

1,900 feet of Commercial Frontage on M-72
\$550,000; \$650,000; \$1,100,000

**Large Commercial Acreage
Acme/Williamsburg Area**



Three Sales Options Available:

A) \$550,000—13.75 acres— \$0.92/sf—The West 1,000 ft. Frontage

B) \$650,000—11.21 acres—\$1.33/sf—on Corner

C) \$1,100,000 for all 25 acres

Land Contract Terms Possible

Acreage across M-72 may be available

On M-72, Four Miles East of Acme
Only minutes from the Turtle Creek Casino

- ♦ **Exceptional Long Term Real Estate Investment**
- ♦ **One of the few commercial parcels available on M-72 within 4 miles of Acme**
- ♦ **Land division complete, Survey available**
- ♦ **MDOT approved for common curb cut on east end of property**
- ♦ **Soil Testing & Health Department reports available**
- ♦ **Commercial zoning extends 500' south of the centerline of M-72 (pie-shaped area to south zoned agricultural). North acreage may also be available.**
- ♦ ***Acreage on North side of M-72 may be available also***

See listing agent for details-*Listing Agent is property Owner

MLS# 1869021,1869026,1869023

James A. Schmuckal, Realtor

**Call Jim Maitland (231)883-8902 or
jmaitland11@hotmail.com**

office@schmuckalrealtor.com or <https://www.jaschmuckal.com>
231-946-5100 (office)

PROPERTY RECORD

NW COR, SEC 3
G.T. Co. Remon. Mon. fnd.

CHRYSTY L. ANDERSEN
Professional Surveyor #30074

STATE OF MICHIGAN
CHRISTY L. ANDERSEN
SURVEYOR
No. 80074
LICENSED LAND SURVEYOR

N 1/4 COR, SEC 3
G.T. Co. Remon. Mon. fnd.

0' 200' 400' 600'
SCALE: 1" = 200'

LEGEND

- - IRON FOUND
- - IRON w/CAP SET
- ⊕ - MONUMENT FOUND
- ⊙ - MONUMENT w/CAP SET
- ▲ - NAIL FOUND
- (R) - RECORD

R/W
1007.02'
S85°56'15"E 1774.05'
33.00' 33.00'
767.04'
S53°31'31"E 239.25'
FORCE LINE
41.84'
368.37'
368.37'
R/W 1328.87'
33.00'
N 1/8 LINE
1007.00'
S89°56'44"W 1959.34'
952.34'
S89°56'44"W 1959.34'
N 1/8 LINE
1007.00'

Property 'A'
NEW PARCEL
13.75 ACRES

66' ACCESS EASEMENT

Property 'B'
REMAINDER PARCEL
11.21 ACRES

Property 'C'

E & W 1/4 LINE

C 1/4 COR, SEC 3
1/2" rod in Monbox fnd.

E BROOMHEAD RD (66)
S80°03'59"E 2847.41'

EXHIBIT BASED ON provided data