

**CLIENT VIEW - DYNAMIC**



**MLS #** 50100816  
**Address** Lot 45 & 46 Worchester  
**Area (Municipality)** Butman Twp (26006)  
**Mail City** Gladwin  
**County** Gladwin  
**State** MI  
**Zip** 48624  
**Class** VACANT LAND  
**Type** Vacant Land  
**Sale/Rent** For Sale  
**Status** Active  
**Asking Price** \$19,981



**PUBLIC REMARKS**

**Public Remarks** Check out these 2 beautiful camping or building lots in Sugar Springs. These lots already have electric installed, two driveways and Lot 45 already has a 5 inch well with submersible pump. Enjoy beautiful evenings under the stars around the campfire and drive down to the beach to go swimming or launch your boat and spend your days playing on one of the lakes. The 18 hole championship golf course is literally just around the corner! Enjoy what Sugar Springs has to offer, including 2 all sports lakes, several beach clubs, possible dock rentals, 18 hole championship golf course, restaurant, indoor heated swimming pool, fitness area, campground, walking trails, tennis courts and more! (Note: Sewer has to be installed on the lot to be allowed to camp).(Lots are not contiguous)

**LISTING INFORMATION**

<b>Full Address(es)</b>	Lot 45 & 46 Worchester, Gladwin, MI 48624	<b>FIPS</b>	26051
<b>Input Date</b>	2/2/2023 5:54 PM	<b>Original MLS#</b>	50100816
<b>Originating MLS</b>	Clare Gladwin Board of REALTORS	<b>Original Price</b>	\$19,981
<b>Price Date</b>	2/2/2023	<b>Listing Date</b>	2/2/2023
<b>Listing Exception Y/N</b>	No	<b>Update Date</b>	2/3/2023
<b>HotSheet Date</b>	2/2/2023	<b>Status Date</b>	2/2/2023
<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>	Additional property info	<b>Picture Count</b>	7

**PROPERTY & LOCATION**

<b>Style</b>	Vacant Land	<b>Survey On File Y/N</b>	No
<b>Encroachment Y/N</b>	No	<b>Site Condo Y/N</b>	No
<b>Insp Cmpl for Well/Septic</b>	No	<b>Waterfront Y/N</b>	No
<b>Frontage</b>	190	<b>Lot Size</b>	189.68x158.92x192x157.79
<b>Acreage</b>	0.46	<b>Cross Street 1</b>	Sugar River Rd
<b>Cross Street 2</b>	Worchester	<b>Directions</b>	From Gladwin: M-18 N to M-18 W to Round Lake Road R to Sugar River Road R to Worchester Way R to lots on L
<b>Side of Street</b>	E	<b>Subdivision</b>	Winchester Realm
<b>Township</b>	Butman Township	<b>Municipality</b>	Butman Twp
<b>Municipality Type</b>	Township	<b>School District</b>	Gladwin Community Schools
<b>Property ID</b>	060-200-000-045-00 & 046-00		

**TAX & FINANCIAL**

<b>Subj to Short Sale Apprvl</b>	No	<b>Ownership</b>	Private
<b>Owners Name</b>	Compton	<b>Association Y/N</b>	Yes
<b>Fee Amount</b>	\$1,060.00	<b>Fee Schedule</b>	Yearly
<b>Assessments Y/N</b>	No	<b>Principal Res Exempt Y/N</b>	No
<b>Summer Tax Year</b>	2022	<b>Summer Tax Amount</b>	130.01
<b>Winter Tax Year</b>	2022	<b>Winter Tax Amount</b>	170.75
<b>Total Tax Year</b>	2022	<b>Total Tax Amount</b>	300.76
<b>SEV Year</b>	2022	<b>SEV</b>	4100.00
<b>Taxable Value</b>	\$2,022.00		

**FEATURES**

<b>COMMUNITY AMENITIES</b>	<b>LOCATION</b>	<b>SEWER SEPTIC</b>	<b>UTILITIES</b>
Club House	Subdivision	Public At Street	Electricity Connected
Golf Course	<b>FINANCIAL TERMS</b>	<b>WATER</b>	Natural Gas Available

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**FEATURES**

Park	Cash	Private Well	Sewer Available
Playground	Conventional	<b>WATER FEATURES</b>	<b>VIEW</b>
Pool/Hot Tub	<b>ROADS</b>	Lake/River Access	Rural View
Tennis Courts	City/County	Association Access	
Airport/Runway	Paved Street	<b>ZONING</b>	
Restaurant		Residential	
Storage			
Trail(s)			

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

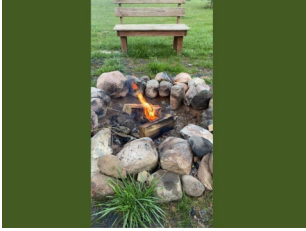
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	No	<b>VOW AVM</b>	Yes
<b>IDX Consumer Comment</b>	No	<b>IDX Automated Valuation</b>	Yes
<b>IDX Include</b>	Y	<b>Public GLR Websites</b>	Yes
<b>Public MiRS Website</b>	Yes		

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**LEGAL DESCRIPTION**

**Legal Description** 20 1W Winchester Realm Sub Lot 45 & 46  
**Section** 16

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**ADDITIONAL PICTURES**

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**DISCLAIMER**

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