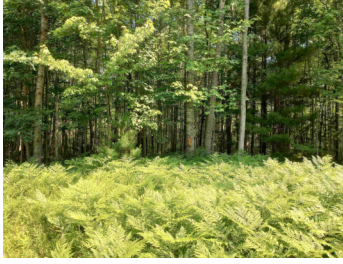


**CLIENT VIEW - DYNAMIC**



**MLS #** 50143088  
**Address** LOT 3 Happy Road  
**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** \$9,900



**PUBLIC REMARKS**

**Public Remarks** Wooded 1 acre parcel located not far from State Land and Wixom Lake/Tittabawassee River. Property has been surveyed. Get ready to remove trees and build your home, make a camp site or for a pole barn parcel. Take a look today and make this yours!!

**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>	No	<b>Frontage</b>	138
<b>Lot Size</b>	138x316	<b>Acreage</b>	1.00
<b>Cross Street 1</b>	Estey	<b>Cross Street 2</b>	Jones
<b>Directions</b>	M61 to M30 South to Estey, left to Jones, right to Happy, right to property on right after 1477 Happy Rd		
<b>Municipality</b>	Billings Twp	<b>Municipality Type</b>	Township
<b>School District</b>	Beaverton Rural Schools	<b>Property ID</b>	030-023-101-003-03

**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 694FT 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 S 00 00 00 W 316FT TO POB AKA PARCEL 3 PER SURVEY SPLIT ON 1/1/23...

**TAX & FINANCIAL**

<b>Subj to Short Sale Apprvl</b>	No	<b>Ownership</b>	Private
<b>Owners Name</b>	Nemeth	<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>	2024	<b>Summer Tax Amount</b>	32.00
<b>Winter Tax Year</b>	2024	<b>Winter Tax Amount</b>	0.00
<b>Total Tax Year</b>	2023	<b>Total Tax Amount</b>	32.00
<b>SEV Year</b>	2024	<b>SEV</b>	4000.00
<b>Taxable Value</b>	\$1,073.00		

**FEATURES**

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

**LISTING INFORMATION**

<b>Full Address(es)</b>	LOT 3 Happy RD, Beaverton, MI 48612	<b>FIPS</b>	26051
<b>Input Date</b>	5/24/2024 3:27 AM	<b>Original MLS#</b>	50143088
<b>Originating MLS</b>	Clare Gladwin Board of REALTORS	<b>Original Price</b>	\$9,900
<b>Price Date</b>	5/24/2024	<b>Listing Date</b>	5/24/2024
<b>Listing Exception Y/N</b>	No	<b>Cancel Date</b>	10/12/2023
<b>Update Date</b>	5/24/2024	<b>HotSheet Date</b>	5/24/2024
<b>Status Date</b>	5/24/2024	<b>Days On Market</b>	3
<b>Cumulative DOM</b>	3	<b>Days On MLS</b>	3
<b>Cumulative DOMLS</b>	3	<b>Signed Disclosure Y/N</b>	Yes
<b>Guest Listings Y/N</b>	No	<b>Contract</b>	Exclusive Right to Sell

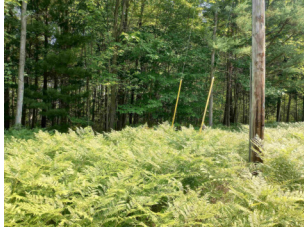
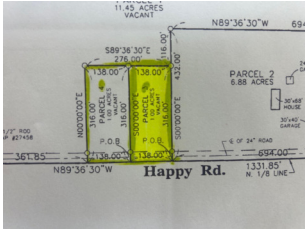
## LISTING INFORMATION

Lease Y/N	No	Additional Documents YN	No
Associated Document Count	2	Picture Count	4

## MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y		

## ADDITIONAL PICTURES



## DISCLAIMER

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