# Water Wonderland

Volume 14, Issue 6 September 2017

## **Choice Waterfront**



231-627-9991

See page 14

# **Choice Home on Acreage**



# **Choice Vacant**



See page 4



Homes & Properties throughout Northern Michigan

weeklychoice

For All of the Homes and Properties Listed in this Issue of the **Water Wonderland Choice Real Estate Magazine** 

# **PUBLISHED BY:**







## - CHEBOYGAN AREA -

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GREAT PRICE ON LONG LAKE 100 FOOT VACANT WATERFRONT LOT FOR SALE ON ALL SPORTS LAKE.

This is an incredible price on a beautiful lot on picturesque Long Lake in Northern Michigan. There is already a driveway in place and seller is working on a survey and land evaluation. Call today for more information but don't wait too long. \$72,500. MLS #310047



PRIME 30 ACRE PARCEL WITH FILL. WE HAVE TWO ENTRANCES OFF LEVERING RD.

This parcel is located across from the airport and zoned Rural Character which allows a lot of flexibility. The front part of this parcel sits high and ready for new construction. Call today for more information. \$35,000, MLS #286174



ONCE IN A LIFETIME OPPORTUNITY TO OWN A PIECE OF NORTHERN MICHIGAN. This amazing deal is for a 60 ft slip located at the exclusive Duncan Bay Boat Club. Included in the sale is a 42 'yacht. This boat is a 2 bedroom 2 bath home on the water with a heat exchange system. Spend your summers cruising the Great Lakes or simply enjoying all that Northern Michigan has to offer. The Duncan Bay Boat Club is a beautiful place to call home for the summer. Amentifies such as access to the clubhouse, in ground heated pool, playground for the children, pavilion, bbq area, laundry facilities, private bathrooms, your own dock box, and more make this a wonderful place to spend the summer months. \$85,000. MLS #308761



OWN A PIECE OF EPOUFETTE BAY IN THE UPPER PENINSULA ON LAKE MICHIGAN.

This 26 acre bit of paradise sits just a short distance West of the Mackinac Bridge on Lake Michigan. There's a look-out point with a telescope to view this beautiful bay from the road and you have a once in lifetime chance to own it. Call today for more information. \$218,000. MLS #308553



A GREAT PRICE FOR A 60 FT SLIP WITH A DOCK BOX!

Located on picturesque Duncan Bay this slip provides you with easy access to The Great Lakes and Inland Waterway. Your membership in The Duncan Bay Boat Club allows you to use the beaufulful clubhouse, in ground pool, playground for the kids, private bath, and laundry facilities. CALL TODAY! \$9,700. MLS #307873



LAKE WASHED AIR FROM THIS HILL TOP HOME.

This house is located just up the hill from Black Lake public access. Three bed room, two full baths with a large open kitchen design. Carport and several sheds on the provide room for storage. Nice attached three season room to enjoy your morning coffee. Make this property your year round home or a great "up north" place. Located among some of the best northern Michigan has to offer. Black Lake, Black Mountain and Pigeon River Country located just moments away. Call agent today to get more information and set up a showing \$59,900. MLS #306914



MACKINAW CITY 3 BEDROOM HOME WITH NEWER ROOF AND COMPLETE-LY REMODELED INTERIOR FOR SALE CLOSE TO DOWNTOWN.

This home is just minutes from Downtown Mackinaw City, the Mackinaw Bridge and beach. You can be near all the sites and action with this great location. This would also make a great rental property or up North retreat. The possibilities are endless. Call today for more information. \$94,000. MLS #308908



1586 FEET ON THE INLAND WATERWAY

is just the start to this pristine parcel that is like a sanctuary. Located on the banks of the Black River, this parcel is like a wooded park that the sellers family has enjoyed for years. You can boat to the Cheboygan River and Mullett Lake. We have trails throughout for walking paths with luxury homes nearby. This is a truly special parcel so call today for more information. \$379,900. MLS #286236



100 FEET ON THE BLACK RIVER AND THE FAMED INLAND WATER WAY AT AN INCREDIBLE PRICE. SELLER SAYS PRICE IT TO MOVE.

We also have other lots available. What a great time to buy water front before spring hits. Enjoy fishing and boating or just relaxing on the shoreline on this most affordable waterfront. Call today for more information. \$25,000. MLS #306425



GREAT PRICE ON THIS BEAUTIFUL MUNRO LAKE WATERFRONT PARCEI WITH HUGE OAK TREES ON ALL-SPORTS LAKE.

This lake lot is near I-75 and Cheboygan and sits in a picturesque area of Cheboygan County. If you were looking for a waterfront parcel for sale in the Cheboygan area you have to consider this one. The sellers would like to see an offer so call today for more information. \$60,000. MLS #303823



REDUCED PRICE WITH MOTIVATED SELLER ON WILDWOOD LAKE 2 Bedroom waterfront home with 3 car attached garage and 24 x 28 pole Barn.

This home features central air, natural gas, nice sun room with a fire place and great views. We also have an open kitchen and living room for entertaining. The master suite features a jet tub and and plenty of room. All this sits on a spacious lot with large deck out back with a hot tub. We also have a corner lot with a circular drive for easy parking. Call today for more information. \$109,900. MLS \$307360



MULLETT LAKE WATER FRONT BEAUTIFUL SUNSETS.

All sports lake connected to the Inland Waterway. Boating, skiing, fishing, snow-mobiling. This move in ready home has the views and private space for your guests. Enjoy the gazebo and the deck. You have a place to work on your projects in the garage. Call for an appointment today! \$457,900. MLS #306523

## - GREATER GAYLORD AREA -

# **BUILT IN MICHIGAN-DICKINSON HOMES**

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# Real Estate One Gaylord









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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.



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



WAITING!! You can move right into this well-maintained two bedroom wo bath condo located just west of town at he Gaylord Country Club. Ideal central ocation 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.



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



This spacious home is located in Gaylord close to schools, hospital and churches. Extras include a large living room and separate dinning 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



in this cozy waterfront cabin on all sports Lake

A BUG IN

Arrowhead. Lake Arrowhead amenities include heated pool,

launch, park with pavilion, and 64 acres of common recreational land. One lot across the street for your garage included. \$114,900. MLS #306292

# Real Estate One Gaylord (989) 705-8284

www.MainStreetGaylord.com



INVESTORS - 3.37 ACRES

Located within the city of Gaylord. Zoned 202 Commercial Structured. I-75 exposure and prime location. \$119,000.



