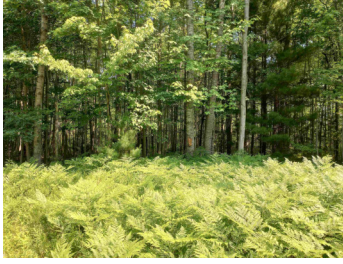


CLIENT VIEW - DYNAMIC

MLS # 50113748
Address LOT 3 Happy Rd
Area (Municipality) Billings Twp (26003)
Mail City Beaverton
County Gladwin
State MI
Zip 48612
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Active
Asking Price \$10,500

**PUBLIC REMARKS**

Public Remarks Wooded 1 acre parcel located not far from State Land and Wixom Lake/Tittabawassee River. Get ready to remove trees and make a camp site or for a pole barn parcel. Or buy both and make it more private. Take a look today and make this yours! Survey on file.

LISTING INFORMATION

Full Address(es)	LOT 3 Happy Rd, Beaverton, MI 48612	FIPS	26051
Input Date	6/29/2023 8:05 AM	Original MLS#	50113748
Originating MLS	Clare Gladwin Board of REALTORS	Original Price	\$12,900
Price Date	8/3/2023	Listing Date	6/29/2023
Listing Exception Y/N	No	Update Date	8/3/2023
HotSheet Date	8/3/2023	Status Date	6/29/2023
Days On Market	37	Cumulative DOM	37
Days On MLS	37	Cumulative DOMLS	37
Signed Disclosure Y/N	Yes	Guest Listings Y/N	No
Contract	Exclusive Right to Sell	Lease Y/N	No
Additional Documents YN	No	Associated Document Count	2
Picture Count	4		

PROPERTY & LOCATION

Style	Vacant Land	Survey On File Y/N	Yes
Encroachment Y/N	No	Site Condo Y/N	No
Waterfront Y/N	No	Frontage	138
Lot Size	138x316	Acreage	1.00
Cross Street 1	Estey	Cross Street 2	Jones
Directions	M61 to M30 South to Estey, left to Jones, right to Happy, right to property on right after 1477 Happy Rd	Side of Street	N
Municipality	Billings Twp	Municipality Type	Township
School District	Beaverton Rural Schools	Property ID	030-023-101-003-03

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Nemeth	Association Y/N	No
Assessments Y/N	No	Principal Res Exempt Y/N	No
Summer Tax Year	2023	Summer Tax Amount	0.00
Winter Tax Year	2023	Winter Tax Amount	0.00
Total Tax Year	2023	Total Tax Amount	0.00
SEV Year	2023	SEV	3300.00
Taxable Value	\$1,022.00		

FEATURES

LOCATION	Rural	FINANCIAL TERMS	Cash	SEWER SEPTIC	None	ZONING	Residential
LOT DESCRIPTION	Deep Lot - 150+ Ft. Large Lot - 65+ Ft. Unpaved Wooded	ROADS	City/County Gravel	WATER	None	VIEW	Rural View

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes

CLIENT VIEW - DYNAMIC

MLS # 50113749
Address Lot #4 Happy Rd
Area (Municipality) Billings Twp (26003)
Mail City Beaverton
County Gladwin
State MI
Zip 48612
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Active
Asking Price \$10,500

**PUBLIC REMARKS**

Public Remarks Wooded 1 acre parcel located not far from State Land and Wixom Lake/Tittabawassee River. Get ready to remove trees and make a camp site or for a pole barn parcel. Or buy both and make it more private. Take a look today and make this yours! Survey on file.

LISTING INFORMATION

Full Address(es)	Lot #4 Happy Rd, Beaverton, MI 48612	FIPS	26051
Input Date	6/29/2023 8:07 AM	Original MLS#	50113749
Originating MLS	Clare Gladwin Board of REALTORS	Original Price	\$12,900
Price Date	8/3/2023	Listing Date	6/29/2023
Listing Exception Y/N	No	Update Date	8/3/2023
HotSheet Date	8/3/2023	Status Date	6/29/2023
Days On Market	37	Cumulative DOM	37
Days On MLS	37	Cumulative DOMLS	37
Signed Disclosure Y/N	Yes	Guest Listings Y/N	No
Contract	Exclusive Right to Sell	Lease Y/N	No
Additional Documents YN	No	Associated Document Count	2
Picture Count	4		

PROPERTY & LOCATION

Style	Vacant Land	Survey On File Y/N	Yes
Encroachment Y/N	No	Site Condo Y/N	No
Waterfront Y/N	No	Frontage	138
Lot Size	138x316	Acreage	1.00
Cross Street 1	Estey	Cross Street 2	Jones
Directions	M61 to M30 right to Estey left to Jones right to Happy right to property on right.	Side of Street	N
Municipality	Billings Twp	Municipality Type	Township
School District	Beaverton Rural Schools	Property ID	030-023-101-003-04

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Nemeth	Association Y/N	No
Assessments Y/N	No	Principal Res Exempt Y/N	No
Summer Tax Year	2023	Summer Tax Amount	0.00
Winter Tax Year	2023	Winter Tax Amount	0.00
Total Tax Year	2023	Total Tax Amount	0.00
SEV Year	2023	SEV	3300.00
Taxable Value	\$1,022.00		

FEATURES

LOCATION	Rural	FINANCIAL TERMS	Cash	SEWER SEPTIC	None	ZONING	Residential
LOT DESCRIPTION	Deep Lot - 150+ Ft. Large Lot - 65+ Ft. Unpaved Wooded	ROADS	City/County Gravel	WATER	None	VIEW	Rural View

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes

MARKETING-VIRT TOURS/IDX/VOW

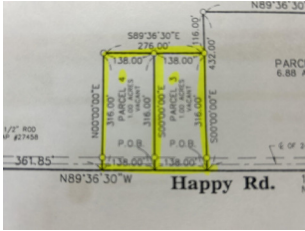
IDX Consumer Comment No
IDX Include Y
Public MiRS Website Yes

IDX Automated Valuation Yes
Public GLR Websites Yes

LEGAL DESCRIPTION

Legal Description SEC 23 17 1E PART OF S 1/2 OF NE 1/4 OF NE 1/4 COMM AT NE CRNR OF SD SEC 23 TH S 00 00 00 W 1330.88FT ALNG E SEC LN TO S 1/8 LN TH N 89 36'30" W 832FT ALNG N 1/8 LN TO POB TH CONT N 89 36'30" W 138FT ALNG N 1/8 LN TH N 00 00 00 E 316FT PAR/W E SEC LN TH S 89 36'30" E 138FT PAR/W N 1/8 LN TH TO POB AKA PARCEL 4 PER SURVEY SPLIT ON 1/1/23...

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.