

# Water Wonderland

FREE

# REAL ESTATE

Volume 14, Issue 6  
September 2017



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*Homes & Properties throughout Northern Michigan*

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For All of the Homes and Properties  
Listed in this Issue of the  
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**Choice Waterfront**



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**Real Estate One Gaylord**  
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- GREATER GAYLORD AREA -

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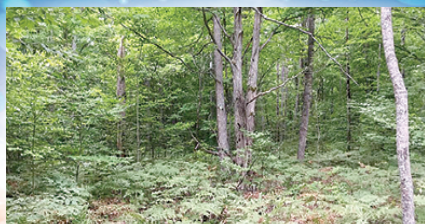


**Ellie McGovern**  
Realtor Associate



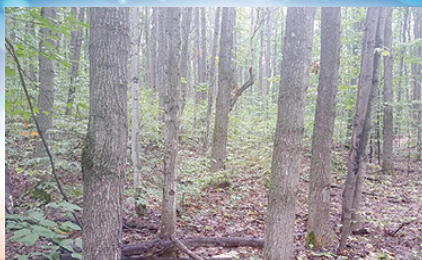
## (989)705-8284

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### BEAUTIFUL WILDERNESS VALLEY

10 Acre parcel with great location close to the Wilderness Valley golf courses, Lake Elizabeth, Manistee River and snowmobile trails. Great opportunity for a vacation cabin or year around home. Call for more details. **\$18,000.** MLS #304722



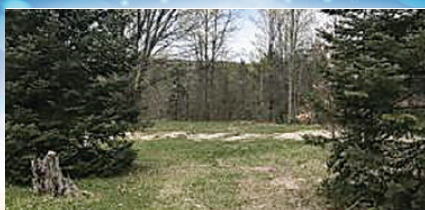
### GREAT BUILDING SITE FOR HUNTING CABIN

or year round home. Lots of wildlife for the avid hunter. Price just reduced to **\$19,900!** MLS #305126



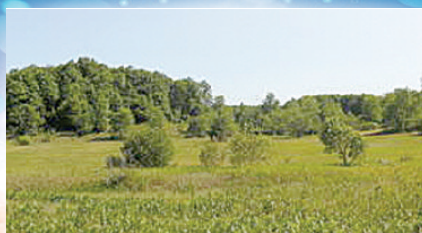
### APPROX. 24 ACRES

zoned R-3 for possible commercial and or building site. High traffic area with great visibility. **\$48,400.** MLS #308099



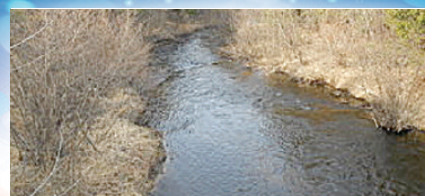
### BEAUTIFUL ROLLING ACREAGE

with a mixture of tree cover for that getaway retreat and/or building site. Property has power for your new home/cabin and a 4" well. This property is an "exception to the rule" opportunity. Call today for more details! **\$57,500.** MLS #307920



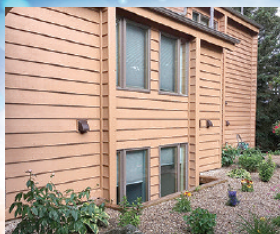
### BEAUTIFUL 63+ ACRES WEST OF GAYLORD

with visa views for that home or cabin away from the hustle and bustle. Nature engulfs you as you enjoy it's rolling terrain. Truly a one of a kind setting. Call for more details. **\$65,000.** MLS #308984



### THE BUCK (THE FISH, THE TURKEY, THE BEAR...) STOPS HERE.

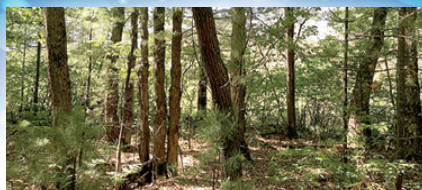
11+ Acres with the Pigeon, a designated Natural river, running through it. Quiet, private, and beautiful. Located close to the 105,049 acre Pigeon River Country State Forest. The perfect spot for your very own log cabin. **\$78,900.** MLS #295371



