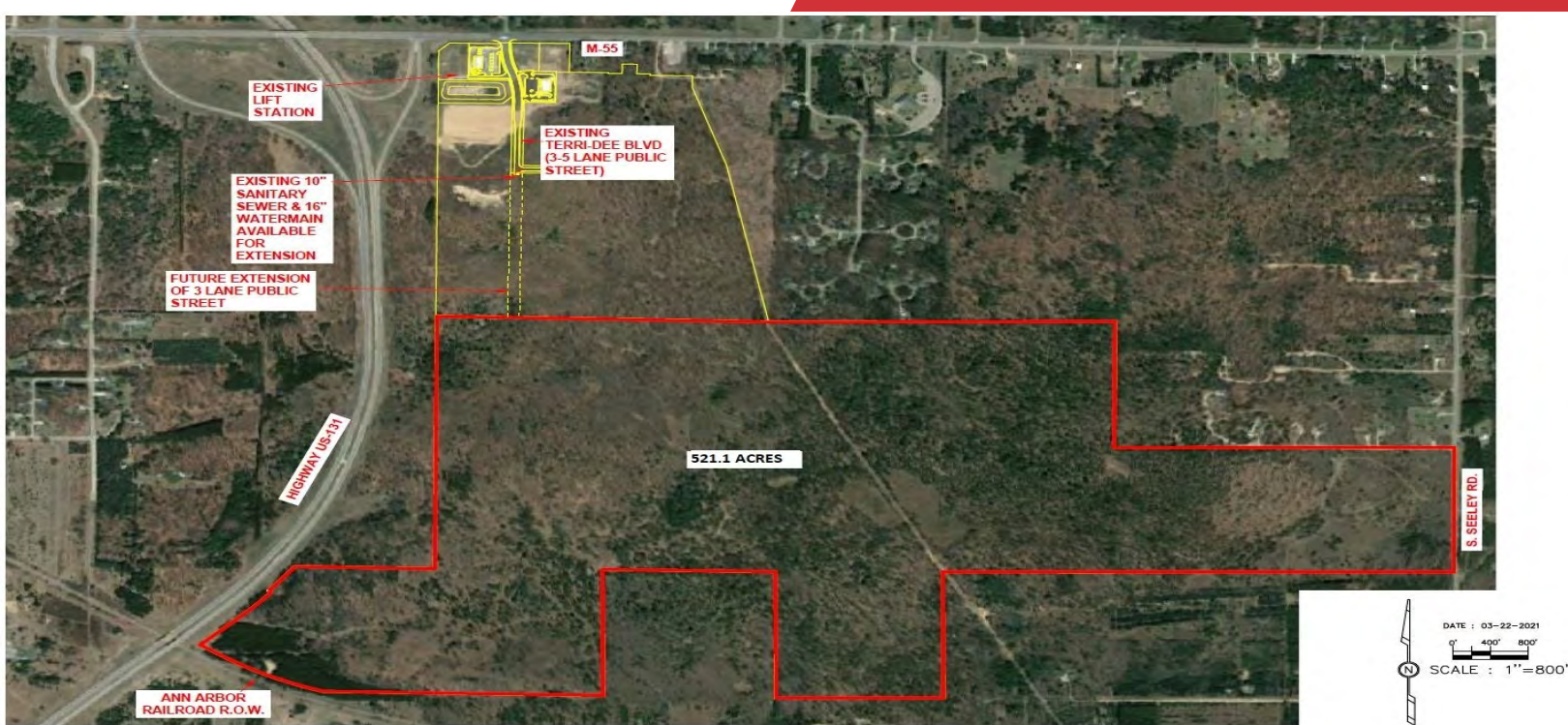




CADILLAC JUNCTION NO. 2

S. Seeley Rd. Or S. 49
Cadillac, Michigan 49601

Property Overview

Large industrial site at US 131 & M-55, in Cadillac.

