


Address: 10506 Hall Road , Atlanta , MI ; 49709

	MLS#:	201817233	<i>Provided as a courtesy of</i> Laura Fabyan United Country Great Lakes Realty & Auction 12412 State Street P.O. Box 162 Atlanta, MI 49709 Office - (989) 785-3661 laura@ucgreatlakes.com http://GreatLakesRealtyandAuction.com
	List Price:	\$ 200,000	
	Type:	Residential Acreage	
	Status:	Active	
	Prop Type:	Residential	
	Bedrooms:	2	
	Bathrooms:	1	
	Gar Y/N:	Yes	
	Gar Type:	Attached/HTD	
	Gar Stall:	2	
	Gar Size:	32x32	
	Style:	1+ Story	
	Waterfront:	No	
	County:	Montmorency	
In City Limits:	No		
Lake/River Other:			

Construction:	Frame	Frontage:	None	Tax ID	002-410-000-160-00
Lot Dim:	1000 acre Private Club	Yr Built:	1995	Above SqFt:	1572
Total SqFt:	2472	SqFt Source:	Agent Measure	School District:	Atlanta
Owner/Tenant:	Turay	Township/City/Village:	Avery	Sec#/BLK:	15
Subdivision or T/R:	T30N R3E	Ownership Status:	Owner	Realtor.com Type:	Residential-Single Family
Full Baths	1	3/4 Baths	1	Half Baths	0
Internet Access	Unknown				

Public Remarks: Secluded home built on private hunting club land. Austin Hunt Club, Membership is so exclusive that the by-laws state that the membership will have the first right on this beautiful up north getaway. 1000 acres owned by 10 members shared for generations to hunt, hike and enjoy. The owners of this cottage have lived comfortable year around and are the only members that do live on property. This large parcel of land is surrounded by other large private land parcels, acres of farmland and near the Thunderbay River creating the best habitat for superior up north hunting. Close to ORV trails, minutes from town and off a maintained road make this cozy home a perfect fit for both someone looking to live through all the seasons or coming to stay with all the comforts of home for vacation.

Private Remarks: Listing agents have the bylaws on file and will share the document when requested. Club members have first right to purchase home upon an accepted offer from the current seller. Full disclosures are available upon request.

Supplement

Directions: Driving east of the town of Atlanta on M-32 to Hall Road. Head South. Home is on the right side of the road.

Legal: Building on Austin Hunting Club Land T30N R3E SEC 15 W 1/2 OF SE 1/4

Showing Instructions: Appointment Only; Lock Box; Vacant

Rooms:	Living Room Size: 23X23; Living Room Level: 1st; Dining Room Size: COMBO; Dining Room Level: 1st; Kitchen Size: 24X12; Kitchen Level: 1st; Bedroom 1 Size: 14X10; Bedroom 2 Size: 12X11; Bath 1 Size: 7x7; Bath 2 Level: 1st; Bath 2 Size: 7X7; Utility Room Size: 8X11	Foundation:	Basement
Interior Features:	Fireplace W / Insert	Basement Specifics:	Full; Basement Size: 900
Appliances & Equipmt:	Ceiling Fan; Dishwasher; Dryer; Garage Door Opener; Microwave; Refrigerator; Range/Oven; Water Softener	Schools:	Elementary School: Atlanta; High School: Atlanta
		Taxes and Possession:	Taxes: \$1460..11; Possession: 0; Association Dues: Yes; Association Fee: \$1000; Association Fee Frequency: Annually
		Heating/Air:	Propane
		Laundry:	Main Level
		Water:	Well
		Sewer:	Septic
		Age:	21-30 Years Approx.
		Exterior:	Wood
		Exterior Features:	Deck; Hunting Camp; Hunting Prop; Pole Building
		Road:	Gravel; Maintained
		Terms:	Cash; Conventional Mortgage; Right of 1st Refusal
		Documents/Disclosure:	Other

DOM:	295	Orig List Price:	\$ 300,000	Begin Date:	03/03/2022
Expire Date:	03/02/2023	Status Change Date:	05/11/2022	Ownership Status:	Owner
Foreclosure	No	Short Sale	No	BA:	3.5
SA:	3.5	TC:	3.5	Dual Variable Compensation	Yes
Type of Service:	Full Service				

