



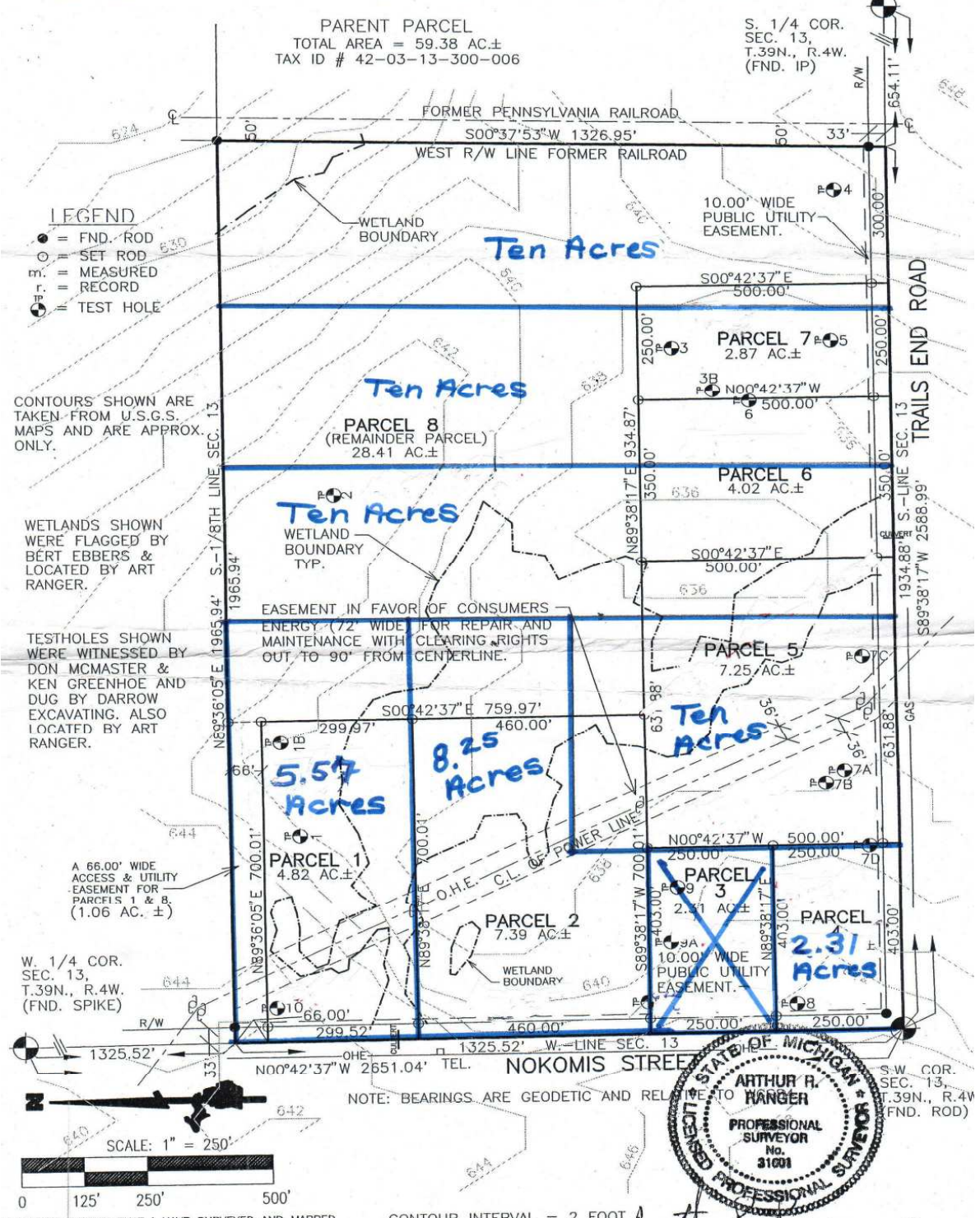
Offered by: Jack VanTreese & Associates (231) 347-3943

MLS# 429258	Address: Trails End & Nokomis (57.07)	City: Mackinaw City	Price: \$ 210,000
Owner:	McMaster		
Legal:	ALL THAT PT OF S 1/2 OF SW 1/4 LYING W OF RR. SECTION 13, T39N, R4W. Split on 06/08/2006 into 42-03-13-300-009, 42-03-13-300-010;		
Directions	From Macinaw City south on Nicolet, over I-75, west on Trails End to property. Call for additional information.		REMARKS: <ul style="list-style-type: none"> • Perfect location to develop your new business within the Village of Mackinaw • Great for RV Park, Storage units, Warehousing, etc... • Survey on file • Beautiful wooded parcels! Near bike path and I-75. • Sewer nearby
Acres	57.07		
Type	Vacant Land		
Terms	Cash / Conventional		
Approx. Lot Dimensions	Irregular		
SEV/Year	N/A		
Zoning	Zoned MR with numerous business possibilities!		
Features	Electric, mixed trees,		
Building	none		
Possession	Immediate		
Water/ Sewer	Well & Septic Needed		
Survey	Yes		
Section	Section 13, T39N, R4W		
County	Emmet		
Township	Wawatam		
Terrain	Flat - Gently Rolling - Gradual - 85% Wooded		

Information is believed to be accurate but is not warranted

Agent : Jack VanTreese (231) 347-3943

**PROPOSED LAND DIVISION
IN THE SOUTH HALF OF THE SOUTHWEST QUARTER
LYING WEST OF RAILROAD RIGHT OF WAY,
SECTION 13, TOWNSHIP 39 NORTH, RANGE 4 WEST,
VILLAGE OF MACKINAW CITY, EMMET COUNTY, MICHIGAN.**



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PROPERTY DELINEATED HEREON, THAT THE RATIO OF CLOSURE OF UNADJUSTED FIELD OBSERVATIONS EXCEEDS 1:5000, AND THAT SEC. 3 OF P.A. 132 OF 1970 HAS BEEN FULLY COMPLIED WITH. (AS AMENDED)

NOTE: BEARINGS ARE GEODETIC AND RELATIVE TO THE STATE PLANE

CONTOUR INTERVAL = 2 FOOT

REV. 12/23/05 - A.R.R.
REV. 11/09/05 - A.R.R.

ARTHUR R. RANGER, P.S. 31601

RANGER & ASSOCIATES, INC.

FOR: BILL & DON MCMASTER
DATE: 08/10/2005 A-637
BY: MRB REV. 10/25/05
JOB NO: (05086) SCALE: 1"=250'
SECTION: 13, T.39N., R.4W.

PROFESSIONAL SURVEYORS
06759 U.S. 31 SOUTH
CHARLEVOIX, MI 49720

PHONE: (231) 547-6251
FAX: (231) 547-2833
EMAIL: rangersurveyor@charterinternet.com

REV. 11/01/05 - A.R.R.
SHEET 1 OF 6