#### THIS IS NORTHERN MICHIGAN AT ITS FINEST!

10 wooded acres, ATV trails, spectacular views and an abundance of wildlife. This 1568 sq. ft. home has 3 bedrooms and 2 baths, spacious master suite, Pellet stove, deck off dining area and main floor laundry. Appliances included in sale. Maintained roads, home has 200 Amp service, shed has 220 AMP for Hot Tub. Call today for a showing! **\$139,000.** MLS #305478



#### MAKE ITYOURS

ownership at this updated 3 bed-room, 2.5 bath condo at beautiful Otsego Club in Gaylord. Has a classic living room with gas fireplace with beautiful stone surdining room look-

ing out at the gorgeous golf course; open kitchen with appliances included and breakfast bar: main floor laundry: master suite with tile floor and jet tub; partially-finished lower level with family room and plumbed for an additional bath. Great for year-round living or also a weekend getaway to enjoy Northern Michigan Recreation at it's finest! Priced right at \$147,900. MLS #308690



#### EVEN THE PRICE FEELS LIKE HOME!

Beautifully maintained 3 bedroom, 2 bath home nestled among the hardwoods on a quiet cul de sac in Michaywe. Home boasts of an open floor plan with vaulted ceilings, gas/log fireplace and doorwall to decking. Kitchen with bar seating, main floor laundry, beautiful master bedroom suite and a full basement. Appliances included in sale. Enjoy all the Michaywe amenities. \$159,900. MLS #309213



#### IT'S TIME TO MAKE A MOVE

just east of Gaylord. Enjoy country living and gorgeous views - yet just minjust case of oxylotic targoy country firing and gorgeous west yet plast mutes from town! Features include 3 bedrooms; 1.5 baths; casual living room with gas fireplace; updated eat-in kitchen with appliances included; large den which could be formal dining room if desired; comfortable family room; and first-floor laundry. Michigan basement for storage; 3 car garage; and much, much more. Price just reduced to \$169,900!! MLS #307093



#### VICTORIAN SPLENDOR!

Totally restored 4 hedroom Victorian home dating back to 1896 sits on 3 professionally landscaped lots. Maple floors throughout main floor floors in the second

Spacious updated kitchen with beautiful stain glass fixtures, formal dining room with Bohemian glass chandelier and pocket door to formal living room. Enclosed front porch, 2.5 car garage, irrigation, natural gas and a full dry basement with extra living area. Restored 1910 Kohler tub in main floor bath. Great Family home or Bed and Breakfast. Recently painted. \$169,900. MLS #309563



with 2.5 Wooded Acres! Vaulted beamed ceilings, knotty pine walls and brick fireplace in living room. Custom kitchen/dining area boasts of 1/2 log siding and doorwall to covered deck. Walk-out lower level has an additional bedroom, family room with fireplace and laundry. F/A furnace, central air, appliances and a 10'x 12' shed for additional storage. \$179,900. it makes dollars and sense. MLS #308948



#### GET THE PARTY STARTED

This 4 bedroom, 5 bath, well maintained Michaywe home is great for entertaining!! You'll enjoy a classic dining room; engaging, sunken living room with gas fireplace for ambiance, wet bar and built-in bookcases; main floor master master suite with walk-in close; open kitchen with appliances included along with convenient laundry; plus lower level with casual family room and a sauna!! Exterior upgrades include irrigation, hot tub on the patio looking out at golf course, covered deck vides great spot for grill, plus paved driveway. At **\$249,000.** it m dollars and sense. MLS #306582



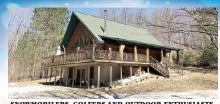
#### HIGH VISIBILITY COMMERCIAL BUILDING

with 2,160 finished office/retail space and over 3,000 sq.ft. of storage space. Knotty pine walls, kitchen area, overhead door in storage area of main building. Additional 30' x 50' heated pole barn with shelving, overhead door and 30' x 25' covered fenced area. Organic Medicine Growers, this property would be perfect. \$249,900. MLS #309505



#### LOCATION, LOCATION, LOCATION!!

This well-maintained home is located just 5 minutes east of downtown Gaylord - great for a busy family! 5 bedrooms including master suite; bright, open kitchen with appliances included; spacious dining room; large living room with gas fireplace; main floor laundry; den/music room; plus unfinished basement for additional storage or extra space for kids to hang out! Natural gas hot water baseboard heat; wall mounted air in living room; irrigation; DSL internet; cement driveway; back yard looking out at the woods -what more could you ask for? Covered front porch for relaxing is just icing on the cake! Priced right at \$259,000! MLS #308314



#### SNOWMOBILERS, GOLFERS AND OUTDOOR ENTHUSIASTS

this 3 plus bedroom log home on 10 acres has everything you have been looking for Custom log home boasts of hardwood floors, vaulted ceilings, spacious rooms, 2 wood stoves, extensive decking, master bedroom suite, finished walkout lower level with family room, bath and 2 non-conforming bedrooms. 30 x 40 pole barn with cement floor for your toys. Close to Golf and Snowmobile Trails. \$286,900. MLS #306254



#### SPECTACULAR AND SPACIOUS!!

You'll be impressed with this 4/5 bedroom, 2.5 bath, updated, traditional home in Gaylord. Great features include a captivating kitchen with granic countertops, stainless appliances, beaufulf backsplash, and tile floor, classic dining room; living room with gas fireplace for those chilly nights; fabulous master suite with whirlpool tub for your tired bones plus separate shower and walk-in closet; mostly finished lower level boasts a family room with bar and exercise room which would be a great playroom for kids. Other extras include first-floor laundry, den/office; Andersen windows; sprinkler system and beautifully landscaped. Priced well below duplication at \$299,900. MLS #309011



#### ENJOY LIFE AT THE LAKE

without the taxes! This wonderfully updated Otsego Lake home offers 4 bedrooms, 3.5 bathrooms; gourmet kitchen with beautiful pine cabinetry, granite countertops, Viking range & dishwasher; large living room with gas fireplace; gorgeous master suite with whirlpool tub and separate shower, gas fireplace, custom built-ins; classic dining room currently used as den; upstairs family/media room w/wet bar and separate entrance from garage; fabulous laundry room with storage and walk-in pantry; plus enjoy a beautiful yard & lake access. \$499,000. MLS #308735



# Koske Realty Co.

2192 South Otsego Ave., P.O. Box 342 • Gaylord, MI 49734 GAYLORD the Alpine Village

CALL 989-732-1012 • Check Our Website: www.koskerealty.com





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





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 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 EA. 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.



