

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

PROPERTY SUMMARY

This 1 acre property is located within a beautiful community with access to power and incredible views.

PROPERTY DETAILS

Acreege

1

APN

012-004-100-06

Legal Description

T18n R3w Sec 4 . Com At A Pt 300 Ft E Of Nw Cor Of W 1/2 Of Nw 1/4 Th Rng S 435.6 Ft Th E 100 Ft Th N 435.6 Ft Th W 100 Ft To Pob.

County

Clare

Annual Taxes

\$32.20

HOA

No

Covenants

No

Utilities

Power

ACCESS & MAPS

Road	E Gladwin Rd
Type	Asphalt
Condition	Excellent
Directions	Google
GPS Coordinates	43.987992999999996, -84.685351
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	Residential
Link to County Zoning Ordinance	Arthur Township Ordinance
Uses By Right	Given the size of the lot the only permitted use might be residential.

POWER

Provider	Consumers Energy
Website	Link
Distance to Power	Next Door neighbour has power
Natural Gas Delivery	Coyne Oil & Propane- https://coyneoil.com/residential/propane-delivery/ Heintz Propane- https://heintzpropane.com/become-a-customer Ferrellgas- https://www.ferrellgas.com/

WATER

Provider	Well only
Distance and details	There are active wells around the property. According to state restrictions, the minimum capacity is 1100 gallons. The entire process is done by the Central Michigan Health Dept. (Office located in Clare County). See process link on the right. Fee for permit: \$320
Resource	Link


SEPTIC/SEWER

Provider	Septic only
Application Process	Application: Submit a permit application for a septic system. Contact: Expect a follow-up or scheduling call from a Health Department representative or Sanitarian. Site Preparation: Homeowner prepares a 4' deep hole for the new drain field and flags it, or requests MISS DIG for utility marking and informs the Sanitarian. Site Evaluation: Sanitarian evaluates the site for septic system suitability, examining soil type, water table depth, slope, separation distances, area availability, hydrogeology, runoff patterns, proposed land use, and existing site conditions. Permit Approval: If approved, the permit is issued via email or mail. New Build Sites: Require septic permit before building permit, site marking for Sanitarian visit, reserve area for future drainfield replacement, adherence to sanitary code without variations, and compliance with local codes.
Resource	Link

BUILDING & USE RESTRICTIONS

Subdivision Rules	The properties cannot be subdivided due to their size.
Building Size	Max Height 35ft.
Building Types	No specific limitations
Outbuildings	Where an accessory building is structurally attached to a main building, except where otherwise noted, it shall be subject to and must conform with all regulations applicable to the main building. Accessory structures 200 sq. ft. or smaller do not require a zoning permit.
Animals	Domestic pets are permitted.
Mobile Homes	RVs are allowed up to 90 days.

TERRAIN/SOIL/CLIMATE

 **Boundary: 0.97 ac**

Code	Description	Acres	%	CPI	NCCPI	CAP	?
LupabA	Lupton muck, 0 to 1 percent slopes	0.97	100%	-	29	5w	?
Totals		0.97 ac		0 CPI Average	29 NCCPI Average	5 Cap. Average	



Soil	Lupton Muck 100%
Capabilities	Limited Grazing
Terrain	Flat terrain

Climate Annually	F/in
High	82
Low	11
Avg Precipitation	32
Avg Snowfall	55

CONNECTIVITY

Cell Service	
Verizon	No
AT&T	1 Bar- Unable to load
T-Mobile	Yes - 5G
Fiber Internet	No
Starlink Available	Yes

NEARBY PLACES OF INTEREST

Place	Details	Travel time
Nearest Public Land	Eureka Lake	21
	Half Moon Lake	28
Nearest Towns	Hatton	12
	Surrey	21
	Gilmore	32
	Colonville	17
Nearest Major Cities	Vernon City	80
	Detroit	2 Hrs
	Milwaukee	5 hrs
	Traverse City	90
Nearest Hospital	MyMichigan Medical Center Clare	18
	Great Lake Medical	45
Nearest Regional AirportHas flights to different states	Clare Municipal Airport	19
	Mt. Pleasant Municipal Airport	30
Nearest International Airport	Gladwin Airport	14
	Capital Region International Airport	90
Stores Nearby	J&D Market	17
	Carrow's Supermarket	19
	Lake Village Supermarket	23
	Save a Lot	10
	Family Fare	9
	Hometown Groceries	40
	L&W Grocery	18
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Little Silver Lake	27
	Doc and Tom Lake	29
	Stamina Stadium & McIreland Nature Trails	20
	Indian Pines Park	37
	Hiawatha Hills Preserve	38
	Deerfield Nature Park	37