

SALE PARCEL #20030014 Gladwin County, Beaverton Township

Property Information

Size: A rectangular shaped 80-acre parcel; approximately 1320' X 2640'

Frontage & Access: Approximately 1320' of frontage on Roehrs Road (gravel road).

Driving Directions: Roehrs Road runs south to north from Coleman to Beaverton, paralleling M-18. Parcel is located approximately four miles south of Beaverton.

Topography & Drainage: 2/3 upland, and back 1/3 swampy lowland.

Cover: Shrub/scrub and forested vegetation, with some mature pines.

Improvements: Undeveloped, vacant land with no improvements.

Other Conditions: There is an active leasehold oil well on-site with associated surface improvements. Evidence of activity associated with oil production.

Electrical Utilities

State Reservations: The State retains rights to aboriginal antiquities.

Mineral rights will be conveyed subject to prior oil and gas reservation of 20 years, or as long as oil and gas is produced in paying commercial quantities. See Liber 257, Page 968 as recorded in Gladwin County.

Minimum Amount Accepted: ~~\$186,000.00~~ REDUCED: \$170,000.00

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