

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

Great opportunity in Leelanau County, IN. Power nearby, well and septic possible.

ACCESS & MAPS

Road	Public
Type	Dirt
Condition	Fair
Directions	Google
GPS Coordinates	44.793283, -85.667457
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	Agricultural-Rural
Link to County Zoning Ordinance	Link
Uses By Right	Although it is on agricultural zoning, because of the size it will be most likely used just for single home residential

PROPERTY DETAILS

Acreage
1.15

APN
004-470-001-00

Legal Description
L805 P875/04 L884 P77/05
L910 P703/06 L964 P486/07
Unit 1 Elm Ridge
Condominium Rec L401 P614-
660 Sec 29 T28n R11w.

County
Leelanau

Annual Taxes
\$441.93

HOA
No

Covenants
No

Utilities
Power, septic and well

POWER

Provider	Consumer's Electric
Website	Coverage Map
Distance to Power	TBC
Natural Gas Delivery	Link

WATER AND SEWER

Provider	Needs well and septic
Distance and details	A test performed on the property confirms septic and well are possible.
Resource	Link
Water Delivery	Link

BUILDING & USE RESTRICTIONS

Subdivision Rules	Given the current size and zoning restrictions it's not permitted.
Building Size	720 sqft. Max height 35ft
Building Types	Manufactured homes are allowed as long as they meet minimum requirements
Outbuildings	Three
Animals	Because of the lot size no livestock will be permitted. Regular pets only.
Mobile Homes	No RVs or mobile homes allowed.
Camping Rules	Camping is not allowed on any shape. Although there are no restrictions the township will likely consider it a violation of the code.

TERRAIN/SOIL/CLIMATE

Boundary: 1.15 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
LIF	Leelanau-East Lake loamy sands, 25 to 45 percent slopes	-	7	7e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Totals		0 CPI Average	7 NCCPI Average	7 Cap. Average								
1.15 ac												



Soil	Leelanau-East Lake Loamy sands
Capabilities	Limited Grazing
Terrain	Sloped to the west

Climate Annually	
High	79 F
Low	17 F
Avg Precipitation	32 in
Avg Snowfall	115 in

CONNECTIVITY

Cell Service	
Verizon	Yes
AT&T	Yes
T-Mobile	Yes
Fiber Internet	
Starlink Available	Yes

NEARBY PLACES OF INTEREST

Place	Details/Link
Highlights	This is a prime location close to Traverse City and Cedar Lake just minutes away. check the links below to oversee every activity and important places near this location.
Nearest Towns	https://www.google.com/maps/search/towns/@44.7933403,-85.7060818,13z/data=!4m6!2m5!3m4!2s44.793282999999995,-85.667457!4m2!1d-85.667457!2d44.793283?entry=ttu
Nearest Major Cities	https://www.google.com/maps/search/cities/@38.2666198,-171.4697418,3z/data=!3m1!4m6!2m5!3m4!2s44.793282999999995,-85.667457!4m2!1d-85.667457!2d44.793283?entry=ttu
Nearest Hospital	https://www.google.com/maps/search/Hospital/@43.3075782,-88.4513272,7z/data=!3m1!4m6!2m5!3m4!2s44.793282999999995,-85.667457!4m2!1d-85.667457!2d44.793283?entry=ttu
Nearest Regional AirportHas flights to different states	https://www.google.com/maps/search/regional+airports/@43.2548423,-88.4515686,7z/data=!3m1!4m6!2m5!3m4!2s44.793282999999995,-85.667457!4m2!1d-85.667457!2d44.793283?entry=ttu
Nearest International Airport	https://www.google.com/maps/search/international+airports/@43.2021198,-88.4518102,7z/data=!3m1!4m6!2m5!3m4!2s44.793282999999995,-85.667457!4m2!1d-85.667457!2d44.793283?entry=ttu
Stores Nearby	https://www.google.com/maps/search/groceries/@44.7581901,-85.7507947,12z/data=!4m6!2m5!3m4!2s44.793282999999995,-85.667457!4m2!1d-85.667457!2d44.793283?entry=ttu
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	https://www.google.com/maps/search/things+to+fo/@44.7585592,-85.7507951,12z/data=!3m1!4m6!2m5!3m4!2s44.793282999999995,-85.667457!4m2!1d-85.667457!2d44.793283?entry=ttu