

**CLIENT VIEW - DYNAMIC**

**MLS #** 50137916  
**Address** Lot 150 Greensboro Way  
**Area (Municipality)** Butman Twp (26006)  
**Mail City** Gladwin  
**County** Gladwin  
**State** MI  
**Zip** 48624-0000  
**Class** VACANT LAND  
**Type** Vacant Land  
**Sale/Rent** For Sale  
**Status** Active  
**Asking Price** \$15,000

**PUBLIC REMARKS**

**Public Remarks** AWESOME BUILDING LOCATION!! Check out this beautiful wooded golf course lot located on Greensboro Way with a creek going through the back side of the property! This lot has a high overlook of the golf course and creek. Enjoy what Sugar Springs has to offer; including two all sports lakes, several beach clubs, possible dock rentals, 18 hole championship golf course, restaurant, indoor heated swimming pool, fitness area, campground, walking trails, tennis courts and more! Sewer is required to be installed in order to camp on lot.

**PROPERTY & LOCATION**

<b>Style</b>	Vacant Land	<b>Survey On File Y/N</b>	No
<b>Site Condo Y/N</b>	No	<b>Waterfront Y/N</b>	No
<b>Body of Water</b>	Lancer	<b>Frontage</b>	151
<b>Lot Size</b>	151x174x84x164	<b>Acreage</b>	0.44
<b>Directions</b>	From Gladwin, E. M-61 to Hockaday, Hockaday N. to Sugar River Rd, Sugar River Rd. W to Greensboro Way, Greensboro Way N. to Destination	<b>Subdivision</b>	yes
<b>Municipality</b>	Butman Twp	<b>School District</b>	Gladwin Community Schools
<b>Property ID</b>	060-090-000-150-00		

**LEGAL DESCRIPTION**

**Legal Description** 20 1W HIGHLANDER REALM LOT 150

**TAX & FINANCIAL**

<b>Subj to Short Sale Apprvl</b>	No	<b>Ownership</b>	Private
<b>Owners Name</b>	Cynthia Selby	<b>Association Y/N</b>	Yes
<b>Fee Amount</b>	\$535.00	<b>Fee Schedule</b>	Yearly
<b>Assessments Y/N</b>	No	<b>Principal Res Exempt Y/N</b>	No
<b>Summer Tax Year</b>	2022	<b>Summer Tax Amount</b>	98.14
<b>Winter Tax Year</b>	2022	<b>Winter Tax Amount</b>	130.20
<b>Total Tax Year</b>	2022	<b>Total Tax Amount</b>	234.34
<b>SEV Year</b>	2022	<b>SEV</b>	6200.00
<b>Taxable Value</b>	\$3,161.00		

**FEATURES**

<b>COMMUNITY AMENITIES</b>	<b>LOCATION</b>	<b>SEWER SEPTIC</b>	<b>ZONING</b>
Club House	Subdivision	Other-See Remarks	Residential
Exercise/Facility Room	<b>LOT DESCRIPTION</b>	Not to Property (Sewer)	<b>UTILITIES</b>
Golf Course	Treed	<b>WATER</b>	Natural Gas Available
Park	Wooded	None	Sewer Available
Playground	<b>FINANCIAL TERMS</b>	<b>WATER FEATURES</b>	Internet Spectrum
Tennis Courts	Cash	Association Access	
Airport/Runway		All Sports Lake	
Restaurant		Beach Access	
Trail(s)			

**LISTING INFORMATION**

<b>FIPS</b>	26051	<b>Input Date</b>	4/7/2024 9:59 AM
<b>Originating MLS</b>	Clare Gladwin Board of REALTORS	<b>Original Price</b>	\$15,000
<b>Price Date</b>	4/7/2024	<b>Listing Date</b>	4/5/2024
<b>Listing Exception Y/N</b>	No	<b>Update Date</b>	4/7/2024
<b>HotSheet Date</b>	4/7/2024	<b>Status Date</b>	4/7/2024
<b>Days On Market</b>	2	<b>Cumulative DOM</b>	2

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**LISTING INFORMATION**

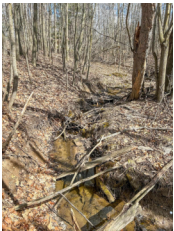
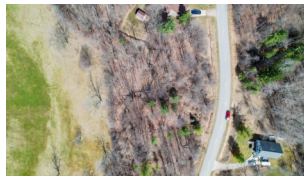
Cumulative DOMLS	0	Signed Disclosure Y/N	Yes
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Lease Y/N	No	Additional Documents YN	Yes
Associated Document Count	1	Picture Count	15

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**MARKETING-VIRT TOURS/IDX/VOW**

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y		

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**ADDITIONAL PICTURES**

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**DISCLAIMER**

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.