

0 PLANK ROAD/DAY ROAD
MAYBEE, MI 48159 (LONDON TWP.)

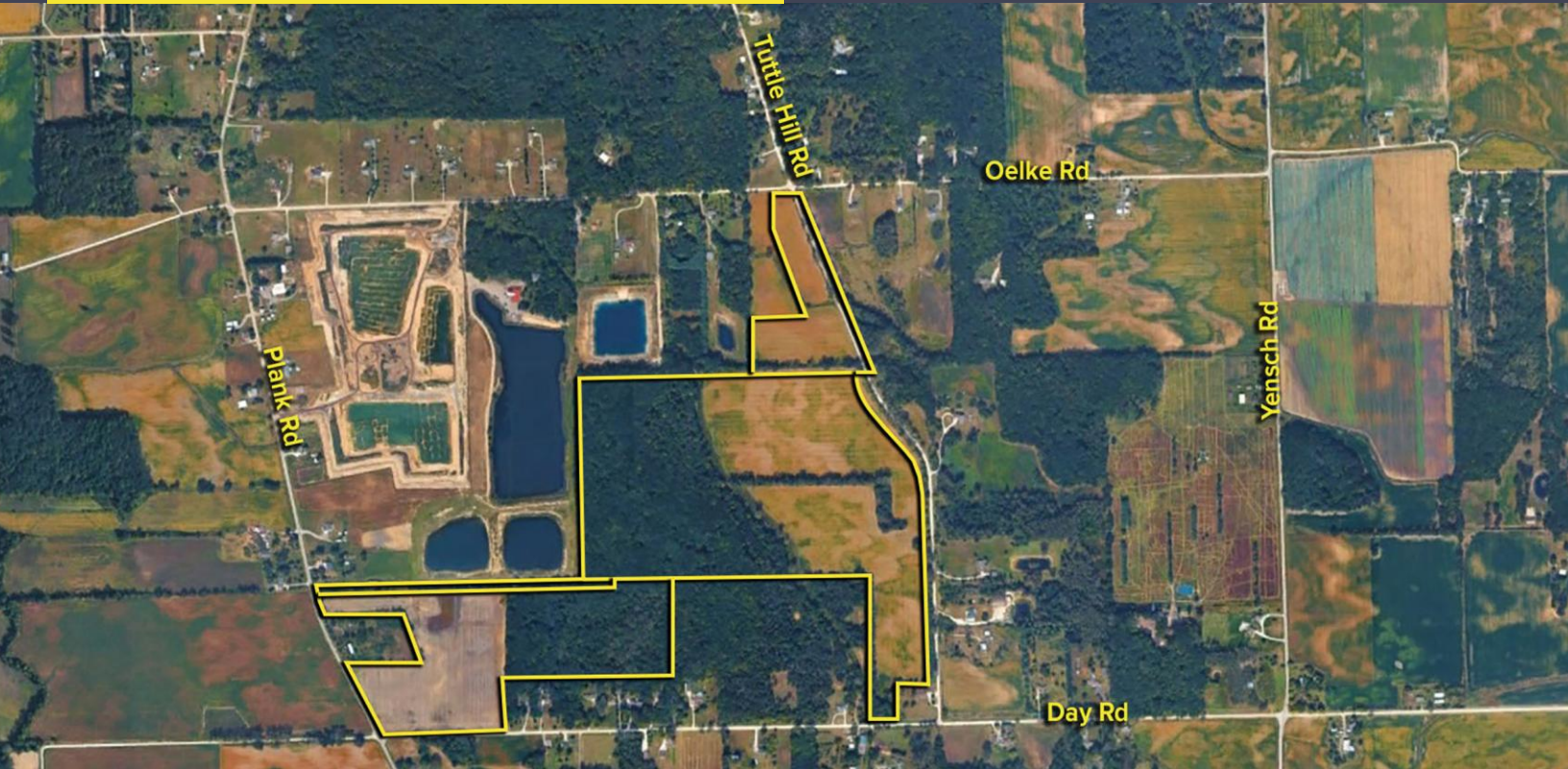
VACANT LAND FOR SALE
159± Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

