

**CLIENT VIEW - DYNAMIC**

**MLS #** 50099430  
**Address** LOT 21 TRAXLER DRIVE  
**Area (Municipality)** Beaverton Twp (26001)  
**Mail City** Beaverton  
**County** Gladwin  
**State** MI  
**Zip** 48612  
**Class** VACANT LAND  
**Type** Vacant Land  
**Sale/Rent** For Sale  
**Status** Active  
**Asking Price** \$26,900

**PUBLIC REMARKS**

**Public Remarks** Nice open buildable lot with pond frontage and on a paved road close to town. Natural gas, electric & cable is available at the road. Great place to build a new home!

**LISTING INFORMATION**

<b>Full Address(es)</b>	LOT 21 TRAXLER DRIVE, Beaverton, MI 48612	<b>FIPS</b>	26051
<b>Input Date</b>	1/16/2023 10:09 AM	<b>Original MLS#</b>	50099430
<b>Originating MLS</b>	Clare Gladwin Board of REALTORS	<b>Original Price</b>	\$26,900
<b>Price Date</b>	1/16/2023	<b>Listing Date</b>	1/16/2023
<b>Listing Exception Y/N</b>	No	<b>Update Date</b>	1/16/2023
<b>HotSheet Date</b>	1/16/2023	<b>Status Date</b>	1/16/2023
<b>Days On Market</b>	1	<b>Cumulative DOM</b>	1
<b>Days On MLS</b>	1	<b>Cumulative DOMLS</b>	1
<b>Signed Disclosure Y/N</b>	Yes	<b>Guest Listings Y/N</b>	No
<b>Contract</b>	Exclusive Right to Sell	<b>Lease Y/N</b>	No
<b>Additional Documents YN</b>	Yes	<b>Associated Document Count</b>	2
<b>Additional Document1 Type</b>	subdivision covenants	<b>Picture Count</b>	1

**PROPERTY & LOCATION**

<b>Style</b>	Vacant Land	<b>Survey On File Y/N</b>	Yes
<b>Encroachment Y/N</b>	No	<b>Site Condo Y/N</b>	No
<b>Waterfront Y/N</b>	Yes	<b>Body of Water</b>	POND
<b>Frontage</b>	304	<b>Lot Size</b>	42x230x304x387
<b>Acreage</b>	1.00	<b>Cross Street 1</b>	M18
<b>Cross Street 2</b>	Traxler Dr	<b>Directions</b>	M-18 South of Gladwin just past Calhoun Road, turn right on Traxler Dr to property on the right
<b>Side of Street</b>	W	<b>Subdivision</b>	GOOSE LANDING
<b>Township</b>	Beaverton Township	<b>Municipality</b>	Beaverton Twp
<b>Municipality Type</b>	Township	<b>School District</b>	Beaverton Rural Schools
<b>Property ID</b>	010-100-000-021-00		

**TAX & FINANCIAL**

<b>Subj to Short Sale Apprvl</b>	No	<b>Ownership</b>	Private
<b>Owners Name</b>	Lang	<b>Association Y/N</b>	No
<b>Assessments Y/N</b>	No	<b>Principal Res Exempt Y/N</b>	No
<b>Summer Tax Year</b>	2021	<b>Summer Tax Amount</b>	57.81
<b>Winter Tax Year</b>	2021	<b>Winter Tax Amount</b>	62.47
<b>Total Tax Year</b>	2021	<b>Total Tax Amount</b>	120.28
<b>SEV Year</b>	2021	<b>SEV</b>	7000.00
<b>Taxable Value</b>	\$4,402.00		

**FEATURES**

<b>LOCATION</b>	<b>FINANCIAL TERMS</b>	<b>WATER</b>
Dead End	Cash	None
Subdivision	<b>ROADS</b>	<b>WATER FEATURES</b>
<b>LOT DESCRIPTION</b>	Paved Street	Pond
Cleared	<b>SEWER SEPTIC</b>	Waterfront
	None	<b>ZONING</b>
		Residential

**MARKETING-VIRT TOURS/IDX/VOW**

---

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	No	<b>VOW AVM</b>	Yes
<b>IDX Consumer Comment</b>	No	<b>IDX Automated Valuation</b>	Yes
<b>IDX Include</b>	Y	<b>Public GLR Websites</b>	Yes
<b>Public MiRS Website</b>	Yes		

**LEGAL DESCRIPTION**

---

**Legal Description** T17N R2W GOOSE LANDING LOT 21

**DISCLAIMER**

---

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