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HANNAH HERBOLDSHEIMER, CHARLEVOIX

The senior forward netted a pair of goals for the Lady Rayders soccer team in leading Charlevoix to an opening game 4-0 win over Lake Michigan Conference foe, Grayling.

Sports

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Charlevoix County News

Section B

Thursday, April 18, 2013

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2013 BASEBALL/SOFTBALL

SEASON PREVIEW

PART TWO • BY CHRIS FIEL

BOYNE CITY

SOFTBALL:

Boyne City returns solid core, adds youth

BOYNE CITY — The Boyne City softball team only has two returning upperclassmen in senior Jessica Selissen, a three year starter, and junior Rainy McCune.

Also returning for the Ramblers are four sophomores; Katelyn Banner, Brooke Fouchia, Paige Hornbeck and Jordan Weiss.

In addition to the six returnees, Boyne adds senior Halee Boughton, junior Katria Wilkins, sophomore Lauren Richards and three freshmen.

“We return six solid players from last season,” Rambler coach

Sandy Clausen said. “And we add six versatile players to the roster.”

Coach Clausen is looking forward to the season and having options due to the versatility of her squad.

“We have good arms and good foot speed from all of our players,” the coach added.

BASEBALL:

Ramblers return strong cast, including top two hurlers

BOYNE CITY—Boyne City veteran coach Todd Shumaker looks at his team and from what he has seen so far this spring is that he has a good nucleus of talent returning.

That Ramblers nucleus returns seven players from last season’s

squad, including their top two pitchers in Elliott Hausler and Cody Elzinga; while adding newcomers sophomore third baseman Max Cuper and senior second baseman Nick Vellis.

“We’ve got our top two pitchers back,” Shumaker said. “We also should be solid defensively as well as our line-up will possess good speed from top to bottom.”

Despite not being able to get outside like the rest of the Northern Michigan teams, the coach likes what he has seen so far in the batting cage.

“So far we look pretty decent in the cage,” Shumaker noted. “We look to have some decent power, and Nick Vellis is really stroking the ball well.”

In addition to Haulser and Elzinga, junior shortstop Jordan Fair will also log some innings for Boyne.

Other top returnees are catcher Waylon Henning, and

outfielders; Austin Gardner, Maceo Vroman, and Chandler Roberts.

EAST JORDAN

Lady Red Devils

return strong cast

EAST JORDAN — The Lady Red Devils return a strong cast from last season’s squad, and 20 year plus veteran coach Meg Kitson likes what she has in those returnees.

The Red Devils core is led by All-State honorable mention, senior Valerie Peters; Val is in her fourth year on the varsity, and will return to her shortstop position. Juniors Tommie Outman and Tori Goodrich will take turns pitching and catching, and along with Lindsay Schroeder,

who will pitch and play any position and play it well, give coach Kitson a solid start.

“We’re excited to get the season started,” coach Kitson said. “We’ve had a number of games cancelled already do to the weather, it’s out of our control, and we will be ready when we get the opportunity.”

Joining them will be Allie Sutton at the hot corner, Miranda Schneider at second base, McKenna Steltzner will return to her centerfield position; Maddie Ceasro will play outfield/DH. Lindsey Graham looks to pick up where she left off after a strong finish to the season last year after moving up from the JV halfway through the season; Kayly Zimmer, Savannah Drew, along with first year varsity players sophomore Stephanie Buckholz, freshman Haley Goodrich

See Season Preview—2B

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Sports

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Season Preview

continued from page 1B

and exchange-students Anna Loy and Reka Bodner round out the Lady Red Devils team.

"I'm excited to see what we can do with a couple of the combinations we have, notably Tori (Goodrich) and Tommie (Outman) flip-flopping the pitcher/catcher positions," Kitson added. "We also like the idea, we can put Lindsay Schroeder anywhere."

BASEBALL:

Red Devils baseball

program under new guidance

EAST JORDAN — The Red Devils look to pick up right where they left last season as first year coach Tom Reid Jr. moves up from the JV ranks to take over a program that Al Stallard built into a conference contender, including co-champions last season.

Reid Jr. returns three seniors in Zak Shepard and Matt Bolser along with Dillon Sweet. Shepard and Bolser will be the one-two punch in the EJ pitching rotation.

