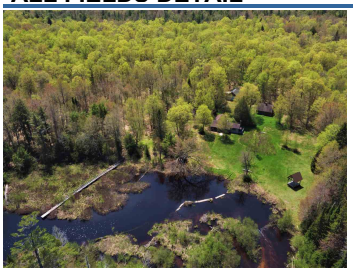
ALL FIELDS DETAIL



MLS #	1113458
Status	Price Change
Class	VACANT LAND
Type	Vacant Land
Area	Onota T
Asking Price	$985,000
Address	7680 N Peter White Rd
Unit/Lot#	
City	Deerton
State	MI
Zip	49822
Sale/Rent	For Sale
IDX Include	Y

Waterfront	Interior Lake
Water View	Interior Lake
Legal Water Access Only	
Trailside	No
At Ski Resort	No

GENERAL

Body of Water	Laughing Whitefish Lk & River	**Ski Resort Name**	
Trailside Description		**County**	Alger
City/Township/Village	Onota T	**School District**	Au Train Onota Public
Exclusions (Y/N)	No	**Est. # Acres**	352.00
Lot Dimensions	5700 x 2640 x 5280 x 2640	**Estimated Waterfrontage Feet**	5,640.00
Directions	From Deerton travel south on Peter White Road, County Highway 483, for approximately 3.3 miles to the property.	**Legal**	W1/2 of Section 34 and part of the E1/2 of Section 34, lying westerly of Laughing Whitefish Lake and Laughing Whitefish River, all in T47N-R22W, Township of Onota, Alger County, Michigan.
Zoning	Timber Production	**Tax ID**	02-007-234-002-00, 02-007-234-001-00
SEV		**Tax Year**	
Potential Short Sale(Y/N)	No	**Foreclosure (Y/N)**	No
CFA (Y/N)	No	**Listing Date**	4/5/2019
Expiration Date	4/1/2020	**Agent**	TODD FREDERICKSON - Main: 906-273-0661
Listing Office 1	STEIGERWALDT LAND SALES, LLC - Main: 906-273-0661	**Listing Agent 2**	ANDREA CARON - Cell: 920-213-8792
Listing Office 2	STEIGERWALDT LAND SALES, LLC - Main: 906-273-0661	**Commission Prcnt/FlatFee?**	Percent
BA Percent	2.80	**SA Percent**	2.80
TC Percent	0.00	**BA Flat Fee**	
SA Flat Fee		**TC Flat Fee**	
Commission SA		**Commission BA**	
Commission TC		**Dual Variable (Y/N)**	
Listing Type		**Off Market Date**	
Search By Map		**VOW Include**	Yes
VOW Address	Yes	**VOW Comment**	Yes
VOW AVM	Yes	**Update Date**	10/9/2019
Status Date	10/9/2019	**HotSheet Date**	10/9/2019
Price Date	10/9/2019	**Input Date**	4/9/2019 8:06 AM
Associated Document Count	3	**MLS ID**	North Central MLS
Old MLS Number		**Agent Hit Count**	44
Client Hit Count	5	**Original Price**	$995,000
Price Per Acre	$2,798.30	**Price per Estimated Waterfrontage Foot**	174.65
Longitude	-87.04611453056	**Latitude**	46.42933530288
Geocode Quality	Manually Placed Pin	**Picture Count**	43
Days On Market	187	**Price Per Acre**	$2,798.30
Sold Price Per Acre		**Days On MLS**	183
Input Date	4/9/2019 8:06 AM	**Update Date**	10/9/2019 12:16 PM
List Team		**Sell Team**	

FEATURES

WATER
Point

SEWER
Septic

SHORELINE
Mixed
Wooded

WOODED

ROAD ACCESS
Seasonal

OUTBUILDINGS
Barn

ALLOW EXPORT
Yes

NEGOTIABLE ITEMS
None

FEATURES

TERRAIN
Combination
Flat
Rolling

ROAD SURFACE
Gravel
Dirt

Yes

TELEPHONE
No

ELECTRIC
Solar

NATURAL GAS
No

CABLE
No

Garage
Gazebo/Screen House
Guest Cottage

POSSESSION
At Closing

FINANCING OPTIONS
None

LOCKBOX
Other

AMENITIES
Dock-Permanent
Garden Area
Gazebo
Landscaping
Other See/Remarks
Storage Area

ROAD TYPE
Public

SOLD STATUS

How Sold
Closing Date
Arms Length
Selling Office 1
Selling Office 2
Buyer Concession/Rebate?
Buyer Commiss/Rebate Exp
Seller Commiss/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 Commiss/Rebate Exp
Concession/Rebate Amt.
REO/REPO/Foreclosure
Short Sale
Seller Points Paid

