


Address: Hall Road , Atlanta , MI ; 49709			
	MLS#:	201827881	List Price: \$ 549,000
	Type:	Vacant Acreage	Status: Active
	Prop Type:	Land	Waterfront: Yes
	Frontage:	Stream/Creek	Amt of Frontage: 1000+
	#Acres:	250.00	Lot Size: 250 acres
	County:	Montmorency	
Lake/River Other			
Lake/River Name:	Other	Tax ID	002-010-000-470-00, 002-011-000-190-02 +
School District:	Atlanta	Township/City/Village:	Avery
Building Site:	BOCA Allowed	Realtor.com Type:	Land
Subdivision or T/R: T30N R3E			
Public Remarks: Prime whitetail acreage with drivable trails and established food plots. Edwards Creek runs through the property. A cedar swamp and Hardwood forest of maples offer diverse habitat for not only deer but also bear, coyote, grouse, and other small game. This property is located in Atlanta MI which is in the NE part of the lower peninsula on the 45th parallel. Halfway between Gaylord and Alpena. The area offers many clean lakes for fishing and recreation. There are also lots of golf resorts. Northern MI has tons of state and federal forests as well.			
Directions: M-32 WEST OF ATLANTA TO HALL ROAD SOUTH TO GATE			
Legal: ALL THAT PART OF S 1/2 OF SE 1/4 LYING S OF OLD BDG&A RR LESS THE W 380 FT LESS COM A S 1/4 COR TH N 762.81 FT TH E 382. PLUS NE 1/4 OF NE 1/4 & NW 1/4 OF NE 1/4 LESS BEG AT NE COR AS POB TH E 360 FT TH S 350 FT TH W 360 FT TH N 360 FT TO POB...			
Road:	Dirt; Maintained	Topography:	Rolling
Features:	Hunting Property	Gas/Oil Well Etc:	Yes
Water:	No Well	Sign:	Sign: Yes
Sewer:	No Septic	Mineral Rights:	Yes
Electric:	Adjacent	Taxes and Possession:	Possession: immediate; Association Dues: No
		Terms:	Cash; Cash to New Mortgage; Land Contract

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