"Zak and Matt are our top two pitchers and bring great senior leadership to

APRIL 18

Baseball
TC Central at East Jordan, 4pm
TC Christian at Charlevoix, 4:30pm
Softball
TC Central at East Jordan, 4pm
TC Christian at Charlevoix, 4:30pm
Soccer
Boyne City at Charlevoix, 5pm
East Jordan at Elk Rapids, 5pm
Tennis
East Jordan at Charlevoix, 4:30pm

APRIL 19

Baseball
Charlevoix at Boyne City, 4:30pm
Kalkaska at East Jordan, 4:30pm
Softball
Charlevoix at Boyne City, 4:30pm
JV Baseball
Boyne City at Charlevoix, 4:30pm
East Jordan at Kalkaska, 4:30pm
Soccer
East Jordan at Grayling, 5pm
Tennis
Boyne City at TC Central, 4pm
Track
Boyne City, Charlevoix, East Jordan at Harbor Springs - Ram Scram, 4pm

APRIL 22

Baseball
Boyne City at Central Lake, 4:30pm
East Jordan at Grayling, 4:30pm
Softball

Boyne City at Central Lake, 4:30pm
East Jordan at Grayling, 4:30pm
JV Baseball
East Jordan at Onaway, 4:30pm
Soccer
East Jordan at Boyne City, 5pm
Charlevoix at Elk Rapids, 5pm
Tennis
Harbor Springs at Boyne City, 4:30pm
Track
Boyne City, Charlevoix East Jordan, Kalkaska at East Jordan (originally Chx) - LMC Meet, 4 pm

APRIL 23

Baseball
Boyne City at East Jordan, 4:30pm
Charlevoix at Grayling, 4:30pm
Softball
Boyne City at East Jordan, 4:30pm
Charlevoix at Grayling, 4:30pm
JV Baseball
East Jordan at Boyne City, 4:30pm
Grayling at Charlevoix, 4:30pm
JV Softball
East Jordan at Boyne City, 4:30pm
Soccer
Kalkaska at East Jordan, 5pm
Tennis
TC Central at Boyne City, 4pm
Elk Rapids at Charlevoix, 4:30pm

APRIL 24

Baseball
East Jordan vs Suttons Bay at Wuerful Park, TC, 4pm

JV Baseball
Wolverine at Boyne City, 4:30pm
JV Softball
Wolverine at Boyne City, 4:30pm

APRIL 25

Softball
East Jordan at Kalkaska, 4:30pm
JV Baseball
Charlevoix at Suttons Bay, 4:30pm
Grayling at East Jordan, 4:30pm
Tennis
Boyne City at Grayling, 4:30pm
TC St. Francis JV at East Jordan, 4:30pm
TC Christian at Charlevoix, 4:30pm
Soccer
East Jordan at Charlevoix, 5pm

APRIL 26

Baseball
Suttons Bay at Charlevoix, 4:30pm
Softball
Suttons Bay at Charlevoix, 4:30pm
JV Baseball
Inland Lakes at East Jordan, 4:30pm
JV Softball
Hillman at Boyne City, 4pm
Soccer
East Jordan at Leland, 5pm
Charlevoix at Harbor Springs, 7pm
Track
Boyne City at Cheboygan Invitational, 3:30pm
Charlevoix at Clare Invitational, 3pm

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the program," the coach said. "We have some returnees, but also some youth, so good leadership is important."

The Red Devils boast four juniors; Dustin Hejka will split time between the mound and shortstop; All-Conference honorable mention outfielder Tim Schut; third baseman Oscar

Scheier; and Jaden Hofman. The coach also has four sophomores on the squad; Wyatt Crick, Tucker Alward, Noah Raymond and Jordan Peterson.

"We're expecting big things out of our young guys as well," Reid Jr. added. "Alward, our catcher, has a phenomenal arm and we look forward

to seeing him tested."

With only being outside for a practice and a half this spring, Reid Jr. feels the defense should be decent, despite losing four players to graduation and from what he has seen in the cage so far, feels his team will be solid from top to bottom.

