

76 Acres Vacant Land Chelsea School District

Fahrner Rd, Chelsea, MI 48118



FOR SALE



OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	76 Acres
Zoning:	AG (Agricultural), LR(Low Density Residential)
APN #:	F-06-21-100-016 F-06-21-200-018 F-06-21-182-001 F-06-21-181-001 F-06-21-100-009 F-06-21-100-010 F-06-21-186-001 F-06-21-189-002 F-06-21-185-001 F-06-21-183-001
Taxes 2025:	\$2,781.12/yr
SEV 2026:	\$289,700
TV 2026:	\$77,907

PROPERTY HIGHLIGHTS

- ±76 acres across ten contiguous parcels
- AG & LR zoning in Sylvan Township
- Chelsea School District
- Productive agricultural land with 54 tillable acres
- Existing billboard lease - \$2,500/year
- Recreational/hunting, farming, residential, investment, or long-term hold potential
- Existing improvements include barn, equipment shed, and toolshed with electric service
- Utilities available at the road - cable, natural gas, and electric
- I-94 frontage with access from Exit 157 via Old US-12
- Minutes from downtown Chelsea
- Easy commute to Ann Arbor and Jackson
- Farmland leased for the 2026 crop year

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

76 Acres Vacant Land Chelsea School District

Fahrner Rd, Chelsea, MI 48118



For Sale



Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

PROPERTY DESCRIPTION

A rare assemblage of ten contiguous parcels totaling approximately 76 acres along Fahrner Road in Sylvan Township. Located within the Chelsea School District, the offering combines productive agricultural acreage with a cluster of smaller platted village lots, creating flexibility for recreation/hunting, farming, residential, investment, or long-term hold strategies.

Great hunting, recreational property with a mix of open farmland, woods, and rolling building sites on the west end of the property. Existing improvements on Parcel F-06-21-100-016 include a 2,816 SF two-story barn, 1,440 SF farm implement / equipment shed, and 280 SF toolshed.

The property offers I-94 frontage, with access from Exit 157 via Old US-12, providing an easy commute to Ann Arbor and Jackson. Existing billboard lease - \$2,500/year. Near downtown Chelsea, this offering combines acreage, location, and future-use flexibility.

Parcel numbers included in the offering are F-06-21-100-016, F-06-21-200-018, F-06-21-182-001, F-06-21-181-001, F-06-21-100-009, F-06-21-100-010, F-06-21-186-001, F-06-21-189-002, F-06-21-185-001, and F-06-21-183-001.

LOCATION DESCRIPTION

The property is located along Fahrner Road in Sylvan Township, just minutes from downtown Chelsea and near Old US-12 and I-94. The location offers high visibility from I-94, convenient freeway access, and close proximity to schools, dining, shopping, and daily services in Chelsea.

76 Acres Vacant Land Chelsea School District

Fahrner Rd, Chelsea, MI 48118



For Sale



Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

76 Acres Vacant Land Chelsea School District

Fahrner Rd, Chelsea, MI 48118



For Sale



Charlie Koenn

734.926.0230

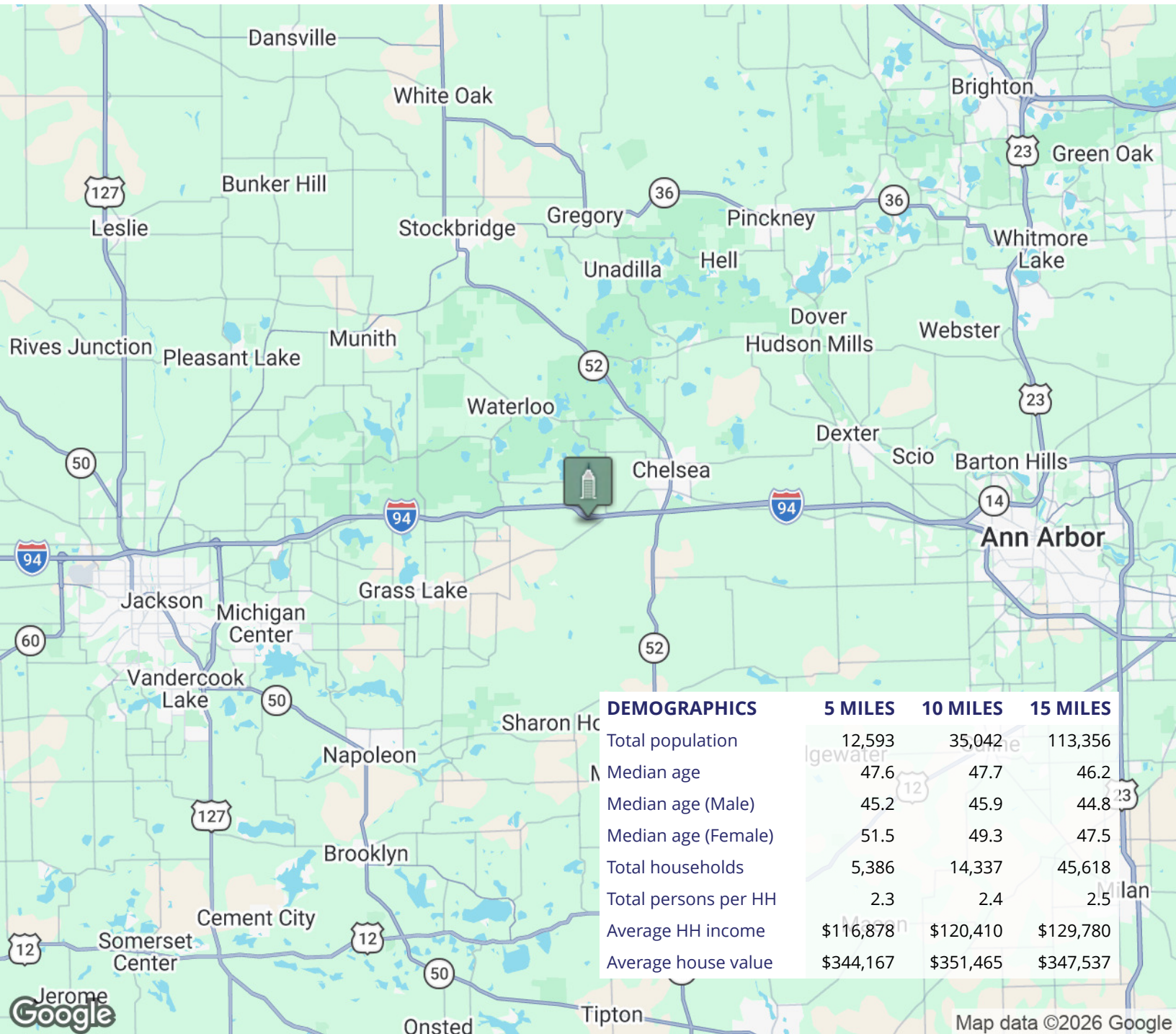
ckoenn@swishercommercial.com

76 Acres Vacant Land Chelsea School District

Fahrner Rd, Chelsea, MI 48118



For Sale



Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com