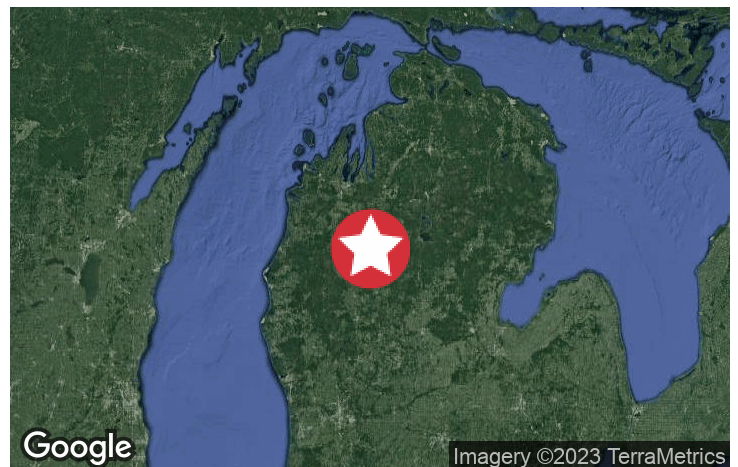
521.10 Acres priced at \$15,630,000.00

Zoned Industrial Commercial.

Growth and expansion area.

Rail sighting possible.

See attached survey for parcels.



For More Information

Rod Alderink

O: 616 242 1104
roda@naiwwm.com

Todd Leinberger

O: 616 242 1114
toddl@naiwwm.com

Parcel

S. Seeley Rd. or S. 49
Cadillac, Michigan 49601



EXCEPTIONS (per Lakeside Title LLC, Commitment No. 2020-006):

- Subject to the Railroad Right-of-Way in favor of Toledo, Ann Arbor and Cadillac Railway Company, recorded on July 29, 1887 in Book 27, Page 48 in the official records of the Wexford County Register of Deeds. Plotted hereon.
- Subject to the Railroad Right-of-Way in favor of Toledo, Ann Arbor and Cadillac Railway Company, recorded on June 2, 1890 in Book 32, Page 98 in the official records of the Wexford County Register of Deeds. Plotted hereon.
- Subject to the Right-of-Way in favor of Michigan Consolidated Gas Company, recorded on March 6, 1956 in Book 184, Page 445 in the official records of the Wexford County Register of Deeds. Blanket easement, affects Parcel 5.
- Subject to the Right-of-Way in favor of Michigan Consolidated Gas Company, recorded on March 14, 1956 in Book 184, Page 519 in the official records of the Wexford County Register of Deeds. Blanket easement, affects Parcels 1 & 3.
- Parcel 4 is subject to the Deed that includes Right-of-Way in favor of Michigan Consolidated Gas Company, recorded on June 21, 1972 in Book 249, Page 36 in the official records of the Wexford County Register of Deeds.
- Subject to the Easement in favor of Consumers Energy Company, recorded on September 29, 1996 in Book 363, Page 609 in the official records of the Wexford County Register of Deeds. Affects the subject property and plotted hereon.
- Subject to the Easement in favor of Michigan Department of Transportation, recorded on March 3, 1999 in Book 366, Page 155 in the official records of the Wexford County Register of Deeds. Affects the subject property and plotted hereon.
- Subject to the Easement in favor of Consumers Energy Company, recorded on February 28, 2003 in Book 468, Page 936 in the official records of the Wexford County Register of Deeds. Affects the subject property and plotted hereon.
- This property is subject to the Affidavit of Agreement Affecting Real Property, recorded on September 19, 2019 in Book 685, Page 2464 in the official records of the Wexford County Register of Deeds.
- This property is subject to the Affidavit of Court Order Affecting Real Property, recorded on September 30, 2019 in Book 685, Page 2651 in the official records of the Wexford County Register of Deeds.



SCALE: 1" = 500'