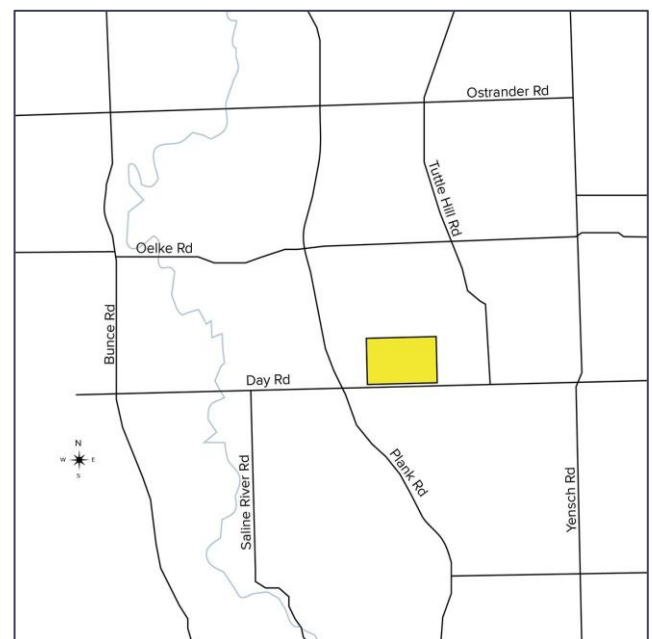
FULL-SERVICE COMMERCIAL REAL ESTATE

FARMED AND WOODED LAND



GENERAL INFORMATION

Sale Price:	\$2,385,000 (\$15,000 per ac)
Acreage:	159± AC
Dimensions:	Irregular
Closest Cross Street:	Day Rd./Oelke Rd./Tuttle Hill Rd.
County/Township.:	Monroe/London Twp.
Zoning:	AG-1/AG-2
Topography:	Flat/Woods/Farm Ground
Survey Available:	No
Environmental Report:	No



For more information, please contact:

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

0 Plank Road/Day Road, Maybee, MI 48159

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PROPERTY DESCRIPTION	
Drainage:	Little Sandy Creek
Improvements:	None
Restrictions:	None
Sign on Property:	Yes
Adjacent Land	
North:	AG-2 Agricultural
South:	AG-2 Agricultural
East:	AG-2 Agricultural
West:	AG-1 Agricultural Conservation

REAL ESTATE TAXES			
ADDRESS	PARCEL NUMBER	ACREAGE	TAXES
Tuttle Hill Road	10-033-032-00	105.0	\$1,953.64
Tuttle Hill Road	10-033-023-05	11.07	\$74.68
Plank Road/Day Road	10-033-037-01	39.7	\$2,104.63
Plank Road	10-033-037-90	3.5	\$95.70
2024 Summer/Winter Total Annual Taxes:		159.27	\$4,228.65

UTILITIES	
Electric:	DTE Electric Company
Gas:	Propane/DTE Gas Company
Water:	No municipal provider
Sanitary Sewer:	No municipal provider
Storm Sewer:	Little Sandy Creek/ditch

Comments:

- 159 acres (89 tillable, 70 mostly woods)
- On Plank Road between Day Road and Oelke Road.
- Current owner is unaware of any existing well or leach fields.
- Dundee Community Schools
- London Township is in Northern Monroe County, with its border being the Washtenaw County line.
- Located 6 miles Southeast of Milan and 2 miles of northwest of Maybee.

