

SALE PARCEL # 330145 Charlevoix County, St. James Township

Property Information

Size: 1.43 acres (62,245 square feet) – long and narrow, rectangular.

Frontage & Access: 71.57 feet of frontage on west side of Gull Island Road. The site is also bisected by the private portion of Trout Island Court. 105 feet of frontage on Lake Michigan.

Driving Directions Northerly portion of Beaver Island.

Topography & Drainage: Generally level and slopes to water with some wetland area between Trout Island Court and Gull Island Road.

Cover: Cover consists of conifers with some hardwoods.

Improvements: The tract is vacant.

Other Conditions: Subject to development and use restrictions of the Critical Dune statute.*
Telephone and electricity available.

State Reservations: The State retains rights to aboriginal antiquities.
Minerals will be retained by State.

Minimum Amount Accepted: \$158,500.00

All sales are subject to conditions outlined in the "Rules and Regulations" portion of the bid sheet. Please read carefully before placing a bid.

RELEASE OF TAX REVERTED PROPERTIES

*The Michigan Department of Environmental Quality (DEQ) has determined that this property is designated as either or both a critical dune area under Part 353, Sand Dune Protection and Management, or a high risk erosion area under Part 323, Shorelands Protection and Management, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. This property has not been inspected to determine whether it contains buildable area. Under Part 353, construction of any building, septic system, well, road, any grading, filling, or excavating, and any developmental, silvicultural, or recreational activity that significantly alters the physical characteristic of a critical dune is prohibited without a permit from the DEQ. Under Part 323, a permit must be obtained prior to construction of any building or installation of a septic system on a designated property.

This restriction has been placed on the deed by the State of Michigan and is enforceable against the Grantee, their future assigns, heirs, and successors. The State of Michigan reserves the right for authorized officials to enter upon the described property at reasonable times to inspect the premises in order to assure compliance with this deed