

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.

PROPERTY DETAILS

Acreege

1

APN

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

Utilities

Power

ACCESS & MAPS

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

ZONING

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

POWER

Provider	Consumers Energy
Website	Link
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/

WATER

Provider	Well only
Distance 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


SEPTIC/SEWER

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	Link

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

 Boundary: 0.99 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
GycaaB	Graycalm sand, 0 to 6 percent slopes	0.99	100%	-	30	4s	?
Totals		0.99 ac		0 CPI Average	30 NCCPI Average	4 Cap. Average	



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

CONNECTIVITY

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

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