"The middle of our

lineup should be tough, if we can get our top guys on base, we feel we can knock them in," he noted. "We're not going to hit a lot of homers, but we're going to play good baseball and surprise a few people."

ELLSWORTH

BASEBALL:

Ellsworth baseball team small in numbers, looks to be competitive

ELLSWORTH — The Ellsworth Lancers baseball team will field a small and youthful team this spring as coach Dan Veltkamp enters his first season at the helm.

The Lancers return, Tyler Drenth, Troy Vandenberg and Ethan Wallace.

Ellsworth's roster will contain numerous freshmen and eighth-graders, and coach Veltkamp looks to develop the squad this season.

"Being such a young team this season, we will look to grow as a unit, develop and learn as a team," the coach said. "We were finally able to get outside today (April 15) and do some infield work in the driest part of the outfield."

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SOCCER

Lady Rayders pick up convincing win in opener

By Chris Fiel

Charlevoix 4, Grayling 0

GRAYLING — The Lady Rayders soccer team got off to a “hot” start despite the cold and rainy weather they had to play through as Charlevoix defeated Grayling 4-0 in their season opener on April 9.

Leading the way for the Lady Rayders was senior forward Hannah Herboldsheimer, as she found the back

of the net for two goals, while midfielders Maura Brandi and Elizabeth Way each added goals.

“This was a great start to our season,” Charlevoix coach Pete Scholten said. “The girls played very well in adverse conditions.”

The Rayders used a high octane offensive effort as they finished with 20 shots on goal, led by forwards Kelsey Engstrom and Katie Kately and midfielder Kylee Scholten. Neilson Sydney

Carlson and Anna Way each added assists.

The Charlevoix defense was led by Carlson and Carolea Elowsky, while Gloria Greene and Bailee Stevens split duties in goal as they combined for the shutout, as Stevens finished with nine saves.

Coach Scholten also credited senior defender Katie Paramo with stepping up and playing stellar defense on both the outside and stopper positions for the Rayders.

TENNIS

East Jordan competes in first ever Tennis match

By Chris Fiel

GRAYLING — The Lady Red Devils competed in their first ever match for the school in Grayling on April 15.

In #1 singles, Kristen Malpass (EJ) defeated Danielle Dami (G) 7-6, 6-1.

#2 singles Katie Spence (EJ) defeated Rachel Jensen (G) 6-4, 6-1.

#3 singles, Carlie Sloan (G) beat Paige Podskalny (EJ) in a tie breaker 6-0, 4-6, 10-6.

In #1 doubles action, Jill Atwood and Bronte Munson (EJ) lost to Brittany Turner and Katrina Fogh (G) 3-6, 0-6.

#2 Doubles, Anna Loy and Taylor Raymond (EJ) fell to Gloria Neilson and Denise Peters (G) 0-6, 0-6.

#3 Doubles saw Julie Atwood and Raven Joseph (EJ) drop their match to Rachel Miller and Lili Carr (G) 0-6, 0-6.

Red Devil Co-coaches

Gretchen Bender and Mary Podskalny reported that it was a great way to not only begin the season but East Jordan’s inaugural team and it was a great afternoon of learning and sportsmanship.

The coaches also credited the Grayling coach and team with their help and kindness, and couldn’t have asked for a better team to start the season with.

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The Charlevoix Rod and Gun Club will be holding their 3rd Annual Youth Day on Saturday, April 20 from 10:00 am to 4:00 pm rain or shine.

This free event is for youth ages 5 – 16 years old that can experience our archery range and trout pond which will be stocked with Brook Trout provided by the Jordan River National Fish Hatchery. Older youth can also enjoy the rifle range with .22 rifles; instruction provided by NRA Certified Instructors, and shotgun shooting with instruction provided by the Ruffed Grouse Society. Bait will be provided, and we have some fishing equipment so if you want to bring your own fishing poles you are more than welcome to.

We will have outdoor educational opportunities featuring Fur and Feather displays, with demonstrations in Cross bow, Turkey calling and Fly fishing. A light lunch will be provided to all participants.