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 Haves Township, next to State Land. Ideal for hunting camp or snowmobiling. Only \$16,000 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.



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.



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



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.

CAYLORD the Alpine Village 2192 South Otsego Ave., P.O. Box 342 • Gaylord, MI 49734

# CALL 989-732-1012 • Check Our Website: www.koskerealty.com

- 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.
- 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.
- 3-1/2 ACRES Wooded parcel located in Bagley Township with a nice building site. Close to Gaylord, golf courses and lakes. \$16,900 terms available.
- 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.
- 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. \$224,900.
- 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.
- 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
- 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 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.
- 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.
- 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**.
- **4.46 ACRES** Nicely wooded parcel. Great for your relaxation. Close to skiing and snowmobiling. Located in Hudson Township. **\$9,750**.
- 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. \$19,900.
- 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.
- **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.**
- 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.
- 10 ACRES Nicely wooded with a variety of large hard-wood 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.
- 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.
- 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.
- 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.
- 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.
- **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.
- 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.
- 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.
- 10 ACRES Beautifully wooded corner parcel fronting a county maintained road. Ideal place for our new home, located in good deer country, \$23,000.
- 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.
- (2) NICELY WOODED LOT Located in Bagley Township, close to golf course, lakes and Gaylord only \$3,000.
- 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.
- **5 ACRES** Beautiful parcel has a hill setting for walkout basement with a gentle rise. Close to golf course. **\$8,000**.
- **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**.
- **WHISPERING PINES** This beautifully wooded pair of lots, excellent building site with all the club amenities only **\$5,000**.
- **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

## - GAYLORD AREA -



# 1349 S. Otsego Ave., Gaylord, MI 49735 (989) 732-2477

# Visit us online at www.smithrealtygaylord.com



# BRING YOUR BUSINESS TO TOWN - OPPORTUNITIES AVAILABLE FOR SALE / LEASE OPTION / LAND CONTRACT

# **Our Newest Commercial Listings**



Restaurant with Resort Liquor License Growing local business-M-32 Elmira-showing strong growth and great potential with the new East Jordan Iron Works facility being built just West of the location. Seats 45+ with limited hours...closed Mondays-Open for breakfast and lunch-Friday full day with fish fry and dinner specials. Facility and equipment in exceptional condition. Owner has operated for 5 years more or less and is selling due to physical necessity. Great opportunity for family or couple to enjoy this business...Priced to sell.

\$300,000 MLS #309820



S 27 LOCATION-Plenty of options with this 4,400 sq.ft building-features 900 sq.ft show room with flexible floor plan. Break room-(2) handicap restrooms-segregated work areas-exhaust system. 12' side walls 11'-12 o/head door. Radiant heat- In addition to the main building there is a free standing 30'  $\times$  40' pole building which could easily be finished for additional work space. 1.5 ACRES ALLOW FOR EXPANSION AND PARKING. TOTAL 5,600 SQ.FT. PRICED RIGHT.



and Meridian Line Road, between Gaylord, Lewiston and Atlanta. Owners retir ing after 20 years of serving up food and spirits in a family-friendly setting Established in 1946 and just 5 different owners in 71 years. Approximately 2,300 SF of bar/seating area and large 500 SF kitchen, featuring pizza ovens grill and fryers. Class C Liquor License. Plenty of dry storage area and 2 8x10 walk-in coolers/freezers. Located on the snowmobile trail, J&Bs is an attraction for every season. Check out additional information and the menu on the web site at http://www.jandbsbarandgrill.com.

\$380,000 MLS #309624



PRIME MEDICAL OFFICE BUILDING Great location - walking distance to OMH. Modern facility with (2) Suites Suite A 2400 sq.ft, currently vacant and available for lease. Suite B 1400 sq.ft. currently occupied and Tenant (owner) will enter long term lease if desired by Purchaser. Common entry with separate reception areas. Multiple exam rooms, separate rest rooms and Physician offices and break rooms. Full basement Priced less than current appraisal.

\$445,000



Firmly Established Business Opportunity. Current owner retiring, turnkey convenience/party store ready for next owner to continue to serve local market. Located on busy M-32 with high visibility, this area is grow ing fast with new development and high volume traffic. Comes with all licenses, equipment, and 3 br 1 ba rental home. The opportunity to own your own business has never been better, call today for additional details and to arrange your exclusive tour!



This 4+ acres-largest development site-North of McCoy Road. 280' of prime South Otsego (I-75 Business Loop) with EZ access to I-75 279 & 282 exists. Also access to truck bypass from Main Street. All utilities on site with two possibly more curb cuts. White building is a tear down with north building suitable for office space with some renovations.

Multiple uses in B-2 and priced right. **\$290,000** MLS #308225

# **VACANT LAND & BUILDING SITES**



Heavily wooded 5.64 acres with nice elevation and rolling terrain. Would make for an excellent hillside building site or place to set up a camper. Frontage

\$6,900



Beautiful 40 acres of mature hardwoods maple and oak. Property adjacent to state land on the south line and also across the street. Perfect for an up north hunting prop erty. Close to snowmobile trails and 10 mins. from downtown Lewiston

\$71,900 MLS #309413



Beautiful 80 acre parcel with many mature hard-woods, hemlock, and cedar. The east portion is all hardwoods and hemlock. There is cedar in the center portion perfect for winter deer yards, and the west portion has open fields. The parcel has all the makings of a great hunting camp or secluded sec-ond home just minutes from downtown Vanderbilt and the Pigeon River Country Forest.

Call for your personal tour. \$129,900



out offer expansive views to the south overlooking the Sturgeon Valley. Property features a 30x40 pole barn with electric, two bunk rooms and bathroom. Also on property is a 608 SF cabin with loft, electric, bathroom, small kitchen and deck overlooking valley. Water supplied by artesian well. Prime location for deer, elk, turkey and grouse. Less than a mile north are

\$79,000 MLS #308987



Johannesburg make this an ideal property for many uses. Set up currently as a hunting camp with an elevated deer blind, yet with room to build your dream home, natural mix of woods and fields, with a small pond and multiple building sites to choose from. Easy to divide or enjoy the seclusion of your own private acreage. Call today for additional details.

