

REALTOR Report**For Sale****00 Hammond****\$595,000**

MLS # **1902717**
 Type **Vacant Lot/Land**
 Commercial **NO**
 Status **Active**
 City **Traverse City**
 Zip **49686**
 Lot # **D-1**
 County **Grand Traverse**
 Township **Garfield**
 Section # **23**
 DevName **N/A**
 Qtr Section
 Town **T 27N**
 Range **R 11W**
 TypOwnrshp **Estate**
 Tax ID **05-023-042-00**



Price Per Acre \$64,885.50



Body of Water
 Private/Shared

Front Ft
 Lake Size
 Lot Dimensions **IRREG**
 Number of Acres **9.17**

% Wet Acres
 % Open
 % Wooded
 % Tillable

School District **Traverse City Area Public Schools**
 Elementary School
 Middle School
 High School

Annual Assn Dues
 Mfg Allow **Yes**
 Dual MLS #
 IDX **Y**
 Listing Syndication **Yes**

Owner **LaFranier Trust**

PndDivAprv
 Summer Taxes
 Winter Taxes
 Other Taxes

LEGAL DESCRIPTION:
 See associated docs

Year: Summer
 Year: Winter

SEV **Various**
 SEV Year **2018**
 Taxable Value
 PrncplRes **No**
 Assessment

DIRECTIONS:
 Hammond Rd between Garfield and LaFranier

List Ofc 1 - Ofc Nm Ph **REMAX Bayshore - W Bay Shore Dr TC - 231-941-4500**
 List Agent - Agt Nm Ph **Robert Brick - 231-715-1464**
 List Agent - E-mail **hello@brickcorbett.com**
 ListTeam - Team Name **Brick & Corbett**
 List Ofc 2 - Ofc Nm Ph
 List Agt 2 - Agt Nm Ph
 List Agt 2 - E-mail
 Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail
 SellTeam - Team Name

LstAgType
 SA **0.0**
 BA **2.5**
 TC **0.0**
 Variable Rate **No**
 List Date **7/18/2022**
 Pending Date
 Close Date
 Original Price **\$595,000**
 Sold Price
 Financing
 Seller Concessions
 If Yes, \$ Amt
 Days On Market **77**

WATER FEATURES	None	WATER AVAILABLE	Municipal Water
UTILITIES AVAILABLE	Underground Electric, Natural Gas	WASTE AVAILABLE	Municipal
ROAD	Public Maintained	WATER INSTALLED	None
LAND FEATURES	Level	WASTE INSTALLED	None
EXTERIOR FEATURES	None	ZONING/USE/RESTRICTIONS	Agricultural, Metes and Bounds
DEVELOPMENT AMENITIES	None	TERMS	Conventional, Cash
MINERAL RIGHTS	Unknown	DOCUMENTS ON FILE	Survey, Sellers Disclosure, Other

Public Remarks:

Outstanding potential for investors in Garfield's Opportunity Zone. (Call for details). Full access to all utilities and super convenient location for most uses. Situated in a fantastic and busy location, any investor would be lucky to take advantage of this 9+ acre plot! Partially open, partially wooded and buffered by a park-like natural wetland area creating separation and privacy for mixed use possibilities. Being creative is spoken here!

Agent Only Remarks:

Proposed site plan for approximately 50+ units but needs to be verified with engineering survey and planner. Zoning is agricultural, however in Township Master Plan as Multi-family. Any re-zoning must be applied for through Garfield Township. Listing data, measurements, acreage & supplemental documents have been obtained from third party sources and/or the seller. Information is deemed reliable but cannot be guaranteed for its accuracy. Independent verification should be made by the purchaser prior to closing. For questions or offers please contact Bob Brick. Email/Text is preferred hello@brickcorbett.com/231.715.1464.

Third Party Remarks:

Showing Instructions:

Vacant Land. Go and Show!