

**CLIENT VIEW - DYNAMIC**



**MLS #** 50117522  
**Address** 1054 W Highwood Road  
**Area (Municipality)** Buckeye Twp (26005)  
**Mail City** Beaverton  
**County** Gladwin  
**State** MI  
**Zip** 48612  
**Class** RESIDENTIAL  
**Type** Single Family  
**Sale/Rent** For Sale  
**Status** Active  
**Asking Price** \$310,000



**PUBLIC REMARKS**

**Public Remarks** 51 acres of mostly wooded property with approximately 7-8 acres of open, tillable land comes with this VERY nice 3 bedroom 2 bath ranch style home on a deep crawl space. Spacious open floor plan with laminate flooring throughout most of the home. Good size bedrooms, lots of storage in the closets, and a nice layout. Has forced air propane heat and also a pellet stove for an additional heat source if needed. Includes a detached 2 car garage and the red shed. Home is completely maintenance free outside with metal siding and roof. Very nice setting with lots of room for adding anything. Trails through the property, small pond and two food plots as well. Great location! Call to schedule a showing today!

**BUILDING. PROPERTY & LOCATION**

<b>Year Built</b>	1999	<b>New Construction Y/N</b>	No
<b>Above Grade SqFt</b>	1568	<b>Total SqFt Finished</b>	1,568
<b>Bedrooms</b>	3	<b>Bathrooms Full</b>	2
<b>Bathrooms Half</b>	0	<b>Bathrooms Total</b>	2
<b>Fireplace Y/N</b>	No	<b>Basement Y/N</b>	No
<b>Below Grade SqFt</b>	0	<b>Below Grade SqFt Finished</b>	0
<b>Structure Style</b>	1 Story	<b>Garage # of Car</b>	2.00
<b>Encroachment Y/N</b>	No	<b>Site Condo Y/N</b>	No
<b>Manufactured Y/N</b>	No	<b>Waterfront Y/N</b>	No
<b>Frontage</b>	660	<b>Frontage Type</b>	Road
<b>Lot Size</b>	660x2668x935x1688x327x972	<b>Acreage</b>	51.00
<b>Cross Street 1</b>	Highwood	<b>Cross Street 2</b>	Hockaday
<b>Directions</b>	M61 East of Gladwin to Hockaday Rd, right to Highwood Rd, left to property on left	<b>Side of Street</b>	N
<b>Subdivision</b>	na	<b>Municipality</b>	Buckeye Twp
<b>Municipality Type</b>	Township	<b>School District</b>	Gladwin Community Schools
<b>Property ID</b>	050-022-401-001-02, 400-001-06		

**FEATURES**

<b>APPLIANCES</b>	<b>GARAGE TYPE</b>	<b>VIEW</b>	<b>ARCHITECTURE STYLE</b>
Dryer	Detached Garage	Rural View	Ranch
Microwave	<b>HEAT/FUEL TYPE</b>	<b>FINANCIAL TERMS</b>	<b>OUT BUILDINGS</b>
Range/Oven	LP/Propane Gas	Cash	Shed
Refrigerator	Wood	Conventional	<b>WATER</b>
Washer	<b>HEATING SYSTEM</b>	<b>ROADS</b>	Private Well
<b>BASEMENT TYPE</b>	Forced Air	City/County	<b>ZONING</b>
Block	<b>SITE/LOT FEATURES</b>	Gravel	Residential
<b>EXTERIOR CONSTRUCTION</b>	Rural	<b>SEWER/SEPTIC</b>	
Metal Siding	Wooded	Septic	
<b>FOUNDATION TYPE</b>		<b>SOURCE OF SQ FT</b>	
Crawl		Assessors Data	

**ROOMS & DIMENSIONS**

<b>Bedroom 1 Level</b>	Main	<b>Bedroom 2 Level</b>	Main
<b>Bedroom 3 Level</b>	Main	<b>Bathroom 1 Level</b>	Main
<b>Bathroom 2 Level</b>	Main	<b>Living Room Level</b>	Main
<b>Dining Room Level</b>	Main	<b>Kitchen Level</b>	Main
<b>Living Room Length</b>	14	<b>Living Room Width</b>	13
<b>Dining Room Length</b>	23	<b>Dining Room Width</b>	13
<b>Kitchen Length</b>	14	<b>Kitchen Width</b>	14
<b>Bedroom 1 Length</b>	16	<b>Bedroom 1 Width</b>	13
<b>Bedroom 2 Length</b>	16	<b>Bedroom 2 Width</b>	13

## ROOMS & DIMENSIONS

Bedroom 3 Length	13	Bedroom 3 Width	13
Bathroom 1 Length	9	Bathroom 1 Width	5
Bathroom 2 Length	8	Bathroom 2 Width	5
Bathroom 1 Floor Covering	Laminate	Bathroom 2 Floor Covering	Laminate
Bedroom 1 Floor Covering	Laminate	Bedroom 2 Floor Covering	Carpet
Bedroom 3 Floor Covering	Laminate	Living Rm Floor Covering	Laminate
Dining Rm Floor Covering	Laminate	Kitchen Floor Covering	Laminate

## LEGAL DESCRIPTION

**Legal Description** SEC 22 T18 1W PART OF SE 1/4 OF SE 1/4 BEG N 89DEG 09MIN 03SEC W 308FT FROM THE SE COR TH N 89DEG 09MIN 03SEC W 295FT TH N 0DEG 50MIN 57SEC E 295FT TH S 89DEG 09MIN 03SEC E 295FT TH S 0DEG 50MIN 57SEC W 295FT BACK TO POB & SEC 22 T18 1W PART OF SE 1/4 BEG S 89DEG 09MIN 03SEC E 1970.15FT FROM S 1/4 TH S 89DEG 09MIN 03SEC E 57FT TH N 0DEG 50MIN 57SEC E 295FT TH S 89DEG 09MIN 03SEC E 295FT TH S 0DEG 50MIN 57SEC.....LONG LEGAL

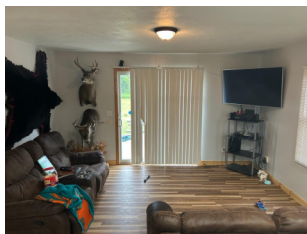
## TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Association Y/N	No	Assessments Y/N	No
PRE/Homestead	Yes	Summer Tax Yr	2022
Summer Tax	\$1,144.24	Winter Tax Yr	2022
Winter Tax	\$1,401.93	Total Tax Year	2022
Total Tax Amount	\$2,546.17	SEV Year	2022
SEV	\$110,400.00	Taxable Value	\$86,243.00

## LISTING INFORMATION

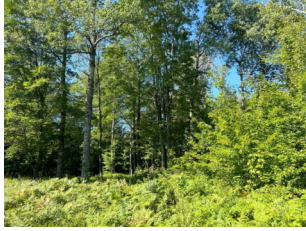
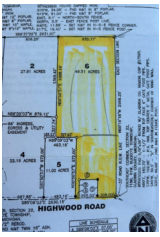
Full Address(es)	1054 W Highwood RD, Beaverton, MI 48612	Listing Date	8/3/2023
Update Date	1/31/2024	Days On Market	181
Cumulative DOM	181	Lease Y/N	No
Status Date	8/3/2023		

## ADDITIONAL PICTURES



End of Dining Room





**DISCLAIMER**

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