LEGEND

- IRON STAKE FOUND
- IRON STAKE SET
- MONUMENT
- UTILITY POLE
- OVERHEAD WIRES

BOUNDARY SURVEY

RE: SEELEY ROAD, CADILLAC, MI

FOR: J & D INVESTORS, LLC

ATTN: JOHN KOETJE

1860 RW BERENDS DR. SW

WYOMING, MI 49519

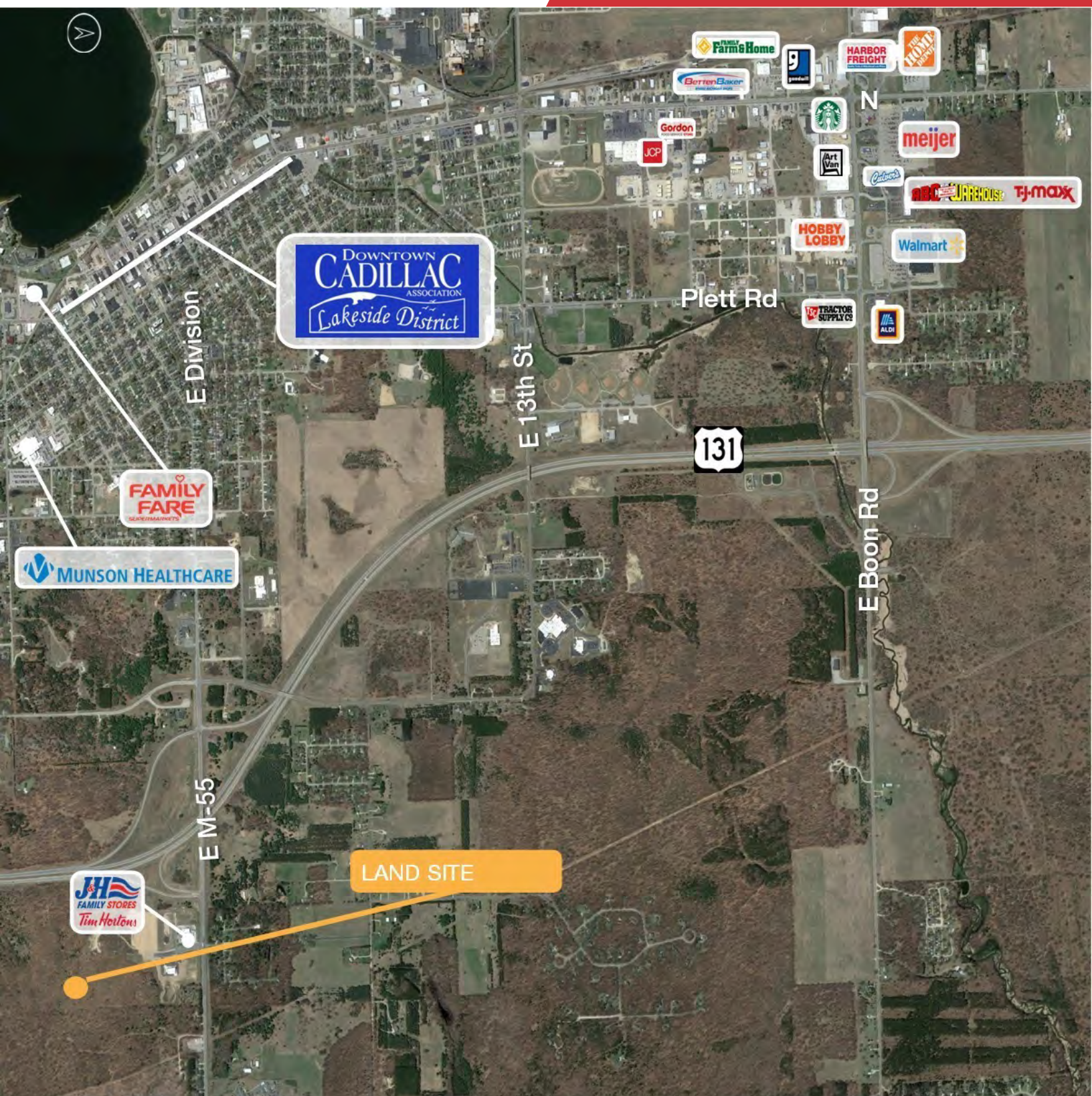
PART OF SECTIONS 1, 2, 11 & 12, T21N, R9W, CLAM LAKE TOWNSHIP, WEXFORD COUNTY, MICHIGAN

DATE	BY	APP'D	DATE	BY
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC
11/28/22	J & D INVESTORS, LLC	JOHN KOETJE	11/28/22	J & D INVESTORS, LLC

excel engineering, inc.
planners • engineers • surveyors
3122 Oak Park, Suite 100 • Grand Rapids, MI 49503
Phone (616) 521-3000 • www.excelengineering.com