\$288,000

MLS #308946



State Land on two sides! Here is a rare opportunity to own 30 acres in the very sought after Sparr area in Gaylord. The parcel borders State Land on both the east and south property lines. The Pigeon River County State Forest, which includes over 100,000 acres of public land near includes over 100,000 acres of public land near-by touches this parcel. There is an open field on the north end of the property, but the parcel is mostly wooded. The timber has not been cut in many years. Mixed hardwoods and softwoods. A building site on the hilltop would give nice views to the east, or this would be an excellent hunting to the east, or this we camp. Call today.

MLS #307074



3 lots combined on Gaylord County Club Course. These lots could make a beautiful setting for your home with great views of the golf course

\$16,650 MLS #305987



95 acre development in Gaylord with great visibility zoned commercial, B-2 & B-3, located just off northbound I-75, Exit 279. Property features over 1,500 feet of frontage along northbound I-75 and over 1/2 mile of frontage on both sides of Johnson Road, just east of \$ Otsego Ave. Subject property adjacent to Gaylord's newest event center, The Ellison Place, a 30,000 \$F venue with a 2,200 person capacity, Seller will divide as warranted. \$3,000,000 MLS #305585



Nearly 15 acre wooded parcel with approximately 460 feet of frontage Dollar Lake. Conveniently located close to town and on county maintained road, just 1/2 mile from 1,000s of acres of state land and trails Perfect elevated building site for home or cottage.

\$59,000 MLS #305000



Full of opportunities. 75 acres of planted fields, mixed hardwoods, pine stands, flat land, and rolling hills. Situated between agricultural fields, hardwoods, and the golf courses the parcel provides an ideal setting for a hunting camp. With the location across the street from the main entrance to Tree Tops Resort there are also development opportunities. A serene setting but only ten minutes from Downtown Gaylord. Seller will divide



Prime development acreage parcel located conveniently on Gaylord's growing West Side. Access to property through 4-way stop light at highly vis-ible M-32 and Murner Rd making this an ideal location for multiple uses commercial and/or Residential Development.

\$189,000

## - GAYLORD AREA -





Mike Perdue Managing Broker/ Owner



**Rvan Woian** 



dale j. smith Associate Broker CRS. RAM. ABR



Chris Paffi

3 Bedroom Ranch

Beautiful 3 Bedroom, 3 Bath Ranch home in the quiet Shady

Brook Hills neighborhood. Enjoy everything this home has to

offer outside on the peaceful multi-level deck or inside cozy up next to the wood-burning stove. Master suite features a

walk-in closet. Separate laundry room with cabinets and count-er tops for folding. Separate office and a large mudroom. Full

finished walk out basement with family room and a 4th bed-room. Plenty of room to grow. Lots of extra storage space and

Farm House on 40 Acres

Renovated farm home on 40 acres just west of

Gaylord. 5 Bedroom 4 Bath home with room to

roam inside and out. Partially updated yet with

room for finishing touches to make your own. Beautiful property with trail system and privacy, yet

conveniently located near all of Gaylord's growing

attached 2 car garage. Call for your private tour today.

\$154,900

amenities



Will Tomaski Realtor

MLS #310054

## COMM



Turn-key 4 bedroom 2 bath hillside chalet with wood burning fireplace, cathedral ceiling and expansive deck. Enjoy over 2,000 feet of lake frontage on Guthrie and Section One Lakes. Access to Clubhouse which includes outdoor heated pool, game room, exercise equipment and sauna. All appliances included and furnishings negotiable.

\$59,900 MLS #306632



Floor to ceiling window boasts fantastic view of scenic Clifford Lake. 3 Br 2 Ba home sits on large 3 acre lot featuring second detached oversize garage for toys and 300+ feet of frontage offers seclusion and tranquility minutes from downtown. Call today to arrange your private tour! \$147,500 MIS #308354



The home offers a large living/dining area with an open concept. The fun-nace and water heater are only four years old. Newer kitchen appliances. Main-floor laundry hook-ups. Nicely landscaped with a three year old covered porch & mudroom as well as multi-evel decking & a dog fence in the back yard. The majority of the moof is only three years old. Large asphalt driveway, & additional parking pad. There are 900 acres of State land that very nearly touch this parcel, & the snowmobile trail is just a short ride away. Deeded Lake Access, and a county-maintained road. Only 10 minutes to Gaylord, 20 minutes to Grayling, & 2 minutes to Waters. Call for your personal tour today. Propane tank not included. The home offers a large living/dining area with an open concept. The fur

\$104,900 MLS #309357



LITTLE BYAGTOFO LAKE

Peace & tranquality on Little BraGTOFO LakE

From two bath, year-round home has a lot of new features to offer.

All of these items are new within the last 18 months deep well geothermal heating/cooling, stone fireplace, garage roof, all appliances digital bidet toller, flooring & knotry pine in the lower level, floating dock, sidewalls, landscaping, retractable awning, sprinkler system, hot tub, & chimney, Over 200 feet of frontage with gorgeous views of undeveloped land across the lake. Very private, but only 15 mines to Gaylord. Pontoon boat included with the property, Many personal items are also available including major furnishings, a fishing boat, speed boat, motorcycle, snowblower, lawn mower, leave blower, etc. Contact listing agent for more details.

\$15.88,000

MIS \$\times 0.0000.

\$158,900



MLS #308679

Michigan wildlife on 10 Acres in this superbly constructed Builder's home. Home boasts 3bd 3bth with hardwood floors throughout featuring cathedral ceilings and oak cabinets in the kitchen. Room to grow with 2 non conforming bedrooms in the partially finished basement. Attached 2 car garage, spacious 48x32 pole barn, and other outbuildings provide an excess of storage. Call to arrange your private tour today!

\$239,000 MLS #309243



overlooking hole #11 on the Fazio Premiere golf course. Perfect for those getaways in Gaylord's Golf Mecca. 2 Br 2 Ba including a Master Suite, open floor plan, and private porch. Most furnishings available with the condo, making this a move in ready home for your summer golfing vacations. Call today to schedule your private tour!