Youth are to be accompanied by a parent/guardian at all times during the event. There will be a prize drawing for those that pre-register before April 18 to

pre-register by email: crgc1946@gmail.com if internet is unavailable; call the Charlevoix Rod and Gun Club at (231) 547-2785, or Paul Haver at (231) 582-7739. If either of these lines is not answered, please leave a message.

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days. Phone: 906-298-2173 for more info or reserve space
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The New 2014 Dodge Durango

The ultimate no compromise SUV raises the bar for performance, technology and style in the three-row SUV segment

The Dodge brand is upping the ante in the fast-growing full-size sport-utility vehicle (SUV) and crossover segments, introducing the new 2014 Dodge Durango at the 2013 New York International Auto Show. This new SUV is built on the Dodge brand's pillars of performance, style and innovation, delivering a new standard state-of-the-art class-exclusive eight-speed automatic transmission that improves fuel economy up to 9 percent, the Chrysler Group's award-winning Uconnect Access easy-to-use touchscreen technologies and the Dodge brand's signature racetrack LED tail lamps to driving enthusiasts in the market for a three-row family performance SUV.



With features such as two new interior touchscreens, a new programmable instrument cluster, and an available high-definition dual-screen Blu-ray entertainment system, the 2014 Dodge Durango reaches even higher levels of sophistication building on its proven performance, utility and comfort. PHOTO COPYRIGHT 2013 CHRYSLER GROUP LLC.

When Dodge re-introduced the Durango in 2011, it immediately earned accolades from customers and critics alike. Its combination of sleek yet muscular lines, comfortable three-row seating, large cargo volume, class-leading power, driving range and towing capability and overall driving enjoyment was unlike anything ever seen in the SUV segment before. For 2014, the engineers and designers at Dodge have made the ultimate "no compromise" SUV even better.
The new 2014 Dodge Durango takes everything that customer's love about Durango and adds the latest advancements in technology to enhance its design, capa-

bility and functionality. With a new standard eight-speed automatic transmission, improved fuel economy and performance, new LED exterior lighting, two new interior touchscreens, a new programmable instrument cluster, and an available high-definition dual-screen Blu-ray entertainment system, the 2014 Dodge Durango reaches even higher levels of sophistication building on its proven performance, utility and comfort.
"When the Durango was first launched in 1998, it represented a breakthrough in power, size and style," said Reid Bigland, Presi-

dent and CEO – Dodge Brand. "Now for 2014, we're upping the ante by making it our most technologically advanced, fuel efficient and dramatically styled Durango ever. With countless class-exclusive features and best-in-class attributes, the new 2014 Durango represents the ultimate no-compromise full-size SUV."
The 2014 Durango is available in five trim levels: SXT, Rallye, the new for 2014 Limited, R/T and Citadel. It will be built in the United States at the Jefferson North Assembly Plant in Detroit. Production is scheduled to begin in the third quarter of 2013.

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Charlevoix County Commissioners
SYNOPSIS - APRIL 10, 2013

The Charlevoix County Board of Commissioners met April 10, 2013 at 9:30 a.m. in the Commissioners room at the Charlevoix County Building. All Commissioners were present.

Motion approved the agenda as presented.
The minutes from the consent agenda for March 13, 2013 were moved to unfinished business.
Motion approved the consent agenda as amended.
Motion approved the March 13, 2013 minutes as presented. Commissioner Sullivan voting no.
Motion approved the reappointment of Michelle Cortright as the County representative on the Boyne City Local Development Finance Authority.
Motion approved Resolution #13-027, Appoint Commission on Aging Director. Ms. Shirley Gillespie was appointed to the position of Commission on Aging Executive Director upon approval of an employment contract. Motion adjourned the meeting at 8:15 p.m.
Complete copies of Board minutes can be found on the County website, www.charlevoixcounty.org.