### READY AND WAITING!!

You can move right into this well-maintained, two bedroom, two bath condo located just west of town at the Gaylord Country Club. Ideal central location with close proximity to Boyne/Petoskey and Gaylord. Offers a living room with gas fireplace; dining room looking out at beautiful golf course

views; efficient kitchen with appliances included; master suite with whirlpool tub and laundry plus two linen closets. Enjoy worry free living with association taking care of exterior, lawn care and snow removal plus enjoy use of the tennis court and pool is now open!! Impressive but not expensive at **\$89,900.** MLS #308691



### HEART LAKE WATER FRONTAGE AVAILABLE.

Approx. 118'+/- on this unequaled all sports lake. Approx. 63+/- acre cool clear lake of 117' depth. Reportedly a variety of fish including perch, trout, pike, sunfish and bluegill to name few. A rare find on a truly beautiful lake. County maintained road. Cable and natural gas available. **\$98,500.** MLS #307007



### LOCATION: LAKESIDE

Enjoy life at Lake Marjory in this cottage vacation home just south of Gaylord. This charming floor plan delivers 3 bedrooms; 1 bathroom; living room with freestanding gas stove for chilly nights; eat-in kitchen; plus beautiful views of lake. Currently used as a vacation rental - explore the possibilities! An offer you shouldn't refuse at **\$99,900!!** MLS #308832



### 3 BEDROOM LOG CABIN IN COREY COVE ASSOCIATION.

200 feet of shared frontage on Otsego Lake. This well kept cabin boasts of vaulted ceilings, stone fireplace, updated kitchen and bath and spacious porch. Metal roof and furnishings included in sale. Corey Cove Association provides sugar sand beach and dock for its members. "Will consider all offers" **\$109,900.** MLS #304515



### WOW!!!!

This spacious home is located in Gaylord close to schools, hospital and churches. Extras include a large living room and separate dining area off the kitchen. Also the 3 bathrooms, 3 large bedrooms are a plus with this beautiful home with heated garage. Call for more details. **\$112,500.** MLS #309149



### SNUG AS A BUG IN A RUG

in this cozy waterfront cabin on all sports Lake Arrowhead. Lake Arrowhead amenities include heated pool, beach, boat launch, park with pavilion, and 64 acres of common recreational land. One lot across the street for your garage included. **\$114,900.** MLS #306292



- GAYLORD AREA -



# Koske Realty Co.



2192 South Otsego Ave., P.O. Box 342 • Gaylord, MI 49734  
CALL 989-732-1012 • Check Our Website: [www.koskerealty.com](http://www.koskerealty.com)



FRONT VIEW



BACK VIEW

**HOME ON 55 ACRES** - This immaculate custom built home is sited on 55 acres, nicely wooded with 1900 feet of road frontage. Finished walk-out basement, 4 spacious bedrooms and 3 bathrooms. Fireplace, gas FA heat, carpeted throughout, large deck, pole building, extra cabin, 24' x 30' garage with electric door openers. Trails throughout the property and a small river at the back. **PRICE REDUCED TO \$399,500.** Call for more details.



**HOME ON 10 ACRES.** This nice 3 bedroom home is sited on 10 acres with three bathrooms, carpeted throughout. Full basement, with a possible fourth bedroom. 12' x 16' back deck, garage 24' x 40' with breezeway, two storage sheds, fenced yard. **\$119,900.** Call for more details.



**LAKE ACCESS** - Three bedroom chalet style home with finished walk-out basement. Newly carpeted living room, central air conditioning, vaulted ceilings, jet tub in the main bath, wrap around deck, new metal roof, 2 car garage with hoist for servicing vehicles. Lake access, clubhouse with pool. **PRICE REDUCED TO \$89,500.** Call for more details.



**HOME ON 10 ACRES** - Clean 4 bedroom unique home on ten beautifully wooded acres with peaceful hilltop setting overlooking the valley. 2 bathrooms, carpeted throughout, fireplace, upgraded with new windows and siding, carport plus workshop. **\$168,500.** Call for more information.



