

**4065 SHOEMAKER Road, Almont Twp, Michigan 48003**

MLS#: **219006733**  
 P Type: **Land**  
 Status: **Active**

Area: **09191 - Almont Twp**  
 DOM: **Y/982/982**

Short Sale: **No**  
 Trans Type: **Sale**  
**ERTS/FS**

LP: **\$60,000**  
 OLP: **\$60,000**



Realcomp

Location Information

County: **Lapeer**  
 Township: **Almont Twp**  
 Mailing City: **Almont**  
 Side of Str:  
 School District: **Almont**  
 Location: **S of Dryden / W of Van Dyke**

Lot Information

Acreage: **2.25**  
 List \$/Acre: **\$26,666.67**  
 Min Lots/Acre:  
 Lot Dim: **197X500X197X500**  
 Road Front Feet: **197**  
 Zoning: **Residential**

Contact Information

Name: **DAVE NASH**  
 Phone: **810-614-8614**

Waterfront Information

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

Land Contract Information

Land DWP:  
 Land Int Rate: **%**  
 Land Payment:  
 Land Terms:



Additional Information

Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey: **Yes**  
 Irrigation:  
 Perk: **Yes**

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Listing Information

Listing Date: **01/21/19** Off Mkt Date:  
 ABO Date:  
 Protect Period: **180** Pending Date:  
 Contingency Date:  
 Exclusions:  
 Short Sale: **No** MLS Source: **REALCOMP**  
 BMK Date:  
 Originating MLS#: **219006733**  
 Possession: **At Close**  
 Directions: **Van Dyke to Dryden Rd., west on Dryden Rd., South on Shoemaker**  
 Terms Offered: **Cash, Conventional**

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

Property ID: **00101601420** Restrictions:  
 Tax Summer: **\$275** Tax Winter: **\$1,057** Ownership: **Private - Owned**  
 SEV: **28,300.00** Taxable Value: **\$28,300.00** Oth/Spec Assmnt: **0**  
 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

Sub Ag Comp: **Yes** Buyer Agency: **Yes** Trans Coordinate: **Yes**  
 Sale Ag Comp: **2.5** Buy Ag Comp: **2.5** Trans Crd Comp: **2.5** 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® Remarks: **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 your buyer.**