LM: Jessica Ziobron Office: (989) 785-3661; Office: jessica@ucgreatlakes.com;

LO: United Country Great Lakes Realty & Auction Office: (989) 785-3661

Co-LM: Diane L Ives of United Country Great Lakes Realty & Auction Mobile: (989) 306-0372; Office: diane@ucgreatlakes.com;

www.GreatLakesRealtyandAuction.com

Address: 10506 Hall Road , Atlanta , MI ; 49709



MLS#: 201817233
List Price: \$ 200,000
Type: Residential Acreage
Status: Active
Prop Type: Residential
Bedrooms: 2
Bathrooms: 1
Gar Y/N: Yes
Gar Type: Attached/HTD
Gar Stall: 2
Gar Size: 32x32
Style: 1+ Story
Waterfront: No
County: Montmorency
In City Limits: No

Provided as a courtesy of
Laura Fabyan
United Country Great Lakes Realty & Auction
12412 State Street
P.O. Box 162
Atlanta, MI 49709
Office - (989) 785-3661
laura@ucgreatlakes.com
<http://GreatLakesRealtyandAuction.com>

Lake/River Other:

Construction:	Frame	Frontage:	None	Tax ID	002-410-000-160-00
Lot Dim:	1000 acre Private Club	Yr Built:	1995	Above SqFt:	1572
Total SqFt:	2472	SqFt Source:	Agent Measure	School District:	Atlanta
Township/City/Village:	Avery	Subdivision or T/R:	T30N R3E	Ownership Status:	Owner
Realtor.com Type:	Residential-Single Family	Full Baths	1	3/4 Baths	1
Half Baths	0	Internet Access	Unknown		

Public Remarks: Secluded home built on private hunting club land. Austin Hunt Club, Membership is so exclusive that the by-laws state that the membership will have the first right on this beautiful up north getaway. 1000 acres owned by 10 members shared for generations to hunt, hike and enjoy. The owners of this cottage have lived comfortable year around and are the only members that do live on property. This large parcel of land is surrounded by other large private land parcels, acres of farmland and near the Thunderbay River creating the best habitat for superior up north hunting. Close to ORV trails, minutes from town and off a maintained road make this cozy home a perfect fit for both someone looking to live through all the seasons or coming to stay with all the comforts of home for vacation.

Supplement

Directions: Driving east of the town of Atlanta on M-32 to Hall Road. Head South. Home is on the right side of the road.

Showing Instructions: Appointment Only; Lock Box; Vacant

Rooms: Living Room Size: 23X23; Living Room Level: 1st; Dining Room Size: COMBO; Dining Room Level: 1st; Kitchen Size: 24X12; Kitchen Level: 1st; Bedroom 1 Size: 14X10; Bedroom 2 Size: 12X11; Bath 1 Size: 7x7; Bath 2 Level: 1st; Bath 2 Size: 7X7; Utility Room Size: 8X11	Foundation: Basement Basement Specifics: Full; Basement Size: 900 Schools: Elementary School: Atlanta; High School: Atlanta Taxes and Possession: Taxes: \$1460..11; Possession: 0; Association Dues: Yes; Association Fee: \$1000; Association Fee Frequency: Annually Heating/Air: Propane Laundry: Main Level Water: Well Sewer: Septic Age: 21-30 Years Approx. Exterior: Wood Exterior Features: Deck; Hunting Camp; Hunting Prop; Pole Building Road: Gravel; Maintained Terms: Cash; Conventional Mortgage; Right of 1st Refusal Documents/Disclosure: Other
Interior Features: Fireplace W / Insert Appliances & Equipmt: Ceiling Fan; Dishwasher; Dryer; Garage Door Opener; Microwave; Refrigerator; Range/Oven; Water Softener	

Ownership Status:	Owner	BA:	3.5	SA:	3.5
TC:	3.5				

Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Laura Fabyan on Friday, December 23, 2022 9:06 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.