**HOME ON 33 ACRES** - Clean 3 bedroom custom built home, barrier free, on 33 acres, nicely landscaped, full finished basement, two bath rooms, carpeted throughout, covered front porch, back deck, gas FA. heat, woodstove, 2 car attached garage, garden area, 40' x 64' pole building with cement floor, ideal for someone that has horses or other livestock. Has a hay field and back part of property is wooded. **\$295,000.** Call for more details.



**CABIN ON 37 ACRES** - Clean 2 bedroom cabin with family room, two natural fireplaces, large living room, enclosed porch, deck and storage shed. Beautifully wooded, fronting county maintained road, adjacent to the Pigeon River State Forest and Black River. Excellent deer and elk country. **Price reduced to \$189,900.**



**MOBILE HOME ON 14 ACRES** - Clean 3 bedroom mobile home on 14 acres, nicely wooded, two full bathrooms, carpeted, deck, gas forced air heat, 28' x 32' storage building. Fronting a county maintained road. Good deer country. **\$69,900.**



**NEW LISTING** - Two bedroom furnished cabin located in Hayes Township, next to State Land. Ideal for hunting camp or snowmobiling. Only **\$16,000** call for more details.



**HOME ON 30 ACRES** - This is the perfect hunting camp. 30 acres of secluded land with about 1 acre fenced to let the dogs roam, Salt box house with wood stove and propane space heater for warmth, generator for electricity. Propane refrigerator. Off the grid, just perfect for escaping. Current owner lives here year around and plows road. 2 bedroom with full bath. Spacious and cozy, nice enough for a real home. **\$95,000.** Call for more details.

**WE HAVE OTHER LISTINGS AVAILABLE**



# Koske Realty Co.



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**CALL 989-732-1012 • Check Our Website: [www.koskerealty.com](http://www.koskerealty.com)**

- 1 **41 ACRES** - Beautifully wooded with driveway and road to a building site and two deer plots, fronting county maintained blacktopped road. Located in good deer country, ideal place for hunting, camping, or your new home. **\$69,900.** Land Contract terms available.
- 2 **28 ACRES** - On West M-32 zoned residential estates. Well wooded with pines, road frontage on two sides. Close to state land. This would make a great place to live, close to town and shopping. Good investment property. **\$79,900.** Land contract terms.
- 3 **3-1/2 ACRES** - Wooded parcel located in Bagley Township with a nice building site. Close to Gaylord, golf courses and lakes. **\$16,900** terms available.
- 4 **20 ACRES** - Wooded parcel with maple trees located in Corwith Township, fronting a black topped county maintained road, with well, septic and driveway, ideal for your new home. **\$55,900.**
- 5 **10 ACRES** - Surveyed nicely wooded parcel, flat and rolling, close to lake access. County maintained road. Great for vacation or year around home. Close to Black Forest Golf Course. **\$24,900.**
- 6 **200 ACRES** - Beautifully wooded parcel with trails throughout the property. Ideal place for a hunting camp or private get-away. Excellent deer and grouse country, also easy access to snowmobile trails. **\$375,000.** Land Contract terms available.
- 7 **67 ACRES** - Beautifully wooded property ideal for hunting, camping or building site in a secluded area. Located in Hayes Township, good deer country. **\$139,900.**
- 8 **BEAUTIFUL LAKEFRONT LOT** - With a nice building site, adjacent to bath house in Lake Louise. Natural gas available. **Price reduced to \$15,000**
- 9 **2-1/2 ACRES** - Nicely wooded parcel fronting a county maintained black topped road. Located in Bagley Township, Excellent building site. Close to Gaylord. **\$10,900.**
- 10 **10 ACRES** - Surveyed nicely wooded parcel, flat and rolling, close to lake access. County maintained road. Great for vacation or year around home. Close to Black Forest Golf Course. **\$24,900.**
- 11 **10 ACRES** - Nice quiet area with good hunting. Backs up to State Land. Great for building, camping or vacationing. Electric hook-ups on the property, square parcel. Located in Chester Township, in good deer country. **\$20,000.**
- 12 **10 ACRES** - Beautifully wooded corner parcel on a maintained seasonal road. Trailer may stay with property. Ideal for hunting or camping, located in Hayes Township **\$19,900.**
- 13 **10 ACRES** - Beautifully wooded fronting a county maintained road with 1,885 acres of state land across the road. Excellent deer country. Ideal place for building or hunting camp. Parcel surveyed. **\$23,900.** Land contract terms.
- 14 **CORNER LOT** - Located in Livingston Township just outside the City limits of Gaylord, fronting a county maintained road. Ideal place for your new home. **\$8,000.**
- 15 **4.46 ACRES** - Nicely wooded parcel. Great for your relaxation. Close to skiing and snowmobiling. Located in Hudson Township. **\$9,750.**
- 16 **LAKE ACCESS** - Two nice lots together 122'x171' located in Chester Township. Ideal place to build your new home across from lake access, park, beach and picnic area. **\$6,000.**
- 17 **CORNER PARCEL** - Four lots lightly wooded, located in Bagley Township, fronting a blacktopped county maintained road. Ideal building sites. Located close to Gaylord and golf course. **\$16,900.**
- 18 **TWO WOODED PARCELS** - Located in Bagley Township, to choose from, ideal building site for your new home. Close to Gaylord, lakes, and golf course. **\$7,500 each.**
- 19 **1 ACRE LOT** - Nicely wooded lot near private no-wake lake with access. Great for year around or vacation home. Cable and natural gas available. **\$7,000.**
- 20 **LOT SIZE 100 X 162** - Beautiful building site on the Gaylord Country Club with well. Great for your vacation or year around living. **\$14,000.**
- 21 **10 ACRES** - Beautifully wooded parcel on county maintained road. Nice building or recreational site. Good hunting area located close to lakes and state land. **\$19,000.**
- 22 **4 ACRES** - Fronting M-32 with over 1500 feet of county maintained black-top road frontage. Located close to Gaylord and Country Club golf course. **\$49,900.**
- 23 **LOVELY WOODED CORNER** lot with lake access and pool plus playground area. No camping on the lot, but there is an area designated for camping. Association dues provide access to all the association amenities. **\$2,500.**
- 24 **10 ACRES** - Beautifully wooded with large maple trees, surveyed parcel with metal posts marking side lines around the property. Fronting county maintained black top road. **\$27,500.** Land Contract terms available.
