

ALL FIELDS DETAIL



MLS # 1096386
Status Price Change
Class VACANT LAND
Type Vacant Land
Area Bohemia T
Asking Price \$499,000
Address TBD Camp 18 Rd
Unit/Lot#
City Tiovola
State MI
Zip 49965
Sale/Rent For Sale
IDX Include Y

Waterfront Lake
Water View Lake
Deeded Water Access Lake
Trailside No
At Ski Resort No



GENERAL

Body of Water	Lake Superior	Ski Resort Name	
Trailside Description		County	Ontonagon
City/Township/Village	Bohemia T	School District	Adams Twp
Exclusions (Y/N)	Yes	Est. # Acres	422.37
Lot Dimensions	see attached map	Directions	From Toivola travel west on Misery Bay Road for approximately 10.7 miles, turn left on Camp 18 Road for approximately 2.5 miles to the property gate (yellow).
Legal	NE1/4 in Sec. 21, and E1/2 SW1/4 and W1/2 SE1/4 and PT FRL NW1/4 (Gov Lot 3) in Sec. 16, all in T35N-R37W.	Zoning	
Tax ID	6602 800 009 15, 6602 800 009 08, 6602 416 007 00, 6602 416 005 00.	SEV	
Tax Year		Potential Short Sale(Y/N)	No
Foreclosure (Y/N)	No	CFA (Y/N)	Yes
Listing Date	7/18/2016	Expiration Date	12/31/2017
Agent	TODD FREDERICKSON - Main: 906-273-0661	Listing Office 1	STEIGERWALDT LAND SALES, LLC - Main: 906-273-0661
Listing Agent 2		Listing Office 2	
Commission Prcnt/FlatFee?	Percent	BA Percent	3.00
SA Percent	3.00	TC Percent	3.00
BA Flat Fee		SA Flat Fee	
TC Flat Fee		Commission SA	
Commission BA		Commission TC	
Dual Variable (Y/N)		Agency Relationship	
Listing Type		Service Level	
Off Market Date		Search By Map	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	8/29/2017	Status Date	8/29/2017
HotSheet Date	8/29/2017	Price Date	8/29/2017
Input Date	7/19/2016 1:35 PM	Associated Document Count	3
MLS ID	North Central MLS	Old MLS Number	
Agent Hit Count	43	Client Hit Count	13
Original Price	\$649,000	Price Per Acre	
Longitude		Latitude	
Geocode Quality	Manually Placed Pin	Picture Count	7
Days On Market	407	Price Per SQFT	\$1,181.43
Sold Price Per SQFT		Days On MLS	406
Input Date	7/19/2016 1:35 PM	Update Date	8/29/2017 10:18 AM

FEATURES

WATER	SHORELINE	NATURAL GAS	FINANCING OPTIONS
None	Sand	No	None
SEWER	Wooded	CABLE	LOCKBOX
None	WOODED	No	Other
TERRAIN	Yes	ROAD ACCESS	ALLOW EXPORT
Combination	TELEPHONE	Seasonal	Yes
Flat	No	OUTBUILDINGS	RENTAL OPTIONS
Rolling	ELECTRIC	None	No Rental Available

FEATURES

ROAD SURFACE Dirt	None	POSSESSION At Closing	ROAD TYPE Private
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SOLD STATUS

How Sold Closing Date Arms Length Selling Office 1 Selling Office 2 Buyer Concession/Rebate? Buyer Commis/Rebate Exp Seller Commis/Rebate Amt Concession/Rebate (Y/N) Concession/Rebate Explain Auction Sold By	Contract Date Sold Price Selling Agent 1 Selling Agent 2 Seller Closing Cost Paid Buyer Concess/Rebate Amt Seller Commission/Rebate? Seller Commis/Rebate Exp Concession/Rebate Amt. REO/REPO/Foreclosure Short Sale Seller Points Paid
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PUBLIC REMARKS

Public Remarks Imagine 422 acres of forestland with over 2,000 feet of beautiful sand beach frontage on Lake Superior's Misery Bay. This tract offers both investment opportunity and kingdom property potential. Being the largest privately owned parcel on Misery Bay with miles of state owned beach in both directions, this tract is very private and secluded, almost like you own the entire bay. It includes two of four 5-acre lots, which have been surveyed and are located near the eastern end of the waterfront along with another 1,541 feet of undeveloped sand beach frontage to the west with additional frontage on Black Creek and the Little Misery River. The property has legal easement access via Camp 18 Road. Take a look at this rare opportunity.

AGENT ONLY REMARKS

Agent Only Remarks

ASSOCIATION FEE

Association Fee None.

SHOWINGAGENT INSTRUCTIONS

ShowingAgent Instructions Contact listing agent for maps and gate access.

ADDENDUM

Addendum

ADDITIONAL PICTURES