Cheryl Potter Browe, County Clerk

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SUV

2002 Ford Explorer. 4x4, tow pkg, tons of extras. As low as \$199 a month. Drive Now Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2002 Old Bravada. Smartrac, sunroof, leather, loaded. Payments as low as \$225 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2003 Jeep Liberty. 4x4. Power sunroof, 100K. Payments as low as \$249 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2004 Jeep Grand Cherokee. 4x4, air, cruise. Nice vehicle. Buy for \$8,900. Payments as low as \$219 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2004 Mercury Mountaineer. DVD, leather, loaded. As low as \$199 a month. Drive Now Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2005 Chevy Trailblazer. 4WD, two tone, tow pkg, leather & loaded. \$9,495. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2005 Chevy Trailblazer. 4WD, two tone, tow pkg, leather & loaded. \$9,495. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2005 Chevy Trailblazer. 4WD. Lots of extras. AS LOW AS \$225 A MONTH to qualified buyers. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2005 Jeep Liberty. 4x4, 22 MPG, only 93K. air, cruise, fender flares. Buy for \$9,900. Payments as low as \$229 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2007 Chevy Equinox. AWD, air, cruise and more. \$8,995. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2007 Chevy Equinox. AWD, air, cruise and more. \$8,995. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2007 Chevy Trailblazer. Power sunroof, air, cruise, loaded. As low as \$199 a month. Drive Now Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2007 Ford Freestyle SEL. SUV, 6 passenger, loaded. 25 MPG. AS LOW AS \$199 A MONTH to qualified buyers. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2008 Chevy Equinox. AWD, 6 cyl, air, cruise, OnStar. As low as \$199 a month. Drive Now Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2008 Saturn VUE. AWD, air, cruise, OnStar. Buy for \$12,995. Payments as low as \$199 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2009 Chevy Equinox LT AWD. All Wheel Drive, never worry about winter driving again! Local 1 owner! Blue tooth for phone. Remote start & blue tooth for phone. Perfect size car, drive it! \$17,900. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com

2010 Chevy Equinox LS. One of the most popular vehicles on the road today. Super safe even with anti-roll control, super on gas with its 2.4 L inline 4 cyl. Super Low price! \$20,449. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com

Trucks

1998 Ford E-350 15' Box Truck. Lift gate, dual wheel, gas engine. Just \$5,995. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2004 Chevy Colorado LS Crew. Grippy Z-71 with 4WD, special saving with nice optional equipment chrome side steps, fog lamps, lockable contractor's tool box & bed liner. Great Buy! \$9,949. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-

347-2585. www.davekring.com

2004 Chevy Colorado Z-71 4x4. Tow pkg. \$5,995. Payments as low as \$199 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2004 Chevy Silverado LS. Less than 44k miles. Great features CD, chrome wheels, tinted windows, tow package, air, split-bench, bed mat. A very nice truck! Don't miss this one. \$11,980. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com

2005 Dodge Dakota, 4WD, ext. cab, 82K. As low as \$199 a month. Drive Now Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2005 Dodge Dakota, 4WD, ext. cab, 82K. As low as \$199 a month. Drive Now

Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2007 Chevy Silverado 2500 HD 4x4. Duramax Diesel, powerful! Less than 43k miles! 4 Wheel Drive! Brand new cooper tires CD player, tow, truck bed liner & more. Nice Truck! \$18,749. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com

2008 Chevy Silverado. Great work truck! Fiberglass ARE locking work capper, cruise, tow pkg. AS LOW AS \$249 A MONTH to qualified buyers. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2008 Dodge Ram. Leather, bedliner. Payments as low as \$275 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road,

Cheboygan, MI 231-627-6700. www.RiverAuto.net

2010 Ford F-250 XL Super Duty. Diesel, bedliner, leather. \$12,900. Payments as low as \$199 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2010 Toyota Tundra I-Force Crew. 1 owner, less than 28k miles! Power rear window, matching fiberglass tonneau cover, so many extras we can't list them here. A must see. Save Thousands over new! \$28,949. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com

Vans

2004 Kia Sedona. 7 pass, leather, moon roof, DVD. As low as \$199 a month. Drive Now Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2004 Kia Sedona. 7 pass, leather, moon roof, DVD. As low as \$199 a month. Drive Now Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2005 Chevy Astro Van. Cargo van, only 70K. \$8,900. Payments as low as \$199 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2005 Ford Freestar. 7 passenger, loaded. \$7,995. Payments as low as \$179 a month. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2006 Chevy Uplander. Air, cruise, 4 captains chairs, 7 passenger. As low as \$199 a month. Drive Now Auto Sales, 2215 US Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

Real Estate Corner

Question & Answers
About Selling Real Estate

Why Isn't My Home Selling?