MLS #307905 \$109,000



Spacious and well-kept 3 bed 2 bath home with private lake access to all-sports Otsego Lake located just minutes from town. Home features recently updated kitchen, tiled floors, expansive 24x36 dining/family room with beautiful vaulted ceilings, master suite w/deck and partially finished basement. Home sits on nearly 1/2 acre fenced-in lot with irrigation system, raised gardens, mature shade trees, large deck and many tastefully landscaped features. Just steps away is private Compton Beach Park with 132 feet of Otsego Lake frontage, docks and boat launch. State Land located just across the street. Newer roof, furnace, well pump and

septic system. **\$179,000** 



Greatest 3 Bedroom 3 Bath 2700+ sq.ft. CONDO IN THIS MARKET! Newly redone by interior decorator with features that include turnkey attractive furnishings and accessories. Granite-stainless steel-Hunter Douglas power window treatments are just a few of the features. Add to this the perfect setting on the Loon Golf Course with decks and views from the living area. Just minutes to Freeway and Main Street the location is the additional plus. With 3 levels, guests and fam ily enjoy the privacy. Entertaining is a snap with the great room. Attached finished garage adds to the all season convenience. Best value on the market.

\$249,000



IDEAL FAMILY HOME-FOR PERMANENT RESIDENCE OR RECREATION..Just minutes to town on Goslow road this 14 acre site-partially wooded with views offers privacy. 5 Bedrooms-3 Baths- Large living & dining room plus game room-TV room offers space for easy living and entertaining. Attached garage and separate outbuilding has workshop and lots of storage for toys. Access from Goslow is a private easement and adds to the security as well as privacy. Also features deluxe HOME WARRANTY that takes the guess work and adds to worry free living.

\$249,500

MLS #308252



Large windows allows for natural light to flood this 3Br 3Ba home featuring a main floor Master Suite, jet tub and large walk-in closet. Solid construction and well cared for this home is ready to be lived in and enjoyed year round, or as a seasonal getaway. With walking and skiing trails, clubhouse and restu-rant, golf, tennis and swimming pools make Michaywe a beautiful up north destination and one of the more comfortable and affordable places to live and play. Home is priced aggressively and seller is eager to find the right buyer. Call today for more details and to arrange your private tour!

\$234,900 MLS #307906



sive Trenton Woods neighborhood. Executive 4bed/4bath home with quality finishes. Solid wood interior doors, hardwood floors, natural gas boiler heat with in-floor heat in the fully-finished walk-out lower level. Open concept kitchen/living area plus a formal dining area. Master suite with Jacuzzi tub and walk-in closet. Three car attached garage, mud room, central vacuum, large laundry room, separate office, asphalt drive way, landscaped front yard, and a large deck overlooking the

MLS #307143 \$249,900



the Michaywe Pines golf course. Natural light floods this open floor plan 4bd 4 bth home featuring two car garage and all the amenities of Michaywe nearby. Master Suite boasts walk in closet, jet tub, and balcony. Large stamped concrete patio ideal for entertaining. Many updates include new furnace, central AC, roof, and water heater make this home worry free. Call today for your private tour!

\$249,900 MLS #309164



If you're looking for the perfect Northern Michigan lake home with privacy and seclusion, here it is!!! Custom built 4 bed, 3 bath, cedar sided 3,100 4-58 home set on 13 wooded acres with 56 ft frontage on private Spectade Lake 6. Home and grounds in immaculate condition. Master suite with 1056 walkin closest, Jacuzzi tub and roman style shower. 2 4/x24 loft area, open kitchen with lake views, screened in porch and expansive deck. New roof in 2016 G-orounds feature irrigation system, garden, stamped concrete walkways and bonfire pit, beach area and permanent dock. Attached insulated and finished 283×2 garage and add 12 883-56 garage with over-sized overhead doors, electric & water. Be sure to check out the amazine drone footage under the Virtual Tour tab..!!! out the amazing drone footage under the Virtual Tour tab...!!

\$429,000 MLS #309270



Spectacular views looking West across the Sturgeon River Valley with this CUSTOM BUILT home on 30 Acres, Quality and comfort abound this ICF Foundation built estate home with professionally designed layout, high effi-ciency heating and cooling, and the bonus of a 60x40 pole barn with in floor heat. Enjoy the views only a few can call their own in Otsego County while roaming your private acreage. Northwest facing Master Suite to enjoy the views from sunrise to sunset, with expansive jet tub and walk-in closet. Gourmet kitchen and all the conveniences of main floor living, yet with room to spread out. Game room wet bar and lower level family room provides privacy & entertainment areas to enjoy. Home is near flawless & ready to be enjoyed. Call for details & to arrange your private tour!

\$629,000





\$16,000

NEW LISTING - Two bedroom furnished cabin lo cated in Hayes Township, next to State Land. Ideal or hunting camp or snowmobiling. Call for more de



Koske Realty Co. GAYLORD 2192 South Otsego Avenue • Gaylord, MI 4973

CALL 989-732-1012 • Check Our Website: www.koskerealty.com



120 ACRE CAMP backing to State land. The home has 1 bedroom, 1 bath & open living area 30x48 pole barn with a 450 sf bunk room that sleeps 10, sauna & more.Trail roads, blinds & pond Excellent hunting! #303078



Su S. Main, Cheboygan
Govering ALL of Northeastern Michigan in 36 Years Experience
(989) 351-0110 and (231) 627-9991
REMIN Carol Steiger, Associate Broker
North
Interface and of Proposed Married to the near polantical contents



HOME ON 30 ACRES - This is the perfect hunting camp. 30 acr IOMS: ON 30 ACRES. This is the perfect hunting camp, 30 acres secluded land with about 1 acre fenced to let the dogs roam, sail ox house with wood stove and propane space heater for warmth nenerator for electricity. Propane erfigierator Off the grid, just perfect or escaping Current owner lives here year around and plows road. 2 detenoon with full bath. Spacious and cozy, nice enough for a real ome. Call for more details.



