

No Money Down No Closing Cost



3 Private Lakes
Private Paved Roads / Underground Utilities
200 Acre Association Adjacent to State Land
From \$28,900



MARK HAGAN, GRI
Associate Broker
Licensed Builder
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REALTOR Professional Report

Vacant Lot/Land **MLS #** 1677142 **List Price:** \$28,900
County: Kalkaska **Township:** Orange **Sec #** 21
Deeded Water: No **Less than 1 Acre:** No
Water: **Wtrfrnt Ft:** **Access:**
Sub: Blue Heron Resort **Lot #** 54 **Dimensions:** irregular
School Distr: Forest Area **Owner:** Blue Heron LLC
Tax ID: 010-021-119-54 **Owner Finance:** Yes
Est. % Timber: **Est. % Tillable:** **Est. % Other:**
Special Assess: No **Min Rts:** No **Assn Fee \$** 450.00

Virtual Tour: <http://www.circlepix.com/home/TC7VNJ>

BLUE HERON DR

City: Kalkaska

Zip: 49646

Approx Number of Acres: 2.08

Topography: Level, Open, Partly Wooded, Hardwoods, Pines

Manufactured Allowed? No

Present Use: Site Condominium

Miscellaneous: Near Public Water Access, Near State Land

Amenities: None

Utilities Avail: Underground Electric, Telephone

Road: Private, Association, Paved

Zoning: Residential, Planned Unit Development

Land Use Restr: Building-Use Restrictions

Water Installed: None

Water Options: Private Well

Waste Installed: None

Waste Options: Septic/Drain-field

Waterfront Type: Other Access, Inland Lake, Gradual Slope to Water, Vegetation to Wtr's Edge, See Remarks

Documents: Disclosure Statement

Financing: Conventional Mortgage, Cash, Owner Assist (L/C)

Professional Remarks

10% commission to selling broker; association layout, lot survey, and condo docs available on line at www.BlueHeronResort.org; association fee covers road maintenance/snow removal, spring/fall clean-up mowing of common areas around 2 parks & 3 lakes; propane heating

Advertising Remarks

100% financing and no closing cost on picturesque 2.08 acre lot, level & partially wooded w/ nice mix of mature hardwoods & pines. Park access to both Price Lake and North Twenty Eight Lake to enjoy wildlife, including nesting loons (see fourth photo). Quiet wooded association b/t Fife Lake & Kalkaska has paved roads, underground utilities, thoughtful building restrictions & adjacent to state land. Visit www.BlueHeronResort.org for more info.

Directions

From Kalkaska, 131 S to E on M-72 to S on M-66; follow approx. 5 miles to resort on left - look for signs

List Office ID/Name: 157435 CB SCHMIDT-402

Phone: (231) 922-2350

List Agent ID/Name: 240223 MARK D HAGAN
markhagan@markhagan.com

Phone: (231) 995-8153

List Agreemt Type: Exclusive Right to Sell **Sign:** No

Assoc Docs:

Dual MLS #

Buyer Broker Comp: 10.0 **Subagent Comp:** 10.0 **Other Comp:** **DOM:**

Selling Office ID/Name:

Phone:

Selling Agent ID/Name:

Phone:

Sold Price:

