

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



## Info Sheet

### PROPERTY SUMMARY

This 1.01 acres is located within an exclusive community with access to power and community amenities. Close to different lakes and septic and well possible.

### PROPERTY DETAILS

**Acreege**  
1.01

**APN**  
1074094300

**Legal Description**  
T18 N R5 W Sec 27 34 35 . Lot 943  
White Birch Lakes Of Clare #5.

**County**  
Clare

**Annual Taxes**  
**\$62.87**

**HOA**  
Yes

**Covenants**  
Yes

**Utilities**  
Power

### ACCESS & MAPS

<b>Road</b>	Hemlock Ln
<b>Type</b>	Dirt
<b>Condition</b>	Good
<b>Directions</b>	<a href="#">Google</a>
<b>GPS Coordinates</b>	43.91111899999999, -84.88687
<b>Land ID Link</b>	<a href="#">Land ID</a>
<b>Google MyMap W/ Corner Boundaries</b>	<a href="#">Google My Maps</a>

### ZONING

<b>Designation</b>	Residential
<b>Link to County Zoning Ordinance</b>	Clare County
<b>Uses By Right</b>	The only use permitted by the Subdivision's covenants is Residential- Single Family homes.

## POWER

<b>Provider</b>	Consumers Energy
<b>Website</b>	<a href="#">Link</a>
<b>Distance to Power</b>	Power comes down Hemlock Ln, neighbor next door has power active
<b>Natural Gas Delivery</b>	Coyne Oil & Propane- <a href="https://coyneoil.com/residential/propane-delivery/">https://coyneoil.com/residential/propane-delivery/</a> Heintz Propane- <a href="https://heintzpropane.com/become-a-customer">https://heintzpropane.com/become-a-customer</a> Ferrellgas- <a href="https://www.ferrellgas.com/">https://www.ferrellgas.com/</a>

## WATER

<b>Provider</b>	Well only
<b>Distance and details</b>	Well is necessary and possible according to the HOA. There are active wells around the property from 60 ft up to 90 ft depth. According to state restrictions, the minimum capacity is 1100 gallons. The entire process is done by the Central Michigan Health Dept. (Office located in Clare County). See process link on the right. Fee for permit: \$320
<b>Resource</b>	<a href="#">Link</a>

## SEPTIC/SEWER

<b>Provider</b>	Septic only
<b>Application Process</b>	Application: Submit a permit application for a septic system. Contact: Expect a follow-up or scheduling call from a Health Department representative or Sanitarian. Site Preparation: Homeowner prepares a 4' deep hole for the new drain field and flags it, or requests MISS DIG for utility marking and informs the Sanitarian. Site Evaluation: Sanitarian evaluates the site for septic system suitability, examining soil type, water table depth, slope, separation distances, area availability, hydrogeology, runoff patterns, proposed land use, and existing site conditions. Permit Approval: If approved, the permit is issued via email or mail. New Build Sites: Require septic permit before building permit, site marking for Sanitarian visit, reserve area for future drainfield replacement, adherence to sanitary code without variations, and compliance with local codes.
<b>Resource</b>	<a href="#">Link</a>

## HOA

<b>HOA Active</b>	White Birch Lakes Recreational Association
<b>Covenants</b>	<a href="#">Link</a>
<b>Ammenities</b>	A heated indoor pool year-round Clubhouse with a fireside room and meeting area Three private lakes for no-wake boats and license-free fishing Two beaches for members and their guests Tennis and basketball court 9 hole mini golf course Playground for children Private campground for friends and family Off-leash dog beach Walking nature trail Planned community events for people of all ages

## BUILDING & USE RESTRICTIONS

<b>Subdivision Rules</b>	The properties cannot be subdivided due to their size.
<b>Building Size</b>	Minimum Size: 1000 Sqft
<b>Building Types</b>	On-Site
<b>Outbuildings</b>	Outbuildings are allowed but nothing that can be used as a residence.
<b>Animals</b>	Domestic pets are permitted.
<b>Mobile Homes</b>	No temporary homes can be placed on any lot. That's the only clear limitation I find that could apply to living in an RV. There is RV camping and storage allowed within the subdivision in designated areas.
<b>Camping Rules</b>	There is a "Camping season". Camping permitted without any permits necessary as long as certain requirements are met.(Memorial day Weekend to October 31st)

## TERRAIN/SOIL/CLIMATE

Code	Description	Acres	%	CPI	NCCPI	CAP	?
MtE	Montcalm loamy sand, 18 to 35 percent slopes	0.52	55.32%	-	35	6e	?
MtB	Montcalm loamy sand, 0 to 6 percent slopes	0.41	43.62%	-	44	3s	?
GycaaB	Graycalm sand, 0 to 6 percent slopes	0.01	1.06%	-	30	4s	?
<b>Totals</b>		<b>0.94 ac</b>		<b>0 CPI Average</b>	<b>38.87 NCCPI Average</b>	<b>4.67 Cap. Average</b>	



<b>Soil</b>	Mostly montcalm loamy sand
<b>Capabilities</b>	Limited Grazing
<b>Terrain</b>	Hilly

<b>Climate Annually</b>	F/in
High	82
Low	11
Avg Precipitation	32
Avg Snowfall	55

## CONNECTIVITY

<b>Cell Service</b>	
Verizon	No
AT&T	Yes - 5G 4G LTE
T-Mobile	Yes - 5G
<b>Fiber Internet</b>	No
<b>Starlink Available</b>	Yes

## NEARBY PLACES OF INTEREST

Place	Details	Travel time
Nearest Public Land	Eureka Lake	3
	Half Moon Lake	20
Nearest Towns	Hatton	16
	Surrey	14
	Gilmore	19
	Colonville	20
Nearest Major Cities	Vernon City	21
	Detroit	120
	Milwaukee	5 hrs
	Traverse City	1.5 hrs
Nearest Hospital	MyMichigan Medical Center Clare	18
	Great Lake Medical	32
Nearest Regional AirportHas flights to different states	Clare Municipal Airport	19
	Mt. Pleasant Municipal Airport	32
Nearest International Airport	Gladwin Airport	33
	Capital Region International Airport	95
Stores Nearby	J&D Market	6
	Carrow's Supermarket	12
	Lake Village Supermarket	16
	Save a Lot	17
	Family Fare	21
	Hometown Groceries	21
	L&W Grocery	13
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Little Silver Lake	29
	Doc and Tom Lake	23
	Stamina Stadium & McIreland Nature Trails	20
	Indian Pines Park	30
	Hiawatha Hills Preserve	42
	Deerfield Nature Park	38