Koske Realty Co. 2192 South Otsego Avenue • Gaylord, MI 49735

CALL 989-732-1012 • Check Our Website: www.koskerealty.com



20 ACRES ADJ. STATE LAND Rustic log cabin with a great location just 3 miles from Cheboygan Totally off the grid with LP lights, wood heat, solar

TV, and artesian well & path bath. Motivated seller RE/MAX North



Country ALL of Northeastern Michigan 👸 Licensed 37 Years as a Michigan Broi (989) 351-0110 🗎 🚾 (231) 627-9991





#### \$239,000

NJOY THE ELK, DEER, TURKEYS and other Norther the LEA, DEER, FORETS and other Northern Michigan wildlife on 10 Acres in this superbly constructed Builder's home. Home boasts 3bd 3bth with hardwood floors hroughout featuring cathedral ceilings and oak cabinets in the titchen. Room to grow with 2 non conforming bedrooms in he partially finished basement. Attached 2 car garage, spacious (8x32 pole barn, and other outbuildings provide an excess of storage. Call to arrange your private tour today! MLS #309243



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Visit us at 89-732-2477 • 800-822-235

# **REAL ESTATE**

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RENOVATED FARM HOME on 40 acres jus west of Gaylord. 5 Bedroom 4 Bath home with room to roam inside and out. Partially updated yet with room for finishing touches to make your own. Beautiful property with trail system and privacy, yet conveniently located near all of Gaylord's growing amenities. MLS #308682



1349 S. Otsego Gaylord, MI 49735

Visit us at 732-2477 • 800-822-2350



LAKE ACCESS - Three bedroom chalet style home with fin ished 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. Call for more details



Koske Realty Co. GAYLORD the Alpine Village 2192 South Otsego Avenue • Gaylord, MI 49735

CALL 989-732-1012 • Check Our Website: www.koskerealty.com



LAKE NETTIE. Just listed. Affordable up north get-away on a quiet all sports lake. 3 bed-room, 2 bath home with a large deck overlooking the lake. Great fishing, swimming and year round





BEAUTIFUL SETTING for this spacious 4 bed oom, 3 bath home. Includes 152' of landscaped frontage on peaceful Long Lake featuring a large deck and patio to relax and a sandbox for the kids MLS#307948.





100' BLACK LAKE, 1900 sf custom home, 3 odrms, 2-1/2 baths, awesome year round sun room. fireplace, open floor plan, attached 2.5 car garage and more.Additional 3 car garage with a 2 bedroom guest apartment above. #305672





F YOU'RE LOOKING FOR THE PERFECT NORTHERN and seclusion, here it is!!! Custom built 4 bed, ne set on 13 wooded acres with 536 ft frontage spectacle Lake 6. Home and grounds in immaculate condition. Master su 10x6 walk-in closet, Jacuzzi tub and roman style shower. 24x24 loft area, op en with lake views, screened in porch and expansive deck. New roof in 201 ds feature irrigation system, garden, stamped concrete walkways and boni ach area and permanent dock. Attached insulated and finished 28x32 gara



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100' BLACK RIVER. Just up river from Black Lake & seated gently atop a slight hill offering great views! 3 bdrm, 2 baths, storage shed, a "Bunk House" by the river, lovingly maintained and move in ready. Natural gas too, #302752





MULLETT LAKE WATER FRONT REAUTIFUL SUNSETS.

All sports lake connected to the Inland Waterway. Boating, skiing, fishing, snowmobiling. This move in ready home has the riews and private space for your guests. Enjoy the gazebo and the deck. You have a place to work on your projects in the garage. Call for an appointment today! MLS #306523



1160 E State Street, Ste B. Cheboygan, MI 49721 231-597-8000 • Fax 231-597-8008



\$260,500 RELAX WITH THE SOUNDS OF THE

CREEK flowing beside you as you enjoy beautiful iews of Lake Huron. This immaculate 2BR, 2BA nome on 130' frontage is the perfect place to let our cares slip away. MLS#308619.

For more photos text: R407268 to 52187





\$619,000

141' ON MULLETT LAKE. Enjoy the all sports lake and the famous inland waterway from this custom built 5 bedroom, 2.5 bath home, Granite coun ters, hardwood floors, majestic vaulted ceilings & stunning sunset views, #309237









REAT BUILDING SITE

n Lake Arrowhead subdivision. Deeded Access to All-Sport 13 acre Buhl Lake. Private association boat launch. Enjoy all he benefits of the association's Parks, Campground, Pool, nd Pavilion. Also: Maintained Roads, Discounted Propane esidents, and Trash Disposal. MLS #305487





BEAUTIFUL 40 ACRES of mature hardwoods maple and oak. Property adjacent to state land on the south line and also across the street. Perfect for an up north hunting property. Close to snowmobile trails and 10 mins. from downtown Lewiston. MLS



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oned B-1 fronting Thumb Lake Road, Old 27 and Dunham Road. Busy corner en route from Gaylord to Boyne/Petoskey. MLS #305799





#### \$72,500 GREAT PRICE ON LONG LAKE 100 FOOT VACANT WATER

FRONT LOT FOR SALE ON ALL SPORTS LAKE. is is an incredible price on a beautiful lot on picturesque Long Lake This is an inclouding price of a decading for the procures que congress of the form Michigan. There is afready a driveway in place and seller is working on a survey and land evaluation. Call today for more information but don't wait too long. **\$72,500.** MLS #310047



1160 E State Street, Ste B, Cheboygan, MI 49721 231-597-8000 • Fax 231-597-8008 www.exitcheboygan.com



This spacious home is located in Gaylord close to schools, hospital and churches. Extras include a large living room and separate dinning 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. MLS #309149





ACROSS FROM STATE LAND! Lots of up dates make this cute home ideal for a year round home or up north get away! Large acre lot, 2-1/2 car garage, paved road, wood stove stainless appliances & more. Just listed





VERY WELL KEPT 3BR, 2.5BA home with paved drive and large garden area seconds from the city limits. Features master suite, partially finished base-ment, attached garage and 30x40 pole building Great views of wildlife, MLS#306735

For more photos text: R261730 to 52187





IUST OUTSIDE OF MACKINAW CITY! Very affordable home with 3 bedrooms and 2 baths. All new floor coverings through out and other updates. Partially wooded 1 acre lot, paved road, new water system. Move in ready! MLS #309845







THIS LOVELY 1841 SQ FT HOME sits on over 65 acres with garden area, pond, wkshp and a pole bldg. This home features brick accented fireplace, maple kitchen, and sauna. Potential to split

For more photos text: R349434 to 52187





\$49,500 NEW LISTING - Clean one bedroom a-frame plus loft full bathroom, 28' x 28' two car garage, lake access. Ideal for snow mobilers or vacation home on 120' x 180' nicely wooded lot. Fronting a blacktop county maintained





LOCATED ON 10 WOODED ACRES this 3BR, 2.5BA manufactured home offers an open layout, stainless appliances, central air and olenty of privacy. MLS#307988.

