

## LAND DATA

<b>Property Address</b>	Elizabeth Lane—Lot 9, Iron River MI 49935
<b>Property APN - Assessors Parcel Number</b>	004-167-001-09
<b>County, State:</b>	Iron County, Michigan
<b>City/Town</b>	Iron River Township
<b>Lot Number/Subdivision:</b>	Lot 9—Wasanoode Sites
<b>Parcel Size:</b>	5.07
<b>GPS Coordinates (Center):</b>	46.1258, -88.8371
<b>GPS Coordinates (Corner)</b>	46.1267, -88.8370 N 46.1251, -88.8355 SE 46.1250, -
<b>Google map link:</b>	<a href="https://maps.app.goo.gl/rVvJfH8KqSWpyVFN7">https://maps.app.goo.gl/rVvJfH8KqSWpyVFN7</a>
<b>Elevation:</b>	1662.5 Feet
<b>Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)</b>	Dirt
<b>Annual Property Taxes:</b>	\$974.63
<b>Is there a Structure (Yes or No (If Yes: Explain)</b>	Dock

## *Zoning and Use*

<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Residential/Recreational—Lakes and Ponds District—Wasanoode Sites
<b>Terrain type?</b> (Is it flat /slope/etc)	Flat
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single Family Residential
<b>Can we camp on the property?</b>	No
<b>Are RV's allowed on the property?</b>	No
<b>Are Mobile homes allowed on the property?</b>	No
<b>Are tiny houses or small cabins allowed in the property?</b>	Minimum 480 Square Feet
<b>Are there any building height restrictions?</b>	28 Feet
<b>What are the setbacks of the lot?</b>	15 Feet Sides, 30 Feet Back
<b>What is the minimum lot size to build on the property?</b>	480 Square Feet
<b>Is there any time limit to build?</b>	Need to Renew Permit after 1 Year
<b>Is the property in a flood zone/wetlands present?</b>	Wetlands Present at the Lakefront
<b>Natural Habitat Restrictions??</b> <i>ie.</i> In a protective area, like a wetland, preserve that would restrict use.	

## *Utilities*

<b>Does the Property have access to Water?</b>	Would have to drill a well
<b>Does the Property have Sewer or Septic?</b>	Would have to install a septic system
<b>Is there Electric Hook Up?</b>	Nearby
<b>Does the County or City Pick up the trash?</b>	No

## *HOA/POA Information*

<b>Name of Homeowner's Association ( if applicable )</b>	Wasanoode Site Condominiums
<b>What is the annual/monthly HOA fee?</b>	\$250/Year
<b>What Amenities are included for the HOA fees?</b>	Yearly Maintenance Assessment/Road Maintenance

## County/City/Township Contacts

<b>Assessor Website</b>	<a href="https://ironriver.org/assessor/">https://ironriver.org/assessor/</a>
<b>Assessor Contact</b>	(906) 282-5848
<b>Treasurer Website</b>	<a href="https://ironmi.com/treasurer">https://ironmi.com/treasurer</a>
<b>Treasurer Contact</b>	(906) 875-3362
<b>Recorder/Clerk Website</b>	<a href="https://ironmi.com/register-of-deeds">https://ironmi.com/register-of-deeds</a>
<b>Recorder/Clerk Contact</b>	(906) 875-3321
<b>Zoning or Planning Department Website</b>	<a href="https://ironrivertownship.com/zoning.htm">https://ironrivertownship.com/zoning.htm</a>
<b>Zoning or Planning Department Contact</b>	(906) 265-3403
<b>County Environmental Health Department Website</b>	<a href="https://ironriver.org/">https://ironriver.org/</a>
<b>County Environmental Health Department Contact</b>	
<b>GIS Website</b>	<a href="#">GIS   City of Iron River, MI</a>
<b>Electricity Company Name &amp; Phone Number</b>	Contact Upper Peninsula Power Company (800) 562-7680
<b>Gas Company Name &amp; Phone Number</b>	Krist LP Gas Corporate Iron River 906-265-6144)
<b>Waste Company Name &amp; Phone Number</b>	WM - Crystal Falls Hauling 906-875-4456)

***\*\* If you have a specific question not answered above, many of our interested buyers have used the listed contact information above for the various offices to get their answers quickly \*\****



## Owner Financing

What is the seller financing price?	<b>\$102,500</b>
What is the minimum down payment?	\$30,000
What are the term options and approx. monthly payments?	60 Months—\$1785.44/month (Flexible on Term Length/Payments)
Additional Notes:	N/A

**\*\* DISCLAIMER \*\*: Buyer must verify & work with County to know what can & can't be done with the land, obtain proper permits if needed & confirm the availability of any utilities needed/serviced on the lots. Seller makes no warranties or representations about the land, its condition, or what can be built on the parcel. \*\***