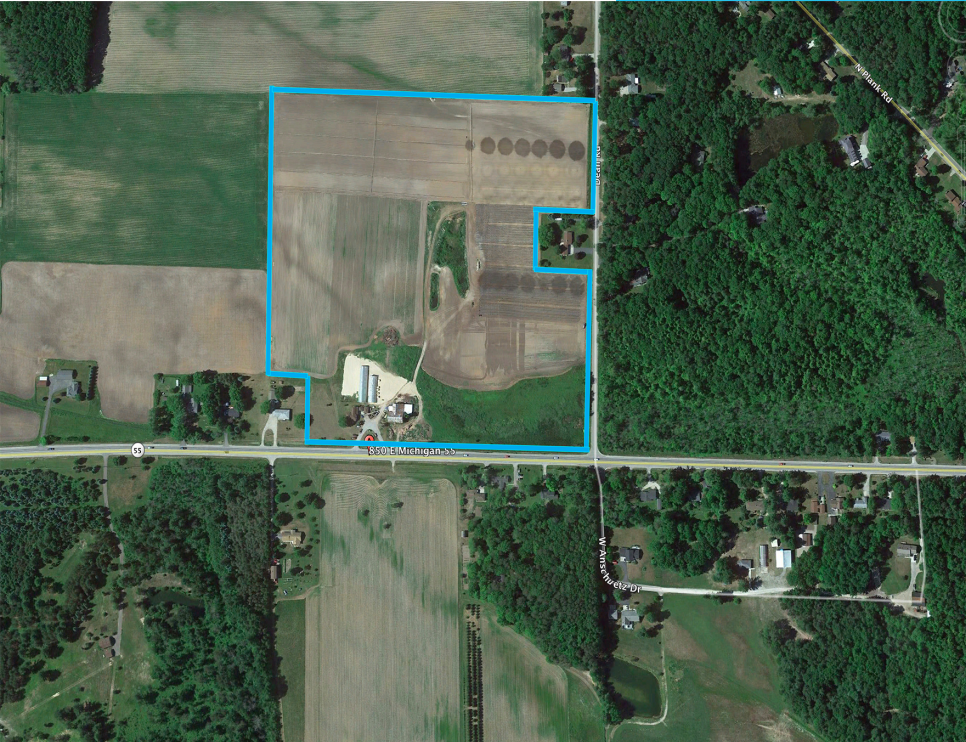


ICONIC
REAL ESTATE

FOR SALE

37 ACRES



FARMING PROPERTY

CONTACT

JACOB SWORSKI

Jacob@ICONICdet.com

PETAR ELIEFF

PElieff@ICONICdet.com

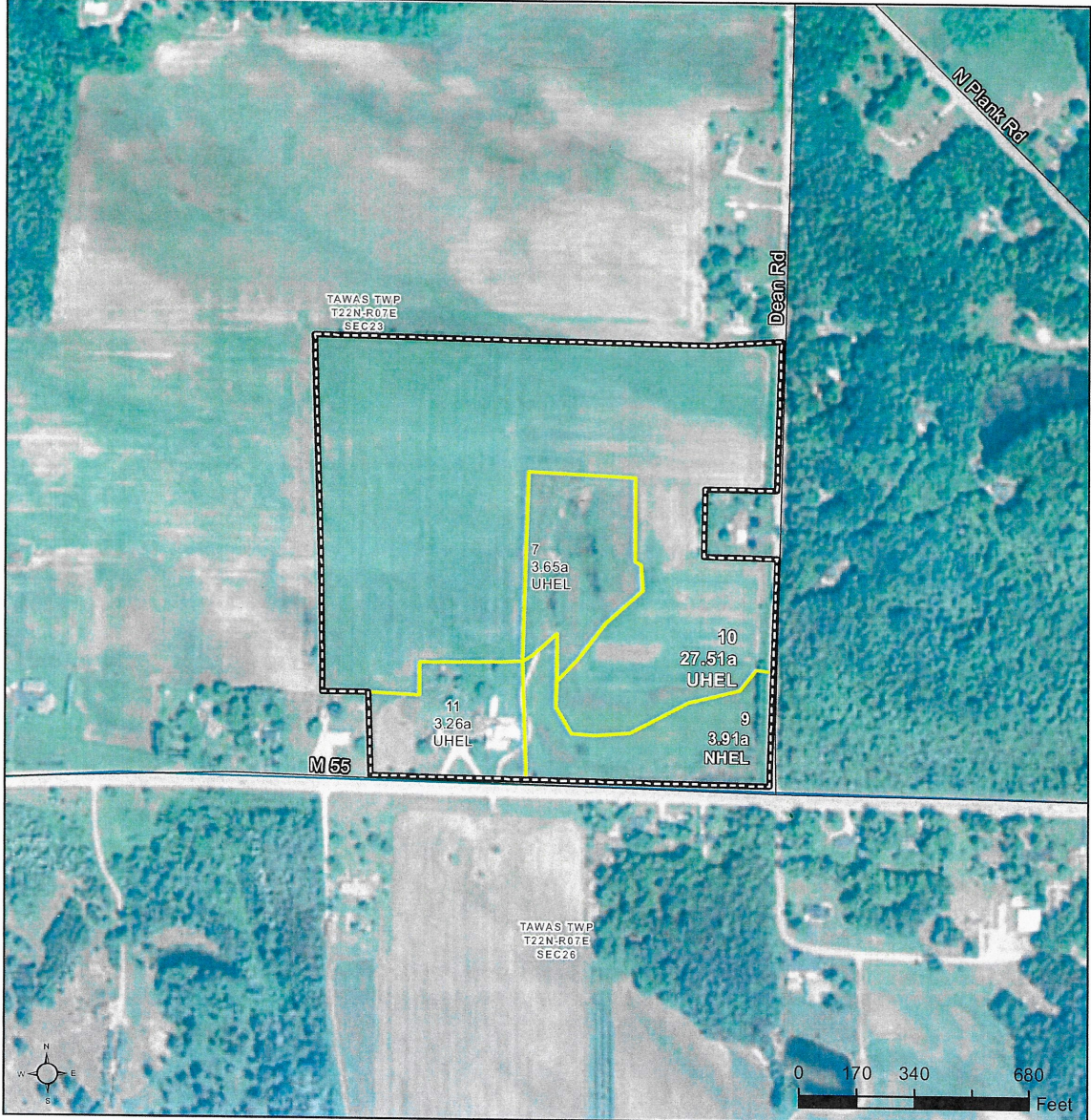
313.603.**ICON**

850 E. M55
TAWAS CITY, MI 48763

PROPERTY FEATURES

- Two Parcels Total of 37 Acres Available
- Located on the main artery leading into Tawas City, MI
- 2,000 feet of frontage on M55
- Zoning: A-1 Agricultural Residential
- 2 miles away from downtown Tawas and Tawas Bay
- Parcel includes: One 2-bedroom 1,100 SF house, one (1) barn, four (4) greenhouses (30' x 100')
- 2 wells on the property
- USDA Supported Use of Property Farming of NON-GMO/Pesticides Produce
- Asking Price: \$450,000.00





- Common Land Unit**
- Common Land Unit
 - Conservation Reserve Program
 - Tract Boundary
 - Section Line

