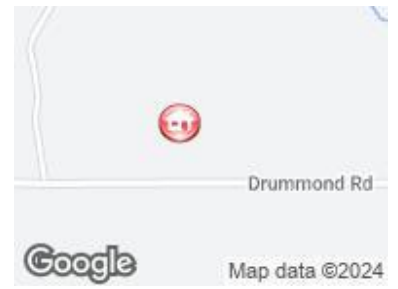


CLIENT VIEW - DYNAMIC



MLS # 50139708
Address 40 Acres Drummond Road
Area (Municipality) Clement Twp (26007)
Mail City Gladwin
County Gladwin
State MI
Zip 48624
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Active
Asking Price \$150,011



PUBLIC REMARKS

Public Remarks Hunters Paradise! Check out the Square 40 acres which features diverse forest with plenty of deer! Located just down the road from Indian Lake area, this land is fit for anyone with plans to build a home. Trails are all throughout the inners of the property for easy access. Plenty of bedding area for deer and multiple scrape/rubs throughout the property. This land is all high and dry. About 10 minutes away from West Branch. An agent must be present at showings.

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	1,293
Lot Size	1293x1324x1293x1328	Acreage	39.40
Cross Street 1	Cedar Lake Rd.	Cross Street 2	Drummond Rd.
Directions	From Gladwin, E. M-61 to M-30, M-30 N. to Indian Lake Rd, E. Indian Lake Rd to Cedar Lake Rd, S. Cedar Lake Rd. to Drummond Rd, E. Drummond Rd to Destination		
Municipality	Clement Twp	School District	West Branch - Rose City Area Schools
Property ID	07001040400100		

LEGAL DESCRIPTION

Legal Description SEC 10 20 1E SE 1/4 OF SE 1/4

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Rebecca Sischo	Association Y/N	No
Assessments Y/N	No	Principal Res Exempt Y/N	No
Summer Tax Year	2023	Summer Tax Amount	172.95
Winter Tax Year	2023	Winter Tax Amount	608.09
Total Tax Amount	781.04	SEV Year	2023
SEV	50000.00	Taxable Value	\$16,487.00

FEATURES

LOCATION	FINANCIAL TERMS	SEWER SEPTIC	ZONING
Rural	Cash	None	Residential
LOT DESCRIPTION	Conventional	WATER	VIEW
Wooded	ROADS	None	River View
Other/See Remarks	City/County	WATER FEATURES	
		None	

LISTING INFORMATION

Full Address(es)	40 Acres Drummond RD, Gladwin, MI 48624	FIPS	26051
Input Date	4/24/2024 9:13 AM	Original MLS#	50139708
Originating MLS	Clare Gladwin Board of REALTORS	Original Price	\$150,011
Price Date	4/24/2024	Listing Date	4/23/2024
Listing Exception Y/N	No	Update Date	4/25/2024
HotSheet Date	4/24/2024	Status Date	4/24/2024
Days On Market	2	Cumulative DOM	2
Days On MLS	1	Cumulative DOMLS	1
Signed Disclosure Y/N	Yes	Guest Listings Y/N	No
Contract	Exclusive Right to Sell	Lease Y/N	No
Additional Documents YN	Yes	Associated Document Count	1

LISTING INFORMATION

Additional Document1 Type survey

Picture Count

31

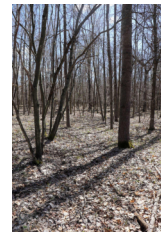
MARKETING-VIRT TOURS/IDX/VOW

VOW Include Yes
VOW Comment No
IDX Consumer Comment No
IDX Include Y

VOW Address Yes
VOW AVM Yes
IDX Automated Valuation Yes

ADDITIONAL PICTURES





DISCLAIMER

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