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Part 3 of 3

Here are some of the most common reasons buyers are turned off by a particular house, so make sure these are addressed before lopping thousands of dollars off the asking price:

Put on a good show

This is the second biggest reason a home isn't selling. Buyers often talk of "connecting" to a house. This is not likely to happen if your house is not company-ready and ready to show like a model. This goes for the outside as well. If you don't

want to put the effort into doing this, then you'd better adjust your price to compensate because buyers will only consider your house because it's a good deal, not because it "speaks to them."

Can't buy what they can't see
If you make it difficult for people to see your property, then chances of a sale at the price you want drops considerably. Selling can be a nuisance, but it's a necessary one. If you don't allow a lock-box or require appointment-only showings, you are the culprit to the house not selling.

Out of your hands
It's not always the seller's fault

that a house isn't selling. Sometimes the market changes and buyers disappear. Maybe a new home development has opened nearby and they are "stealing" the customers. Or maybe you've received bad advice from your agent. Any of these can affect whether your house sells, which means you need to consider the reasons and make the necessary adjustments.

Featured Property

RANCH HOME ON NEARLY ONE ACRE offers Lake Charlevoix access

By Jim Akans

It's all here. This very nice ranch home that is centrally located between Boyne City, East Jordan and Charlevoix offers a fabulous nearly one acre site that captures the essence of Northern Michigan's natural beauty and tranquility. Plus it offers shared Lake Charlevoix access that even includes a small boat launch for subdivision members to utilize.

The home features approximately 1,176 square feet of well laid out living space that includes three bedrooms and two full baths. The open main living and dining area, and kitchen are all well-sized, and the third bedroom, which is currently used as a home office, features wood flooring. A large open deck on the rear of the home provides gorgeous views of the property, and there is a detached two-and-a-half car garage conveniently situated just a few steps from the main home.

Located at 3234 Bridge Drive near Advance (East Jordan schools), this ideally located home with Lake Charlevoix access is listed at just \$164,900. For a more information or to arrange a tour, call Lynda Christensen or Chris Christensen at Lynda's Real Estate Service in Boyne City at 231-582-9555 or email at Lynda@lyndas-realestateservice.com or Chris@lyndasrealestateservice.com





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4087 SCOFIELD ROAD
A very picturesque setting on just over 6 acres. Well-maintained mobile home features peaceful country views. MLS 435201. Ask for Jennifer Burr. **\$25,900**



TBD STANEK ROAD, EAST JORDAN
White Pines in the front and mixed hardwoods in the back. Close to snowmobile trails, State land, Jordan Valley and River! MLS 431293. Ask for Jennifer Burr. **\$16,000**



308 MAPLE • EAST JORDAN
4 bedroom home with lots of room and charming wood work. Would make for a great starter home or investment property. MLS 436255. Ask for Jennifer Burr. **\$28,900**



02985 S US 131., WALLOON
Wood frame, two bedroom home with full basement and two car detached garage sitting on 2.60 acres. MLS 436467. Ask for Mike Stark. **\$67,900**



8343 W M-32 HIGHWAY, ELMIRA
Four bedroom farmhouse on 2.74 acres. Hardwood floors, wrap around deck, 2 car attached garage and 24 x 60 barn. MLS 436037. Ask for Mike Stark. **\$59,900**



3495 MUCKLE ROAD., CENTRAL LAKE
This newer home has space inside and out. 3 older barns and a silo in front give this great 5 acre homestead a special "charm". MLS 435396. Ask for Mike Stark. **\$67,900**



320 OLD STATE ROAD, BOYNE CITY
Great location! Close to town, yet just out of the way off the main road. Large kitchen with lots of cabinet space. MLS 432586. Ask for Mike Stark. **\$69,500**



7380 W OLD STATE ROAD., CENTRAL LAKE
New carpet and paint throughout. Three bedroom, two bath with full basement and two car attached garage on 3.00 acres. MLS 436424. Ask for Mike Stark. **\$109,900**



705 PROSPECT ST., EAST JORDAN
Turn of the Century home with architectural charm! This home has recently had extensive remodeling and is ready to move in! MLS 430906. Ask for Jennifer Burr. **\$83,000.**