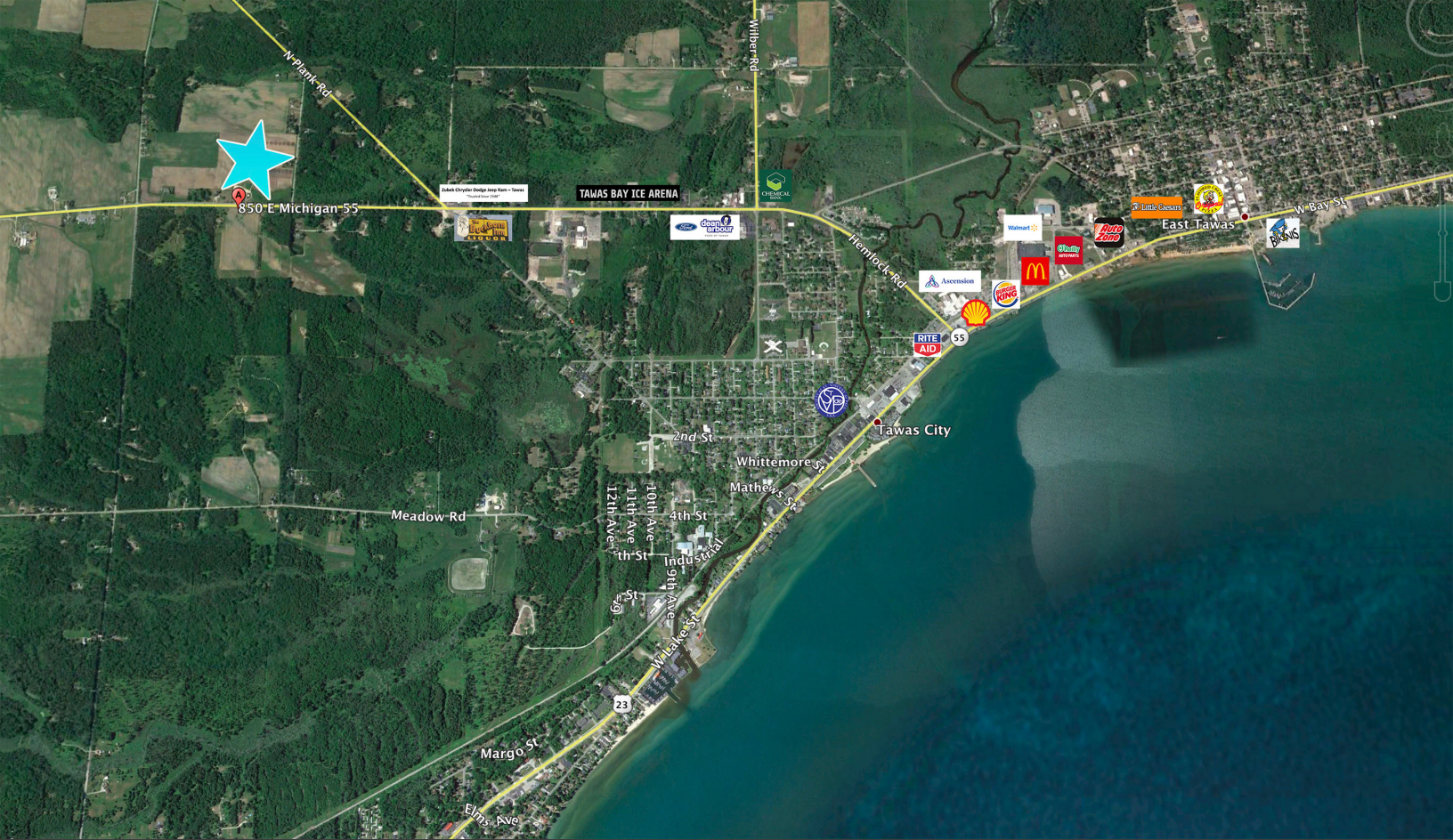
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2016 Program Year
Map Created October 13, 2015
2014 NAIP Imagery

Anschuetz

Farm 1874
Tract 564

Cropland CLU's contain white text with a thin black outline; Non-Cropland CLU's contain black text with a thin white outline.
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DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	2,274	44.20	42	\$51,250
3 MILE	7,270	50.40	1,287	\$49,416

DAILY TRAFFIC COUNTS

ROADS

DAILY TRAFFIC

M 55 WEST/BISCHOFF RD N

5,011

STATE HWY 55/SCHOOL DR E

6,685