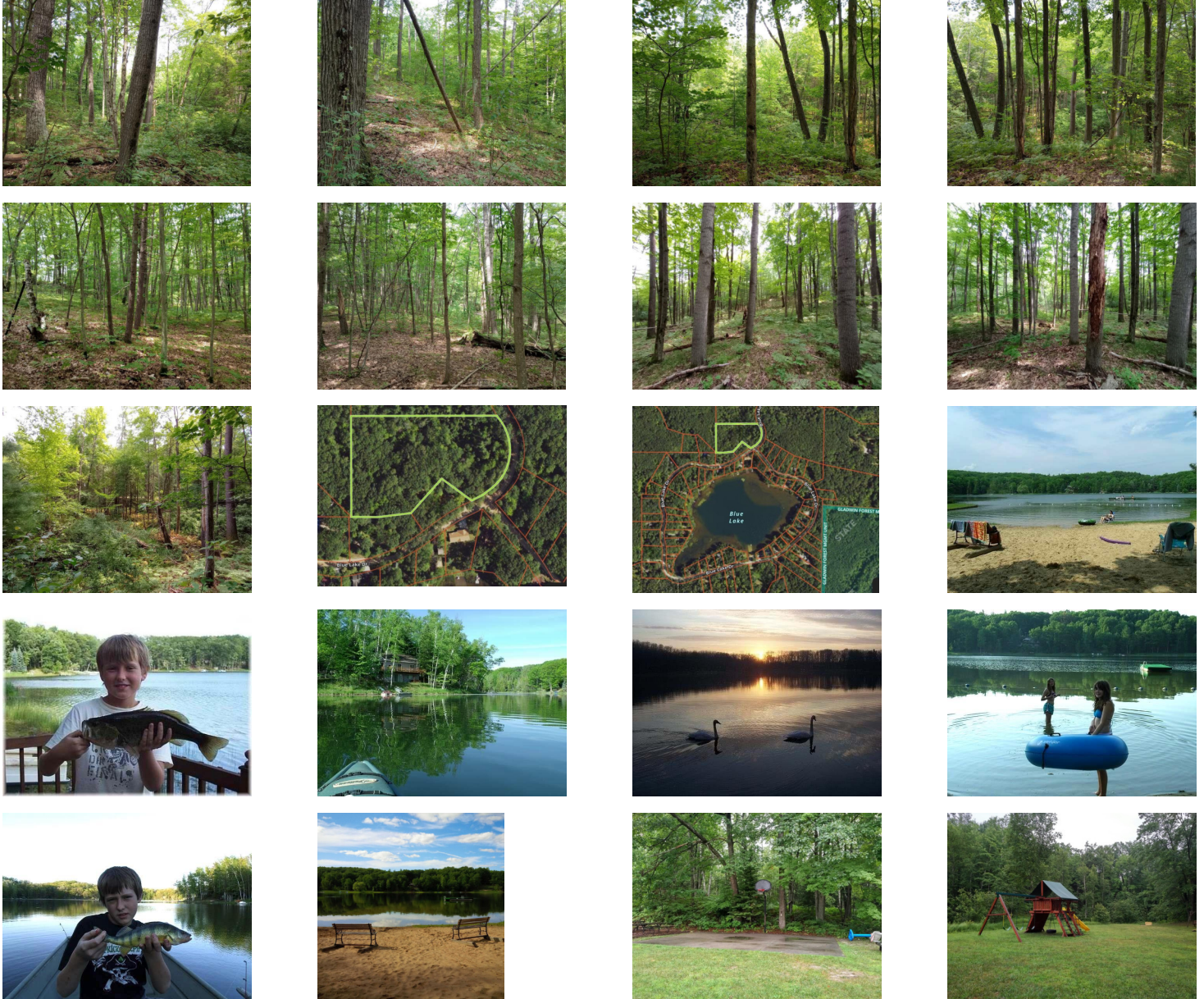
LISTING INFORMATION

Input Date	8/2/2024 2:15 PM	Originating MLS	Clare Gladwin Board of REALTORS
Original Price	\$29,987	Price Date	8/2/2024
Listing Date	8/2/2024	Listing Exception Y/N	No
Update Date	8/2/2024	HotSheet Date	8/2/2024
Status Date	8/2/2024	Cumulative DOM	0
Cumulative DOMLS	0	Signed Disclosure Y/N	Yes
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Lease Y/N	No	Additional Documents YN	No
Associated Document Count	1	Picture Count	24

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		

ADDITIONAL PICTURES





DISCLAIMER

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