10950 N US 31, ELLSWORTH
11.60 acres on US 31 with 2 Buildings 1) 48x50 2) 24x36. 1999 16x80 mobile home over looking large pond! MLS 435823. Ask for Holly Niermann. **\$120,000**



06834 FAIR ROAD, EAST JORDAN
Well maintained mobile with two large additions. Includes 30 x 30 detached garage and a 30 x 30 pole building on 13+ acres! MLS 434955. Ask for Jennifer Burr. **\$67,900**



401 WATER ST., EAST JORDAN
Established business with real estate included and LOTS of room for expansion into additional landscaping and gardening. MLS 435319. Ask for Sara Schroeder. **\$150,000.**



10132 LA CROIX RD., EAST JORDAN
Slightly rolling country side, mixed with some hardwoods and pines, makes this home with 66 plus acres appealing! MLS 434964. Ask for Jennifer Burr. **\$150,000**



105 FIFTH STREET, EAST JORDAN
Style, charm and location! This home has it all as well as a very recent updates. Back yard is fenced in for convenience. MLS 435249. Ask for Jennifer Burr. **\$102,900**



TBD MILES ROAD, EAST JORDAN
60+ acres of prime hunting property with road frontage on Miles and Nelson Rds. Ranney Creek flows through the property. MLS 436383. Ask for Jennifer Burr. **\$155,000**



4310 U.S. 131 HIGHWAY., PETOSKEY
This 3 bedroom home needs some TLC but has great views of Walloon Lake. MLS 435143. Ask for Holly Nierman. **\$70,000**



300 NORTON STREET., EAST JORDAN
Open living spaces, large bedrooms, finished basement and partially wooded lot. 2 car garage plus an additional garage. MLS 434537. Ask for Mike Stark. **\$175,000**



3963 BC/EJ ROAD., EAST JORDAN
This home is in great shape and features a wood fireplace and a full basement. 60 x 20 pole barn just needs a few finishing touches. MLS 435226. Ask for Jennifer Burr. **\$79,900**



401 WATER ST., EAST JORDAN
Located right next to Lake Charlevoix and Memorial Park. This newly remodeled restaurant offers family dining and take-out. MLS 435941. Ask for Holly Nierman. **\$139,900.**



437 BOYNE AVENUE., BOYNE CITY
This building has approximately 1641 sq ft of Showroom and 2443 sq ft of warehouse space totaling 4,084 square feet. MLS 430670. Ask for Holly Nierman. **\$169,900**

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2006 Ford Freestar. 7 pass. leather, loaded, DVD. As low as \$199 a month. Drive Now Auto Sales, 2215 US

Highway 31 N Petoskey, MI 49770. Phone 231-347-3200

2006 Saturn Relay 2. In Black Cherry, great for vacation or haul the family, power side doors, DVD player, remote start, OnStar & more! Was \$10,449. Now \$9,449. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com

2007 Dodge Grand Cara-

van SXT. Save at the pump! 25 MPG Hwy! Great Family getter! Third row seating, 2nd row captain chairs all beautiful gray cloth. Plan your summer trips with this one! \$8,950. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com

2008 Chrysler Town & Country. Super nice local one owner trade in! EQUIP-

MENT: Power opening and closing rear passenger doors, heated front seats, stow & go seats and more! Super Nice Van. \$13,949. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com
2008 Ford E-350 XL Super Duty 15 passenger van. Advance TRAC, 98K. Buy for \$11,900. Rivertown Auto Group, Nobody Sell For Less 989 VFW Road, Cheboygan, MI 231-627-6700. www.RiverAuto.net

2012 Chevy Express 2500 Van. 1 owner! Under 12k miles, GM Certified Extended new car warranty, Security and perfect for any the contractor, or business owner! Super Clean! \$23,949. Dave Kring Chevrolet-Cadillac, 1861 US 31 North, Petoskey, MI 231-347-2585. www.davekring.com

Wanted

Small, private collector paying cash for Baseball, Football cards before 1960. 231-373-0842

WANTED: HARD Maple tree tops for firewood. East of Gaylord & Johannesburg area. 989-732-5878