For Additional Zoning Information:

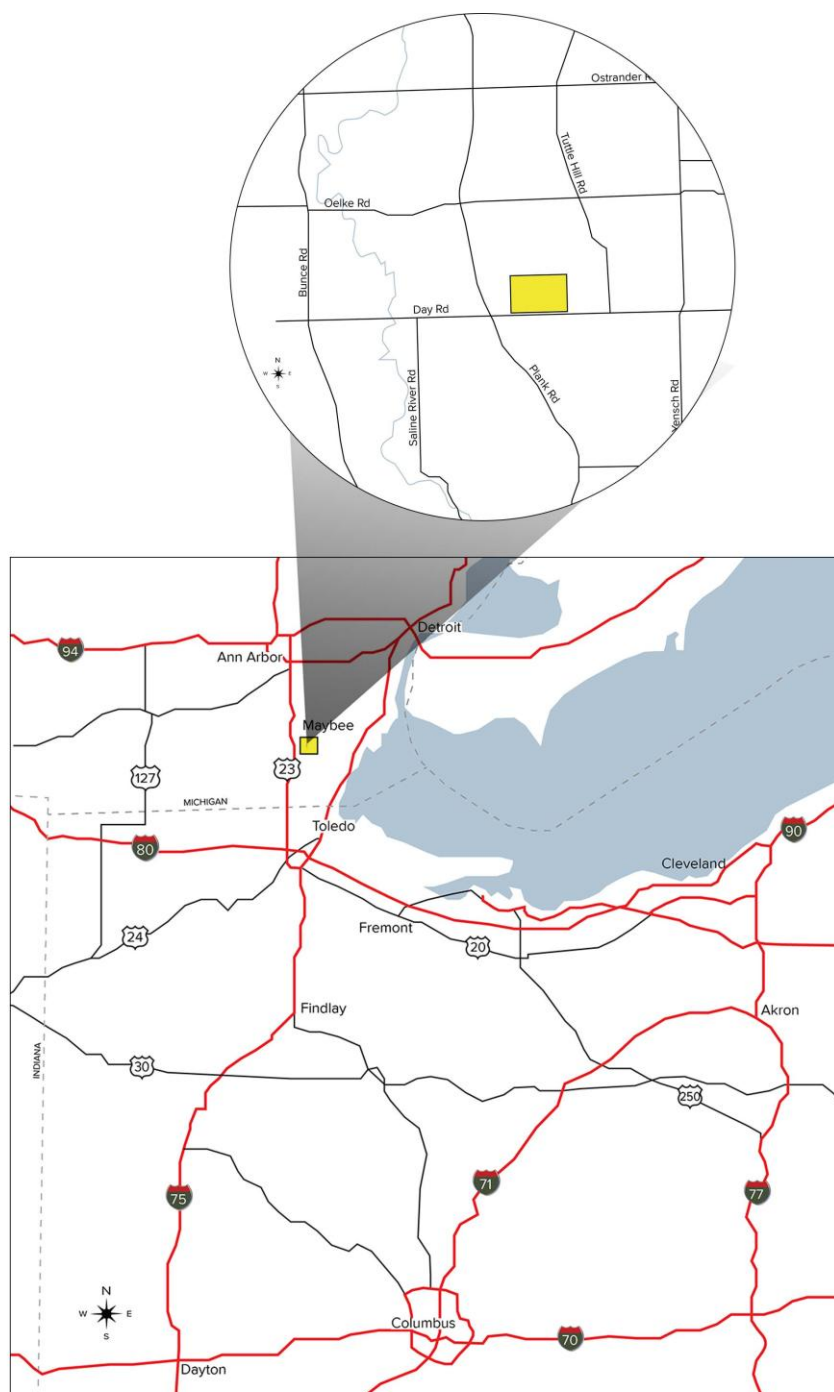
Contact the London Township Zoning Administrator, Mike Nevala, by email at lodonzoning@lodontwp.org or by phone at (734)215-7960.

Penny Turner, London Township Zoning Supervisor, by email at supervisor@lodontwp.org or by phone at (734)215-7942.

