4065 SHOEMAKER Road, Almont Twp, Michigan 48003

219006733 MLS#: Area: Y/982/982 DOM:

P Type: Land Status: Active

. 09191 - Almont Twp

Trans Type: Sale

ERTS/FS

Nο

\$60,000 \$60,000

LP:

OLP:



Location Information

County: Lapeer Township: Almont Twp Mailing City: Almont Side of Str:

Water Name: Water Facilities: Water Features: WaterFront Feet:

Land Payment:

Land Terms:

Short Sale:

Waterfront Information

Land Contract Information

%

School District: Almont

Location: S of Dryden / W of Van Dyke

Lot Information Acreage: 2.25

Land DWP: List \$/Acre: \$26,666.67 Land Int Rate:

Min Lots/Acre:

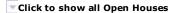
197X500X197X500 Lot Dim:

Road Front Feet: 197

Zoning: Residential

Additional Information Contact Information DAVE NASH

Name: Internet Avail: Survey: Yes 810-614-8614 Mineral Rights: Irrigation: Phone: Saft Min Lot: Perk: Yes



Listing Information

Off Mkt Date: REALCOMP Listing Date: 01/21/19 Pending Date: MLS Source:

ABO Date: Contingency Date: BMK Date: Protect Period: Exclusions: Originating MLS# 219006733 Restrictions: 180

Van Dyke to Dryden Rd., west on Dryden Rd., South on Shoemaker Directions:

Terms Offered: At Close Cash, Conventional Short Sale: Nο Possession:

Features

Improvements: Culvert

Water Source: Well-Needed Sewer: Septic-Needed Legal/Tax/Financial

Property ID: 00101601420 Restrictions: Ownership: Private - Owned

Tax Summer: \$275 Tax Winter: \$1,057 Oth/Spec Assmnt: 0

28,300.00 \$28,300.00 SEV: Taxable Value: Existing Lease:

Legal Desc: SEC 16 T6N R12E PART OF W 1/2 OF NW 1/4, FROM NW COR OF SEC S 01-25-28 W 738.13 FT TO POB; TH S 01-25-28 W 196.87 FT; TH

N 88-59-21 E 500.0 FT; TH N 01-25-28 E 196.87 FT; TH S 88-59-21 W 500.0 TO POB. PARCEL 10 2.25 ACRES SPLIT/COMBINED ON

08/25/2015 FROM 001-016-014-00;

Agent/Office Information

Yes Sub Ag Comp: Buyer Agency: Yes Trans Coordinate:

Sale Ag Comp: 2.5 Buy Ag Comp: 2.5 Trans Crd Comp: Comp Arrange:

List Office: **Grander Realty LLC** List Office Ph: (810) 476-4422 List Agent:

DAVID NASH List Agent Ph: (810) 476-4422

Remarks

Public Remarks: Perfect location to build the home of your dreams! Nestled on the corner of Shoemaker and Dryden Roads, this is the ideal location for

your commute to work with schools and shopping just up the road. Perk test complete. Easy access to M-53 and I-69. Natural gas available. Almont Schools.

REALTOR® BAVTAI. Property can be sold as a new build as well. Please contact Dave Nash at 810-614-8614 to set up a building consultation for

Remarks: