



## NOTICE OF STATE-OWNED LAND FOR SALE

*By authority of Act 451, P.A. 1994, as amended.*

**NOTICE IS HEREBY GIVEN** that, State-owned land located in **Beaverton Township, Gladwin County**, is available for sale.

**LAND TRANSACTION CASE NUMBER 20030014**

***The Following Property is offered for sale:***

*Gladwin County, Beaverton Township, T17N, R02W, Sec 35; North 1/2 of the Southeast 1/4.*

*80 acres.*

*Tax ID: 010-035-400-001-00*

**Sale Price \$186,000.00 REDUCED: \$170,000.00**

It is recommended that all prospective purchasers do their own research as to suitability of the property for the purpose intended. It is also recommended that a personal inspection of the property be conducted. The State of Michigan makes no representations or claims regarding fitness for purpose, ingress and egress, conditions, and/or any covenants or restrictions of the property.

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**CONDITIONS OF SALE:**

- 1) A deposit of ten percent (10%) in the form of a personal / cashier's check or money order, payable to the State of Michigan must accompany offer to purchase. The balance of the sale price is due forty-five days from date of invoice.
- 2) Offers less than the price indicated or offers other than cash will not be accepted.
- 3) The State may reserve mineral rights, aboriginal antiquities, and ingress and egress to watercourses across the State-owned land.
- 4) The Michigan Department of Natural Resources policy prohibits sale of State lands to organizations which are discriminatory on the basis of race, color, national origin, religion, disability, age, sex, height, weight or marital status. Appropriate documentation may be required.

Requests for property information and required offer to purchase forms may be directed to the address below or accessed directly on the DNR Web site at <http://www.michigan.gov/landforsale>

**OFFICE OF LAND AND FACILITIES  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
PO BOX 30448  
LANSING MI 48909-7948**

Telephone: 517-373-1240  
FAX: 517-335-1880

**DIRECT PURCHASE CASE # 20030014**

**Property Information**

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

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

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

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

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

Soils: Sandy/gravelly, somewhat poorly drained.

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

Utilities: Electrical

Improvements: None

Zoning: Residential and Farming

State Reservations: The State retains rights to aboriginal antiquities.

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

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