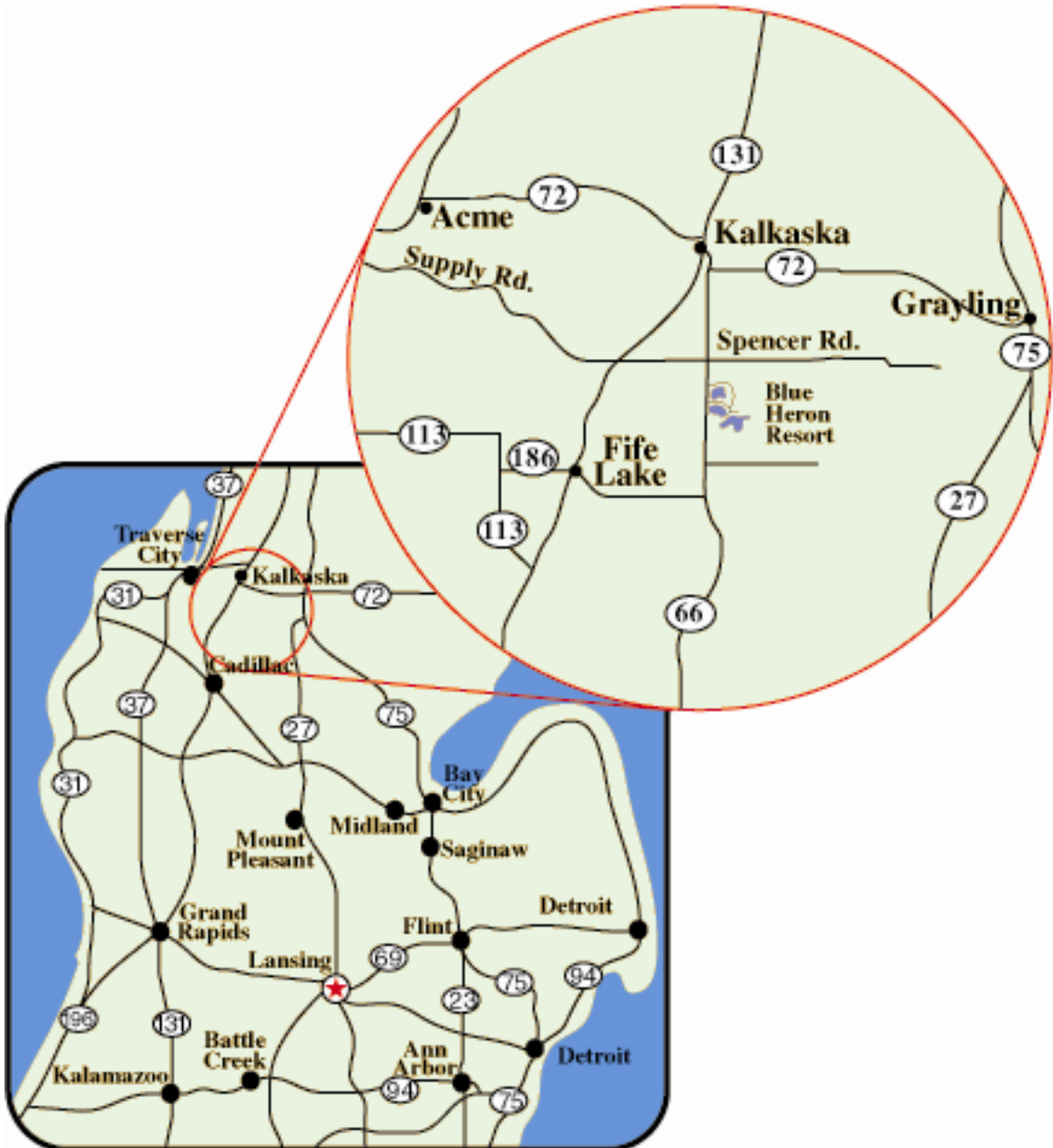
Date Sold:

Terms:

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Lot #	Address	# Acres	MLS #	Price
1	Blue Heron Drive	1.54	1677150	\$55,900
2	Blue Heron Drive	1.77	1677136	\$57,900
3	Blue Heron Drive	1.87	1677152	\$74,900
8	Blue Heron Drive	2.08	1677137	\$66,900
9	Blue Heron Drive	1.80	1677154	\$65,900
10	Blue Heron Drive	1.84	1677156	\$77,900
14	Blue Heron Drive	1.82	1677138	\$65,900
15	Blue Heron Drive	1.51	1677157	\$49,900
16	Blue Heron Drive	1.35	1677158	\$49,900
17	Blue Heron Drive	1.58	1677159	\$62,900
21	Blue Heron Drive	1.33	1677140	\$66,900
28	Sand Hill Crane Way	1.41	1677162	\$68,900
29	Sand Hill Crane Way	1.38	1677167	\$69,900
34	Sand Hill Crane Way	1.77	1677166	\$79,900
36	Sand Hill Crane Way	1.57	1677168	\$72,900
51	Blue Heron Drive	2.85	1677141	\$54,900
52	Blue Heron Drive	2.06	1677160	\$35,900
54	Blue Heron Drive	2.08	1677142	\$28,900
55	Blue Heron Drive	2.07	1677143	\$29,900
58	Blue Heron Drive	2.07	1677146	\$35,900
60	Blue Heron Drive	2.14	1677148	\$34,900



5 1/2 MILES
TO M-72 HWY.
KALKASKA

1/2 MILE
TO LODI

M - 66 HIGHWAY

HALL ROAD

7 MILES TO
BIG MANISTEE
RIVER

BLUE HERON DRIVE

BLUE HERON DRIVE

SANDHILL CRANE WAY

SANDPIPER COURT



Price Lake

North
Twenty Eight
Lake

South
Twenty Eight
Lake

**NO
Money
Down**



**NO
Closing
Costs**

\$185.00 Monthly \$29,000

6.25%, APR 8.33% 30 yr loan, rate locked in for 5 yrs (5/1 ARM)

Lot 55

Private Paved Road
3 Private Lakes

Underground Utilities
2 Parks




 **Huntington**
Mortgage Group

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LAND CONTRACT TERMS ALSO AVAILABLE

WWW.BlueHeronResort.org

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