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 acre property is located within an incredible town with access to power and beautiful views. Close to different lakes and septic and well possible.

ACCESS & MAPS —

Road	W Monroe Rd
Туре	Dirt
Condition	Good
Directions	<u>Google</u>
GPS Coordinates	43.972363, -84.927297
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	<u>Google My Maps</u>

ZONING -

Designation	R-1: Low Density Residential
Link to County Zoning Ordinance	<u>Lincoln Township Ordinance</u>
Uses By Right	The only use permitted by the Subdivision's covenants is Residential- Single Family homes.

PROPERTY DETAILS

<u>Acreage</u>

<u>APN</u> 010-009-100-24

Legal Description

T18n R5w Sec 9 . Beg N88 Deg 56'00E 396.00 Ft From Nw Sec Cor Th N88 Deg 56'00E 132.00 Ft Th S00 Deg 17'00E 330.00 Ft Th S88 Deg 56' 00W 132.00 Ft Th N00 Deg 17'00W 330.00 Ft To Pob. A 1

> County Clare

Annual Taxes \$85.75

> HOA No

Covenants No

> <u>Utilities</u> Power

Provider	Consumers Energy
Website	<u>Link</u>
Distance to Power	Power is close by, reported by our photographer.
Natural Gas Delivery	Coyne Oil & Propane- https://coyneoil.com/residential/propane-delivery/ Heintz Propane- https://heintzpropane.com/become-a-customer Ferrellgas- https://www.ferrellgas.com/

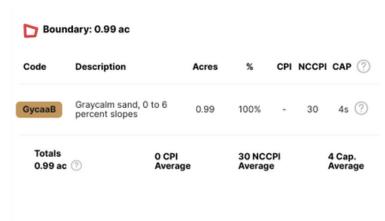
Provider	Well only
istance and details	There are active wells around the property. According to state restrictions, the minimum capacity is 1100 gallons. The entire process is done by the Central Michigan Health Dept. (Office located in Clare County). See process link on the right. Fee for permit: \$320
Resource	Link

Provider	Septic only
Application Process	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.
Resource	<u>Link</u>

BUILDING & USE RESTRICTIONS

Subdivision Rules	Most likely no.
Building Size	165 ft.2 Max: 35 Ft/ 2 Stories
Building Types	Mobile Homes: Allowed RV: Allowed, following the process for permit from the Zoning Administrator. Max 1 year Zoning permit.
Outbuildings	No more than 3
Animals	Domestic pets are permitted.

- TERRAIN/SOIL/CLIMATE -





Soil	Graycalm Sand
Capabilities	Limited Grazing
Terrain	Sloped to the west

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

— CONNECTIVIT	TY ————————————————————————————————————
Cell Service	
Verizon	No
AT&T	1/2 Bar full connection.
T-Mobile	Yes - 5G
Fiber Internet	No
Starlink Available	Yes

- NEARBY PLACES OF INTEREST -----

Details	Travel time
	3
Half Moon Lake	20
Hatton	16
Surrey	14
Gilmore	19
Colonville	20
Vernon City	21
Detroit	120
Milwaukee	5 hrs
Traverse City	1.5 hrs
MyMichigan Medical Center Clare	18
Great Lake Medical	32
Clare Municipal Airport	19
Mt. Pleasant Municipal Airport	32
Gladwin Airport	33
Capital Region International Airport	95
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
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
	Eureka Lake Half Moon Lake Hatton Surrey Gilmore Colonville Vernon City Detroit Milwaukee Traverse City MyMichigan Medical Center Clare Great Lake Medical Clare Municipal Airport Mt. Pleasant Municipal Airport Gladwin Airport Capital Region International Airport J&D Market Carrow's Supermarket Lake Village Supermarket Lake Village Supermarket Lake Village Supermarket Save a Lot Family Fare Hometown Groceries L&W Grocery Little Silver Lake Doc and Tom Lake Stamina Stadium & McIreland Nature Trails Indian Pines Park Hiawatha Hills Preserve