For more photos text: R353819 to 52187





\$29,900 IMMEDIATE POSSESSION - Two bedroom mobile home on 3/4 acre parcel. Nicely wooded with hilltop setting. Ideal for year around living or vaca-





with 180 feet of frontage on Dodge Lake. Parcel is lo-cated on a cul-de-sac. State Land on opposite side of street. Mixture of Hardwoods and towering White Pines. MLS #308264



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100 FEET ON THE BLACK RIVER AND THE FAMED INLAND WATER WAY AT AN INCREDIBLE PRICE. SELLER SAYS PRICE IT TO MOVE.

also have other lots available. What a great time to buy water fron before spring hits. Enjoy fishing and boating or just relaxing on the shoreline on this most affordable waterfront. Call today for more information, MLS #306425



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SILING WILDERNESS VALLEY
Of Acres with a mixture of gorgous tree cover-Truly a great
ation to build that home or cabin you've always dreamed of
ring. Situated close to the Manistee River, seenic and quiet
te Elizabeth and snowmobile trails. Wilderness Valley also
beautiful courses golf courses located in the same develment. Call now for more details. MLS #304720



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REAT PRICE ON THIS BEAUTIFUL MUNRO LAKE WATERFRONT PAR CEL WITH HUGE OAK TREES ON ALL-SPORTS LAKE.

e lot is near I-75 and Cheboygan and sits in a picturesque area o gan County. If you were looking for a waterfront parcel for sale in th you have to consider this one. The sellers oday for more information. MLS #303823



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BAY IN THE UPPER PENINSULA ON LAKE MICHIGAN. This 26 acre bit of paradise sits just a short distance West of Mackinac Bridge on Lake Michigan. There's a look-out point with a telescope to view this beautiful bay from the road and you have a once in lifetime chance to own it. Call today for



1160 E State Street, Ste B. Cheboygan, MI 49721 231-597-8000 • Fax 231-597-8008 www.exitcheboygan.com



BEAUTIFUL WILDERNESS VALLEY 10 Acre parcel with great location close to the Wilderness Valley gold courses, Lake Elizabeth, Manistee River and snowmobile trails. Great opportunity for a vacation cabin or year around home. Call for more details.



**Real Estate One Gaylord** 

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REALITIFUL BUILDING SITE

with panoramic views to the west. Breathtaking sunsets yours to capture when you build your dream home on 2+ wooded acres in private Mt. Ver non Hills. MLS #306094



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GREAT BUILDING SITE FOR HUNTING

or year round home. Lots of wildlife for the avid hunter. Price just reduced! MLS #305126



**Real Estate One Gaylord** 

236 W. Main St, Gaylord, MI 49735 (989) 705-8284 Office instreetgavlord.com



\$300,000

RESTAURANT WITH RESORT LIQUOR LICENSE Gro 1-32 Elmira-showing strong growth and great potential with thordan Iron Works facility being built just West of the location with limited hours...closed Mondays-Open for breakfast an ay full day with fish fry and dinner specials. Facility and equij ceeptional condition. Owner has operated for 5 years more o l necessity. Great opportunity ..Priced to sell. MLS #309820



1349 S. Otsego Gaylord, MI 49735 Visit us at 32-2477 • 800-822-2350



WAREHOUSE-RETAIL-OFFICES-CONSTRUCTION-GREAT HIGH TRAFFIC S 27 LOCATION- Plenty of options with this 4,400 sq.ft building-features 900 sq.ft show room with lescible floor plan Freak room (2) handicap restrooms-segregated work areas-exhaust system. 12' side walls 11'-12' o/head door. Radiant heat. In addition to the main building there is a free standing  $80 \times 40$  pole building which could easily be finished for addiional work space. 1.5 ACRES ALLOW FOR EXPANSION AND PARK-NG. TOTAL 5,600 SQ.FT. PRICED RIGHT. MLS #309747



1349 S. Otsego Gaylord, MI 49735 Visit us at



PRIME MEDICAL OFFICE BUILDING Great location -walkng distance to OMH. Modern facility with (2) Suites Suite A 2400
q.ft, currently vacant and available for lease. Suite B 1400 sq.ft.
currently occupied and Tenant (ower) will enter long term lease
f desired by Purchaser. Common entry with separate reception reas. Multiple exam rooms, separate rest rooms and Physician of-ices and break rooms. Full basement Priced less than current ap-



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FIRMLY ESTABLISHED BUSINESS OPPORTUNITY

FIRMLY ESTABLISHED BUSINESS OPPORTUNITY.
Current owner retiring, turn-key convenience/party store ready
for next owner to continue to serve local market. Located on basy
M32 with high visibility, this area is growing fast with new development and high volume traffic. Comes with all licenses, equipment, and 3 br 1 ba rental home. The opportunity to own your
own business has never been better, call today for additional deretile not to see more seemics were all this 2-side seems. ails and to arrange your exclusive tour! MLS #309191



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# HOMES, COTTAGES & HUNTING PROPERTIES

TEXT H2022 TO 52187

**TEXT H2018 TO 52187** 

TEXT H2021 TO 52187

TEXT H2019 TO 52187



LAKE HURON. Perfect sugar sand highlights this remarkable cottage. The sunroom provides sunrise views and extra living space. 3 bedroomswith a huge master, 1-1/2 baths, attached garage & mudroom. Just listed for \$219,900

SANDY LAKE HURON BEACH! Perfect up north get away with deeded private access to Lake Huron! 2 bedrooms, 1 bath, sun porch with lake views and large lot. Furnishings negotiable. Just listed at \$109,900 MLS #309704



COTTAGE IN THE WOODS. Affordable cot tage with easy access to I75. Needs some elbow grease but priced to sell. 2 bedrooms, a loft and a screened porch. 1 acre wooded lot near State land and Wildwood Lake. Only \$41,900



50' ON RAINY LAKE. Affordable waterfront home with 3 bedrooms and 11/2 baths, a sunroom and deck overlooking the lake, a fireplace and attached garage. Deep spring fed all sports lake with sandy frontage. Great fishing! Just listed at only \$104,900



TUCKED IN THE WOODS. Newer home with 1800 sf. 3 bedrooms & 2 baths, attached 2.5 car garage AND a pole barn Paved road just a mile from Hammond Bay Harbor, 2 price options: with nearly 6 acres \$134,900 or with 50 acres for \$173,500.