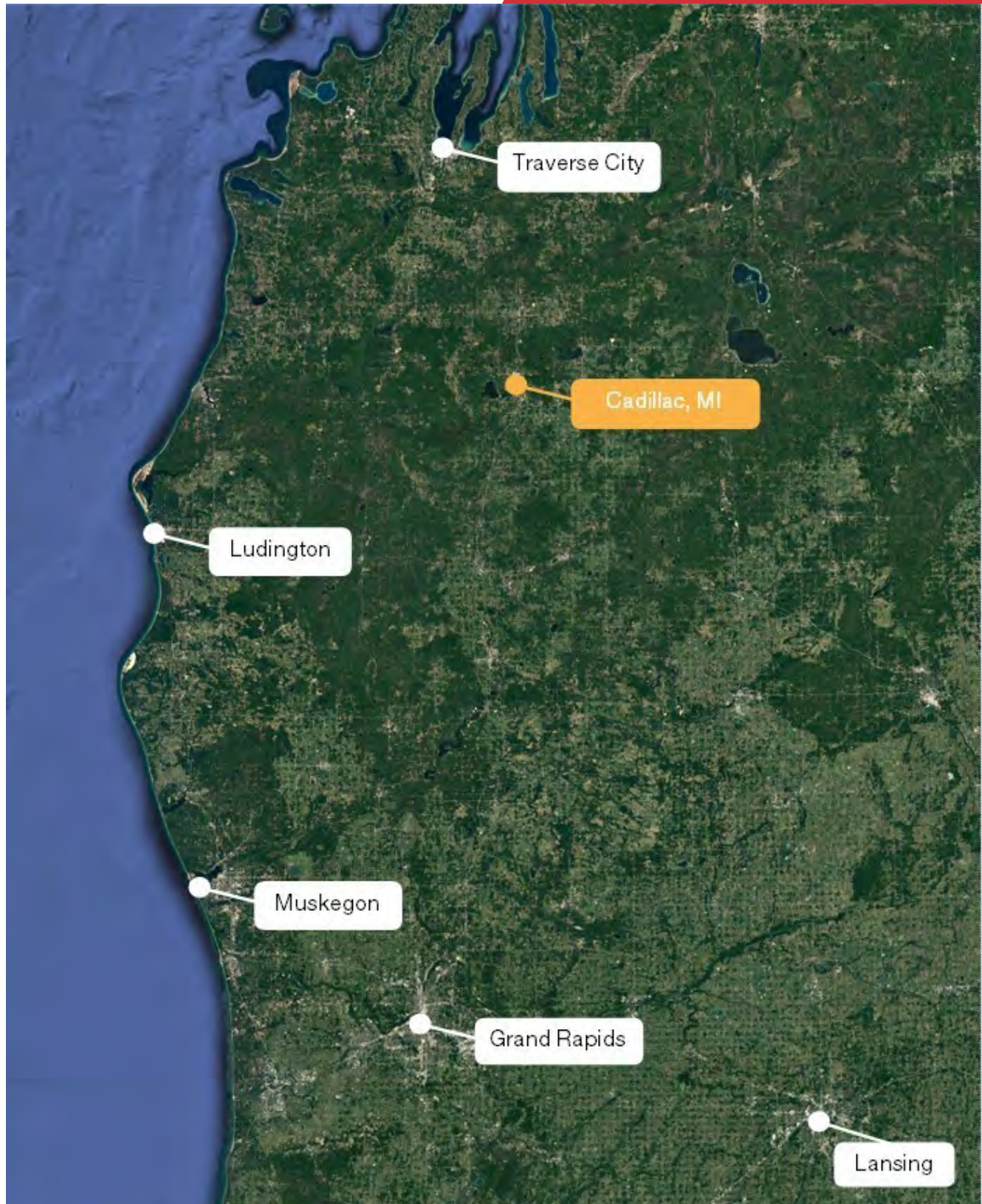
Land Site Map

S. Seeley Rd. or S. 49
Cadillac, Michigan 49601



Location

S. Seeley Rd. or S. 49
Cadillac, Michigan 49601



Location Map

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