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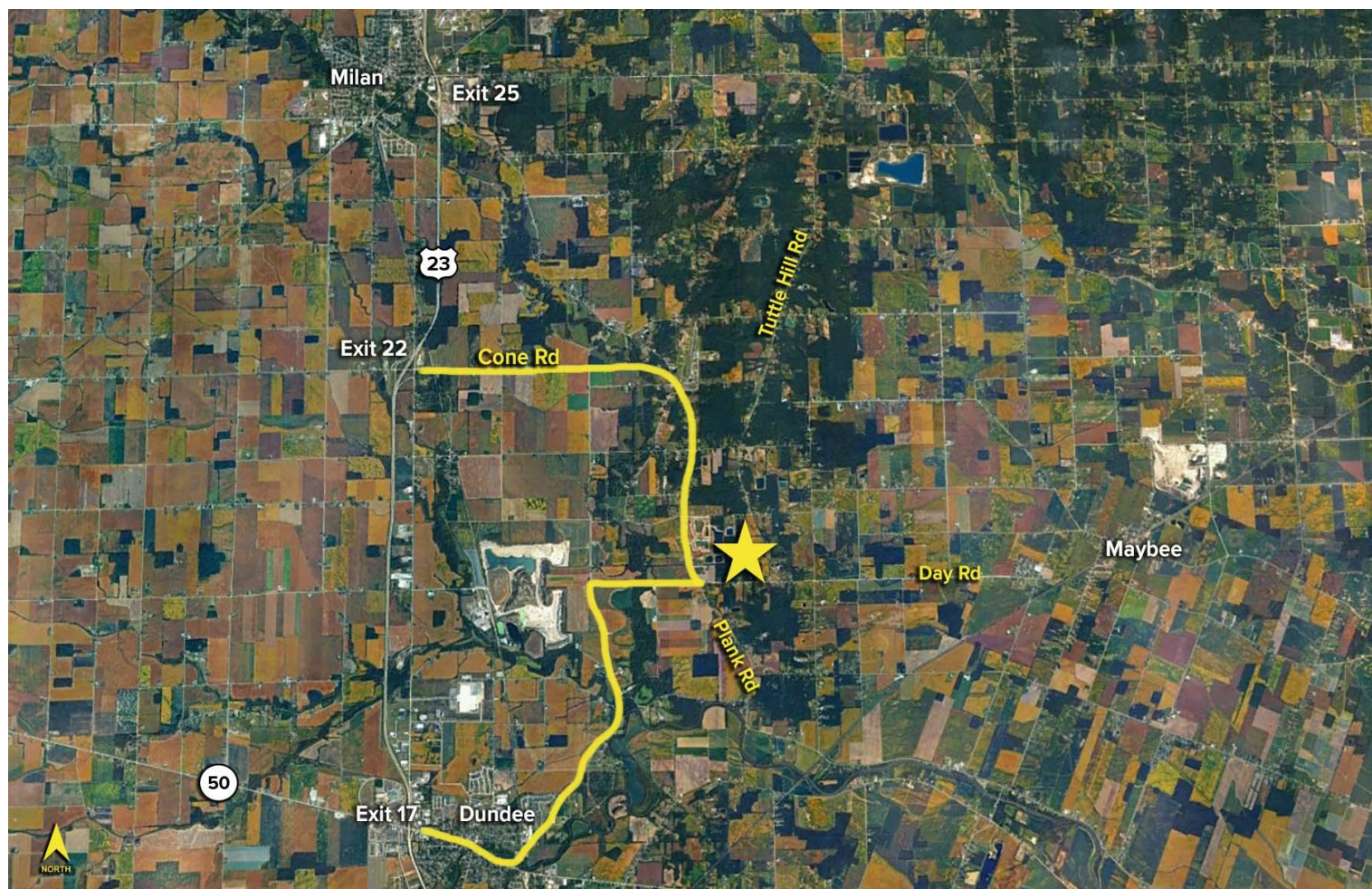
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