PUBLIC REMARKS

Public Remarks This waterfront, recreation and timber investment property is 352 acres in size. Additionally, it has an abundance of history. It is located 18 miles southeast of Marquette, Michigan in northwestern Alger County. The property has approximately 1,940 feet of frontage on Whitefish Lake and 3,700 feet of a mix of center-thread and one-bank frontage on the Laughing Whitefish River. The property has an impressive forest cover with significant timber value. Large sugar maple and hemlock trees are common across the landscape and are one of the defining features of the property. There is a presence of veneer sawtimber and the possibility of specialty products such as birds-eye maple and curly maple within the northern hardwood forest cover types. This property has been in the current owner's family for three generations and includes quite a bit of history. The Nature Conservancy owns much of the surrounding land which was donated by the subject's landowners. According to the Nature Conservancy's website: The land has been revered since this family's earliest relatives first set foot here. The family goes back as far as Peter White, one of the earliest founders of the City of Marquette. White first acquired the property and built his wilderness camp in the early 1800's. Later, White's son-in-law George Shiras III successfully tested his new invented method of photographing wildlife at night here. Laughing Whitefish Lake became famous when the pictures won prizes at the 1900 World Exposition in Paris and the 1904 Louisiana Purchase Exposition in St. Louis. In 1906, National Geographic Magazine devoted an issue to his photos. The property has been meticulously maintained. The main cabin, which includes the original fireplace from the Peter White cabin, has been renovated in 2015. All plumbing was replaced, and solar powered electricity capability with solar panels and a new large generator were added. The main cabin is a wood structure with pine cabinets and ceiling, newer linoleum, laminate flooring and carpeting, and new appliances. It has two bedrooms and a ADA compliant bathroom and doorways. There is hot water heaters in both cabins. Other improvements include a second cabin with recently new carpeting in the living room and bedrooms, updated plumbing and electricity, a garage, storage shed, pump house, second garage, barn, and gazebo. Some of these buildings originated from the 1800s camp owned by Peter White. It is powered by propane and solar energy. In the past, the cabins have been rented out on a periodic basis, largely from spring to late fall. The second cabin is similar in size, structure, and quality as the main cabin. Both cabins have had continued maintenance and are overall in good condition.

AGENT ONLY REMARKS

Agent Only Remarks

ASSOCIATION FEE

Association Fee None

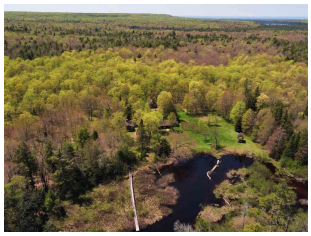
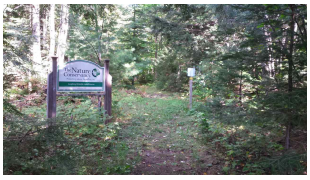
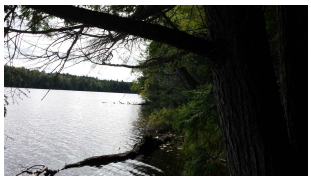
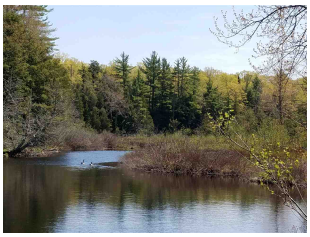
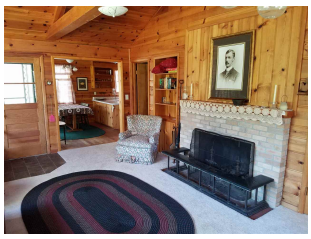
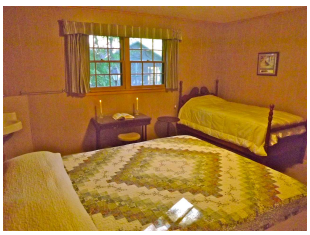
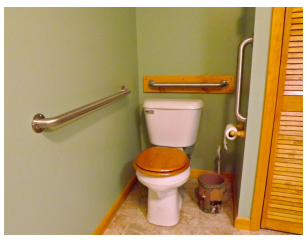
SHOWINGAGENT INSTRUCTIONS

ShowingAgent Instructions Contact listing agent.

ADDENDUM

Addendum

ADDITIONAL PICTURES



Laughing Whitefish Lake Preserve