

## Vacant Land



**#19208**

**Price: \$ 45,000**

**Status: A**

<b>Tax Author:</b>	Out of Area	<b>County:</b>	OTHER
<b>Zoning:</b>	RURA	<b>School Dist:</b>	Other Area 99
<b>Section#:</b>		<b>Parcel#:</b>	05-03-027-004-08,05-03-027-004-85,05-03-
<b>Subdivision:</b>	N/A		
<b>Water:</b>	Unimproved Water		
<b>Sewer:</b>	Unimproved Sewer		
<b>Driveway:</b>	Dirt Drive		
<b>Front Dim:</b>			
<b>Depth Dim:</b>			
<b>Rear Dim:</b>			
<b>Lot Size:</b>	18.14		

### Derry Trail - Alba 49611

**State Eq Value:** \$29,400 (Year: 10)

**Tax:** \$ 475 (Year: 09)

**Taxable Value:** \$11,066 (Year: 10)

**Directions:** Alba Hwy to Rail Road to Derry Trail

**Broker#:** 340

**Legal:** Too long

**List Date:** 10/12/10

**Land:** 10+ Thru 20 Acres

**Expire Date:** 10/31/11

**Soil Type:** Mixed

**Crops:**

**Current Use:** Vacant land

**Disclosure:**

**Assessment:**

**Area:** 99

**Acreage:** 18.14

**Curb/Gutter:** N

**PrivateWell:** N

**LevelContour:**

**Trees:**

**SideWalk:**

**Gas:** N

**SlopeContour:**

**Wooded:**

**StormSewer:**

**Electricity:** N

**Roll Contour:**

**PossibleUnit:**

**SanitarySewer:**

**Perked:**

**RR Siding:**

**Rd Surface:**

**PublicWater:** N

**Showing:** No Sign

**Terms:** Conventional Terms, Cash Terms

**Multi Photo:** Y

**Owner:** C/O Tomie Raines, Inc

**Phone:** 517-853-2655

**Office Fax:** 517-351-8340

**Office:** Tomie Raines, Inc.

**Phone:** 517-351-3617 Ext. 117

**Agent Cell #:** 517-230-2656

**Sales:** SHULSKY, MIKE

**Phone:** 517-853-6220

**Agent Fax:** 517-853-1811

**Agent Email:** [mikeandjackie@lansingmichiganhomes.com](mailto:mikeandjackie@lansingmichiganhomes.com)

**Virtual Tour:** [http://www.hometour24-7.com/Derry\\_Trail/derry\\_trail\\_alb](http://www.hometour24-7.com/Derry_Trail/derry_trail_alb)

**Subagency Fee:** 4.0

**Buyer Agency Fee:** 4.0

**Other Fee:**

**Variable Rate:**

**Dbl Brochure:** Y

**Private Remarks:** Three parcels included: 05-03-027-004-08, 05-03-027-004-85 and 05-03-027-004-91

**Open House Rem:**

**Public Remarks:** Three adjacent parcels totaling 18.14 wooded acres located just south of the Jordon River State Forest and a few miles west of Alba. The area has been used for camping and is a great hunting area for deer and turkey. Fishermen will enjoy the amenities of the Jordon River. The property has a 12 x 14 cabin with loft, a storage shed, covered picnic space, and a generator for electricity. Access can be gained via access road leading to the camping spot. View photos at: [http://www.hometour24-7.com/Derry\\_Trail/derry\\_trail\\_alba\\_mi.htm](http://www.hometour24-7.com/Derry_Trail/derry_trail_alba_mi.htm)

**Double Brochure:**

Three adjacent parcels totaling 18.14 wooded acres located just south of the Jordon River State Forest and a few miles west of Alba. The area has been used for camping and is a great hunting area for deer and turkey. Fishermen will enjoy the amenities of the Jordon River. The property has a 12 x 14 cabin with loft, a storage shed, covered picnic space, and a generator for electricity. Access can be gained via access road leading to the camping spot. View photos at: [http://www.hometour24-7.com/Derry\\_Trail/derry\\_trail\\_alba\\_mi.htm](http://www.hometour24-7.com/Derry_Trail/derry_trail_alba_mi.htm)