

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



<b>MLS#:</b>	201820112	<b>List Price:</b>	\$ 34,900
<b>Type:</b>	Vacant Lots	<b>Status:</b>	Active
<b>Prop Type:</b>	Land	<b>Waterfront:</b>	No
<b>Frontage:</b>	None	<b>Lot Size:</b>	150'X100'
<b>County:</b>	Montmorency	<b>Development:</b>	Canada Creek Ranch

**Lake/River Other**

<b>Tax ID</b>	00665000092101	<b>Lot Dim:</b>	150'X100'	<b>School District:</b>	Atlanta
<b>Township/City/Village:</b>	Montmorency	<b>Subdivision or T/R:</b>	Canada Creek Ranch	<b>Building Site:</b>	BOCA Allowed
<b>Realtor.com Type:</b>	Land				

**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/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:** Head North on M-33 out of Atlanta, From M-33 and South Entrance Rd. turn east on South Entrance Rd, Turn north on Dowsett Trail, follow Dowsett to O'Toole Trl, Turn right on O'Toole trail and follow to end and sign.

<b>Road:</b>	Dirt; Gravel	<b>Topography:</b>	Flat
<b>Features:</b>	Cabin/Cottage	<b>Gas/Oil Well Etc:</b>	No
<b>Water:</b>	No Well	<b>Sign:</b>	Sign: Yes
<b>Sewer:</b>	No Septic	<b>Mineral Rights:</b>	No
<b>Electric:</b>	Adjacent	<b>Taxes and Possession:</b>	Taxes: 220.01; Tax Year: 2021; Association Dues: Yes; Association Fee: 927.00
		<b>Terms:</b>	Cash; Cash to New Mortgage

<b>BA:</b>	3.5	<b>SA:</b>	3.5	<b>TC:</b>	3.5
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