- 25 **10 ACRES** - Nicely wooded with a variety of large hardwood trees and lake access. Fronting county maintained road with a driveway. Ideal place for camping or your new home. **\$27,500.** Land Contract terms available.
- 26 **10 ACRES** - Beautifully wooded with large hardwood trees, fronting a private road, ideal place for camping and hunting or for your new home. **\$27,500.** Call for more details.
- 27 **1 ACRE LOT** - Corner parcel with pines and hardwoods. Perfect for residential living near state land. Close to Meijer's store and shopping. **\$15,900.**
- 28 **WELL WOODED LOT** - Close to Otsego Lake & State Park. Here is your opportunity to buy a lot or more for your new home. Four lots available. Seller will sell at a good price, make an offer. Natural gas & cable TV available. **\$3,500.**
- 29 **2.32 ACRES** - This parcel is pleasantly wooded, close to state land, easy access to town and shopping, located in Bagley Township. **\$9,000.**
- 30 **LOT 60' X 518'** - Gorgeously wooded lot located in Bagley Township. Great to camp or build year around home. Close to golf course. **\$4,500.**
- 31 **LOT 199' X 299'** - Located in Bagley Township, nicely wooded, ideal for vacation home or camping. Waterfront. **\$10,900.**
- 32 **5 ACRES ON THE GOLF COURSE.** - Ideal setting for a home overlooking the golf course. Paid Association dues give you access to Lake Elizabeth, snowmobiling and cross country skiing. **\$17,000**
- 33 **LARGE LOT** - Beautifully wooded lot with a hillside setting and nice view of the lake, with lake access across the street. Adjacent to state land. **\$20,000.**
- 34 **10 ACRES** - Beautifully wooded corner parcel, fronting a county maintained black-top road. Could be split into 4 parcels 2-1/2 acres each. Located in good deer country. **\$23,000.**
- 35 **TWO WELL WOODED LOTS** - County maintained black top road, great to camp with lake access, natural gas available, electric adjacent, priced to sell at **\$6,900.**
- 36 **THREE SETS OF WOODED LOTS** - All parcels have been surveyed with metal bar markers on all corners, located in Bagley Township, to choose from. Ideal building sites for your home or pole building. Close to Gaylord, lakes and golf course. **\$4,950 per pair.** Terms available.
- 37 **10 ACRES** - Beautifully wooded, with a building site, driveway and gate. Ideal place for your new home or pole building. Located in Hayes Township, good deer country. **\$21,000.**
- 38 **15.69 ACRES** - This parcel is an excellent spot to build on. Heavily wooded, across the road from 2,000 acres of State Land. Located in good deer country. **\$39,900.**
- 39 **GREAT PLACE TO CAMP, HUNT, ORV, OR SNOWMOBILE** - Private road, good place to get away from the noise of the city. **\$18,000.** We also have the property to the south, fronting Lindsey. Listed for **\$24,900.** MLS# 293208, if you want 20 acres together.
- 40 **10 ACRES** - Beautifully wooded corner parcel fronting a county maintained road. Ideal place for our new home, located in good deer country, **\$23,000.**
- 41 **2.5 ACRES** - Nicely wooded with a good building site for seasonal or year around home, maintained private road. Lots 37 & 38 for **\$10,000.**
- 42 **NICELY WOODED LOT** - Located in Bagley Township, close to golf course, lakes and Gaylord only **\$3,000.**
- 43 **BEAUTIFUL WOODED TEN ACRE PARCEL** - with great building site, has been select cut to make the trees grow bigger. Private area, good hunting. Only **\$20,000** price reduced.
- 44 **7.44 ACRE PARCEL** - Across the street from the golf course with spectacular view. Ideal place for your new home, price reduced to **\$8,000.**
- 45 **5 ACRES** - Beautiful parcel has a hill setting for walkout basement with a gentle rise. Close to golf course. **\$8,000.**
- 46 **TRACT 28-36** - Beautifully wooded parcel on the golf course overlooking the 16th hole and the 17th green. Also access to Lake Elizabeth. **\$18,000.**
- 47 **WOODSIDE LANE** - Excellent building site on Gaylord Country Club with 4" water well. Great for year around living. **\$14,000.**
- 48 **WHISPERING PINES** - This beautifully wooded pair of lots, excellent building site with all the club amenities only **\$5,000.**
- 49 **LAKEFRONT** - 10 acres, surveyed, beautifully wooded with 345' of lake frontage. The parcel has road frontage on both sides of the road. Ideal place for your new home on a secluded private road. **\$50,000.**
- 50 **LAKEFRONT** - This parcel is nicely wooded with 1-1/3 acres fronting this lake, surveyed on a private road. Ideal place for your new home. **\$25,000.**
- 51 **1.43 ACRES** - Large lot with 4" well, septic, electric and cement pad. Ideal to camp or build on. State Land across the road. **\$16,500.**
- 52 **3.55 ACRES** - Beautifully wooded waterfront lots on a small lake, with private maintained road, ideal for camping or building. **\$14,000.**