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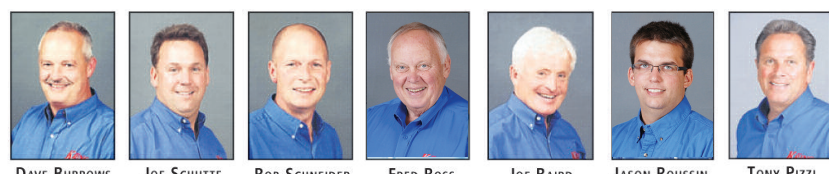
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|  <p>2009 KIA LX Rio Sport 33 MPG hwy! local 1 owner trade, 5 speed, 4cyl., tinted window, deck spoiler, Sirius Radio, CD & CAT. Radio, Low miles. Great Buy!</p> <p>\$7,449</p> |  <p>2009 Pontiac GT Real gas sipper!!! 29 MPG Hwy! 219 hp, 3.5 L liter V6, variable valve timing, Tilt/telescopic wheel, deck spoiler & more! Fun & a great buy!</p> <p>\$11,449</p> |  <p>2006 Chrysler Town & Country Roomy & 25 MPG highway! 66k miles! DVD player, Sunroof, two-tone gray cloth, chrome alloy wheels, stow & go seating...Lower price! Was \$12,949</p> <p>Now \$11,949</p> |  <p>2006 Chevy Trailblazer EXT LT 4x4 Room for the 7 with 3 seats & cargo too! Dual air & heat, light gray leather, OnStar, tow, take this one for a Ride soon.</p> <p>\$11,950</p> |  <p>2002 Sierra 3500 4x4 w/ Plow 9 ft. plow angle Boss Plow, Flat Bed Cargo Area w/5 tool Boxes, running boards, marker lights, rear dual tires. Ready to handle any work.</p> <p>\$12,449</p> |  <p>2011 Chevy Malibu LT 33 MPG! Local trade, Taupe Gray w/ light Gray Cloth, nearly new tires, OnStar, Blue Tooth, XM radio, tinted windows, Low Miles! Take it for a ride!</p> <p>\$15,949</p> |  <p>2010 Chevy Malibu LT1 Sharp 1 owner! 33 MPG Hwy best of all has Less than 12k Miles. Remote start, 2 tone Cloth seats, Blue tooth, Sporty Tapshift Manual Shift Control</p> <p>\$16,949</p> |
|  <p>2011 Chrysler 200 Convertible Silver with Ebony roof, ebony cloth interior, 2.4-4 cyl., NICELY EQUIPPED: Alloys, CD, Audio controls on wheel, Be ready to have fun this summer!</p> <p>\$17,898</p> |  <p>2012 Chevy Cruze LT 1.4 Turbo EcoTec engine, w/ less than 5k miles!!! 37 MPG! ... 6 speed automatic, all the newest innovations from Chevy, rear Parking Assist & more!</p> <p>\$17,949</p> |  <p>2008 GMC Acadia SLT AWD 1 owner! Carbon Black, Heated leather, 3 row of seats, dual chrome tip exhaust, remote start, 6 disc CD, Rear parking Assist, Was 18,949</p> <p>Now \$17,949</p> |  <p>2006 Silverado 2500HD 4x4 Clean 1 local owner! Dura Max diesel w/ Allison trans., heated leather, chrome tube steps, OnStar, Snow plow Prep. Was \$23,950</p> <p>Now \$22,949</p> |  <p>2011 Jeep Grand Cherokee AWD Black granite w/heated ebony leather! Push button start, steering wheel audio controls, alloys, CD, hands free for phone, tow Pkg. & more!</p> <p>\$26,980</p> |  <p>2011 Silverado 1500 4WD Crew All Star Edition, Z-71, 1 Owner! 23k miles! Chevy CERTIFIED extended new truck warranty, EZ-Lift gate, 18" Alloys, Ebony Cloth seats & more!</p> <p>\$27,949</p> |  <p>2009 Chevy Tahoe LTZ 4WD Super Sharp 1 owner! Loaded with just about everything, front seats heated & cooled, DVD player, 20" Alloys, Navigation, so much more!</p> <p>\$31,949</p> |

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