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
Туре	Dirt
Condition	Fair
Directions	Google
GPS Coordinates	44.793283, -85.667457
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	<u>Google My Maps</u>

ZONING -

Designation	Agricultural-Rural	
Link to County Zoning Ordinance	<u>Link</u>	
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

<u>APN</u> 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.

> <u>County</u> Leelanay

Annual Taxes \$441.93

> HOA No

<u>Covenants</u> No

<u>Utilities</u> Power, septic and well

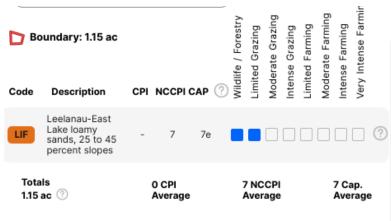
POWER —		
Provider	Consumer's Electric	
Website	<u>Coverage Map</u>	
Distance to Power	TBC	
Natural Gas Delivery	<u>Link</u>	

— 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





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

- CONNECTIVIT	
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 =!3m1!4b1!4m6!2m5!3m4!2s44.79328299999995,-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=!3 m1!4b1!4m6i2m5i3m4l2s44.79328299999995,-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!4b1!4m6!2m5!3m4!2s44.79328299999995,-85.667457!4m2!ld- 85.667457!2d44.793283?entry=ttu
Nearest Regional AirportHas flights to different states	https://www.google.com/maps/search/regional+airports/@43.2548423,-88.451568 6,7z/data=!3m1 4b1!4m6!2m5!3m4!2s44.79328299999995,-85.667457!4m2!1d- 85.667457!2d44.793283?entry=ttu
Nearest International Airport	https://www.google.com/maps/search/international+airports/@43.202119888.45 18102,7z/data=I3m1!4b1!4m6!2m5!3m4!2s44.79328299999995,-85.667457!4m2lld- 85.667457!2d44.793283?entry=ttu
Stores Nearby	https://www.google.com/maps/search/groceries/@44.7581901,-85.7507947,12z/da ta=!4m6!2m5!3m4!2s44.79328299999995,-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!4b1!4m6!2m5!3m4!2s44.79328299999995,-85.667457!4m2!1d- 85.667457!2d44.793283?entry=ttu