

**Address:** 8356 O'Toole Trail , Atlanta , MI ; 49709



**MLS#:** 201818549 **List Price:** \$ 44,000  
**Type:** Residential **Status:** Active  
Lot  
**Prop Type:** Residential **Bedrooms:** 0  
**Bathrooms:** 0 **Gar Y/N:** No  
**Gar Type:** None **Gar Stall:** 0  
**Style:** Cabin **Waterfront:** No  
**County:** Montmorency **Development:** Canada Creek Ranch

**Lake/River Other:**

<b>Construction:</b>	Frame	<b>Frontage:</b>	None	<b>Tax ID</b>	0066500092101
<b>Lot Dim:</b>	150' X 100'	<b>Above SqFt:</b>	168	<b>Total SqFt:</b>	168
<b>SqFt Source:</b>	County Records	<b>School District:</b>	Atlanta	<b>Township/City/Village:</b>	Montmorency
<b>Subdivision or T/R:</b>	Canada Creek Ranch	<b>Ownership Status:</b>	Owner	<b>Realtor.com Type:</b>	Residential-Single Family
<b>Full Baths</b>	0	<b>Half Baths</b>	0	<b>Internet Access</b>	Satelite
<b>Development Website</b>	www.canadacreekranch.com				

**Public Remarks:** Great buildable property for your home or the up north cabin of your dreams. 12X14 Hunting Cabin on property, allowing camping area while planning your perfect dream home/cabin. The ranch also has access to a Blue Ribbon trout stream. Canada Creek. CCR, near Atlanta MI, is a private hunting and fishing club with 13,500 acres, 5 lakes, and 2 trout streams. Northern Michigan's most family-oriented private club for Hunting, Fishing, & Outdoor Recreation. 3 Buildable Lots with one CCR membership attached. CCR has a variety of oak ridges, aspen, and pine, and our famous Canada Creek that runs through ranch property. This unique blend of picturesque forestry offers our members a wide array of hunting for whitetail deer, elk, bear, grouse, woodcock, turkey, and small game.

**Directions:** North on 33 out of Atlanta, Turn east on South Entrance Rd, Turn north on Dowsett Trail, follow Dowsett to O'Toole Trl, turn right to end of road on left.

**Showing Instructions:** Lock Box; Showingtime

<b>Rooms:</b> Living Room Size: 12X14; Living Room Level: 1st; Dining Room Size: Combo; Dining Room Level: 1st; Kitchen Size: Combo; Kitchen Level: 1st; Bedroom 1 Size: Combo	<b>Foundation:</b> Crawl
<b>Appliances &amp; Equipmt:</b> Microwave	<b>Schools:</b> Elementary School: Atlanta; High School: Atlanta
	<b>Taxes and Possession:</b> Taxes: 220.01; Tax Year: 2021; Possession: at closing; Association Dues: Yes; Association Fee: \$927; Association Fee Frequency: Annually
	<b>Heating/Air:</b> None
	<b>Water:</b> None
	<b>Sewer:</b> None
	<b>Age:</b> 31+ Years Approx
	<b>Exterior:</b> Wood
	<b>Road:</b> Gravel; Unmaintained
	<b>Terms:</b> Cash; Conventional Mortgage
	<b>Sign:</b> Sign: Yes

<b>Ownership Status:</b>	Owner	<b>BA:</b>	3.5	<b>SA:</b>	3.5
<b>TC:</b>	3.5				

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