TEXT H2017 TO 52187



ACROSS FROM STATE LAND! Lots of updates make this cute home ideal for a year round home or up north get away! Large acre lot, 2-1/2 car garage, paved road, wood stove, stainless appliances & more. Just listed at

TEXT H1998 TO 52187



JUST OUTSIDE OF MACKINAW CITY! Very affordable home with 3 bedrooms and 2 baths. All new floor coverings through out and other updates. Partially wooded 1 acre lot paved road, new water system. Move in ready \$64.900 MLS #309845

TEXT P996241 TO 5218



120 ACRE CAMP backing to State land. The home has 1 bedroom, 1 bath & open living area. 30x48 pole barn with a 450 sf bunk room that sleeps 10, sauna & more, Trail roads, blinds pond. Excellent hunting! Reduced to **\$169,900** #303078



100' BLACK LAKE. 1900 sf custom home. 3 bdrms, 2-1/2 baths, awesome year round sun room, fireplace, open floor plan, attached 2.5 car garage and more. Additional 3 car garage with a 2 bedroom guest apartment above. **Just reduced to \$299,000.** #305672 TEXT R447372 TO 52187



ON MULLETT LAKE. Enjoy the all sports lake and the famous inland waterway from this custom built 5 bedroom, 2.5 bath home. Granite counters, hardwood floors, majestic vaulted ceilings & stunning sunset views. \$619,000. #309237

TEXT R247395 TO 52187



187' BLACK RIVER. Class A trout fishing, canoeing & kayaking. Custom built 3 bed, 2 bath cape cod in a quiet wooded setting. T&G cedar walls, vaulted ceilings, huge kitchen, 1st floor master, radiant in-floor heat. Motivated seller. \$149,900 #306531

TEXT P324146 to 52187



20 ACRES ADJ. STATE LAND Rustic log cabin with a great location just 3 miles from Cheboygan. Totally off the grid with LP lights, wood heat, solar TV, and artesian well & path bath. Motivated seller. Asking \$58,700.



260' OCOUEOC RIVER 1.6 acres. Tastefully remodeled 5 bedroom, 3 bath home, Nearly 2400 sft. not including the full basement or work room. 2 car garage w/2nd story storage (could be additional living space). Only **\$169,900** #300806



518' LAKE NETTIE. Just listed. Affordable up north get-away on a quiet all sports lake. 3 bedroom, 2 bath home with a large deck overlooking the lake. Great fishing, swimming and year round sporting activities. Only \$144,900



100' BLACK RIVER. Just up river from Black Lake & seated gently atop a slight hill offering great views! 3 bdrm, 2 baths, storage shed, a "Bunk House" by the river, lovingly maintained and move in ready. Natural gas too



175' LAKE HURON. Stunning views of Bois Blanc an Mackinac Island, 3 bedroom, 1-1/2 bath Wausau home with a 2.5 car attached garage, steel roof, beautiful landscape and paved circular drive. Move in ready. **\$208,800.** #307977

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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





**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.





# **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. Afforably 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

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

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

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



Broker/Owner CRB, CRS, GRI, ABR mcsherwood@remax.net

# North

846 South Main Street, Cheboygan, MI 49721 Office: 231-627-9991 • Fax 231-627-9000 www.CheboyganAreaRealEstate.com



Associate Broker ABR, SRES, MRP

thecko@remax.net



Immaculate home on 189' of Cheboygan River frontage with 2 docks for the boaters, large yard with comfortable deck and patio. 4BR, 4BA, finished walkout basement with wetbar. \$299,000. MLS#309350.

For more photos text: R457801 to 52187



Beautiful setting for this spacious 4 bedroom, 3 bath home. Includes 152' of landscaped frontage on peaceful Long Lake featuring a large deck and patio to relax and a sandbox for the kids. **\$218,700** MLS#307948.

For more photos text: R352329 to 52187



This lovely 1841 sq ft home sits on over 65 acres with garden area, pond, wkshp and a pole bldg. This home features brick accented fireplace, maple kitchen, and sauna. Potential to split. \$338,500. MLS#307834.

For more photos text: R349434 to 52187



Very well kept 3BR, 2.5BA home with paved drive and large garden area seconds from the city limits. Features master suite, partially finished basement, attached garage and 30x40 pole building. Great views of wildlife. **\$207,500.** MLS#306735.

For more photos text: R261730 to 52187



Relax with the sounds of the creek flowing beside you as you enjoy beautiful views of Lake Huron. This immaculate 2BR, 2BA home on 130' frontage is the perfect place to let your cares slip away. \$260,500. MLS#308619.

For more photos text: R407268 to 52187



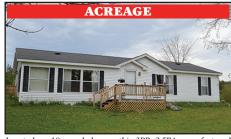
Comfortable 3BR home located on a winding section of the Pigeon River with 194' of frontage and a nicely wooded 3 acres. Listen to the flowing river while you cozy up by the fireplace or relax in the screened porch. \$187,500 MLS#309576.

For more photos text: R470622 to 52187



Exceptionally cared for 3,200sq ft home with 4BR, 3.5BA, 2car att garage, 30x40 pole building and a 40x70 2-story garage so impressive you have to see it to appreciate it. All on 5.7 rolling acres with a pond. \$324,500 MLS#308136.

For more photos text: R364903 to 52187



Located on 10 wooded acres this 3BR, 2.5BA manufactured home offers an open layout, stainless appliances, central air and plenty of privacy. **\$98,800.** MLS#307988.

For more photos text: R353819 to 52187



Beautiful sunset views from the deck of this 3BR home with 100 ft of Black Lake frontage. Features detached 2 car garage and lakeside deck. Close to ORV and snowmobile trails. **\$250,000** MLS#309409.

For more photos text: P660098 to 85377



Very well kept 3BR cottage with 33' of sandy frontage on Black Lake. Would make an excellent weekend getaway or summer rental. **\$128,500** MLS#307433. For more photos text: R319778 to 52187



Gorgeous landscaped setting nestled among the trees on 5.83 acres just seconds from the city limits. Over 2,100sq ft of well maintained above grade living space including a FP,T&G walls and ceiling, and a partial walkout basement. \$217,800.

For more photos text: R444318 to 52187



Built in 2007 this 3BR chalet features an open layout, main level master suite, open loft, full basement, nice wrap around deck and a detached 2 car garage. **\$127,000** MLS#308822. For more photos text: R426100 to 52187