**WE HAVE OTHER LISTINGS AVAILABLE**











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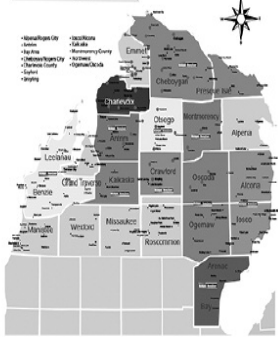
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**Weekly Choice**

**Charlevoix County News**



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- CHEBOYGAN AREA -



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## COMMERCIAL & INVESTMENT PROPERTIES



### TURN KEY RESTAURANT OPPORTUNITY

Due to illness this fully equipped restaurant is available for sale. Price includes nearly an acre and a half of land right off of the snowmobile trail, 3400 sq ft building with permitted seating for 100 persons. The building was completely renovated in 2013 with beautiful interior finishes including a fireplace and a new septic system. All the furniture, equipment, dishes, and the name/sign rights are included for a turn key, ready to open package. The seller is literally offering it for half of what they have in to it at **\$129,900** and would consider land contract terms to the right buyer. Located in Millersburg right off the Rails To Trails Snowmobile system. #309477



### VACANT LAND

**LAKE HURON DEEDED ACCESS!** Enjoy Lake Huron beach frontage without the waterfront price tag. This prime building lot is waiting for your summer cottage or new home. Only 300' from the waters edge. Affordably priced at **\$4,900**. MLS #308559 or **TEXT R404019 to 52187**

**MILLERSBURG - 2 ACRE BUILDING SITE.** This square 2 acre parcel is covered with mature trees and is in a private location off of a dead end road. Close to snowmobile trails and state land. Millersburg area. **\$7,500**. LC terms available. MLS #305207 **TEXT R402681 to 52187**

**400' & 7.5 ACRES BREVORT LAKE.** Prime location on the UP's premier 4200 acre all sports lake. Tree lined drive installed to a cleared, prepped and permitted building site. Sandy frontage, great fishing, easy access to launch site. **\$140,000** MLS 306093 **TEXT H2005 to 52187**

**RAINY LAKE DEEDED ACCESS!** Two large lots (2 acres) with deeded access to Rainy Lake. Wooded with mature trees and are high and dry. Build or camp. A mile from snow trails and State land. **\$13,900** #307089 **TEXT R299713 to 52187**

**LAKE HURON VIEWS.** 2+ wooded acres across from the public green belt on Lake Huron. Short distance to Hammond Bay Harbor. Great place for a camper or a new home or cabin. Swim or kayak from the sandy cove or hunt your shared 700 acres. **\$24,900** #306023 **TEXT R181805 to 52187**

**325' OCQUEOC RIVER.** 3 acre parcel on a private lane. Gently rolling land that's ideal for a walk out basement. Great place to camp or build your up north cottage. Trout fishing or enjoy kayaking. L/C possible. Reduced! **\$25,700** #295457 **TEXT R402110 to 52187**

**44 ROLLING ACRES.** private gated setting Abundant wildlife & a creek running through the property. Hammond Bay Refuge Harbor on Lake Huron is only a mile away. Land contract terms may be considered! Major price reduction! **\$40,000** #300943 **TEXT R402069 to 52187**

**HILLMAN AREA.** Partially wooded 1 acre lot is RV ready or waiting on your new home. M-32 frontage, near State land and numerous lakes. 4" well installed, a full septic system, a culverted drive and 200 amp electric panel. Only **\$15,900** MLS #307721. **TEXT R403467 to 52187**

**116' ON LONG LAKE!** Spectacular sunset views with a bluff setting provides for a multi level building site. Michekewa Shores features paved roads, underground utilities including natural gas, a 40 acre open space with 3/4 mile nature trails, sandy bottom lake. On site boat and trailer storage and more. 3/4 acre lot covered in mature hardwoods & pines. **\$88,900.** #304645 **TEXT R402750 to 52187**



### RESORT WITH HOME, 5 CABINS & 490' BLACK RIVER FRONTAGE

Located at the commencement of the famous inland waterway this charming resort has lots of potential. The main home is a year round residence with 2 bedrooms and has been renovated with a charming up-north ambiance. There are 5 seasonal cottages that need a little updating and provide excellent rental income for the summer months. The cottages all have wood interiors with a mix of tongue and groove paneling and full log walls. There is a 1.5 car garage for storage or use for the main residence. Could also be a great family retreat, corporate getaway or monthly rental investment property. The seller will consider split options and possible land contract terms. The full package is being offered at **\$187,950**. Call for information on other split options. #309593



### MULTI-FAMILY INVESTMENT PROPERTY

Exceptional investment opportunity strategically located just outside the Cheboygan city limits (no city taxes or municipal utilities to pay). Whether you want to be an on site owner manager or rent all the units, this multi-unit complex offers a spacious 3 bedroom, 2 bath, 2400 sf updated main home (which could also be 2 rentals) with an attached garage, a 5 unit apartment building, a 3 bedroom home with a 1 car garage and 3 mobile home units. Potential monthly income of \$5800. All units are rented with a continual waiting list. Includes 8 acres for future expansion, 2 water wells, 5 septic systems and 3 outbuildings. Local bank financing available. Asking **\$265,000**. MLS #304059. For more photos text P32657 to 52187.



