

Address: 22343 Shelton Trail , Atlanta , MI ; 49709



MLS#:	201835637	List Price:	\$ 75,000
Type:	Residential Lot	Status:	Active
Prop Type:	Residential	Bedrooms:	1
Bathrooms:	1	Gar Y/N:	No
Style:	Cabin	Waterfront:	Shared-Private Access
County:	Montmorency	In City Limits:	No
Lake/River Other: Virginia Lake			

Amt of Frontage:	5-Lakes, 2-Trout Streams	Construction:	Frame	Frontage:	None
Tax ID	006-650-000-034-00	#Acres:	2.00	Lot Dim:	4-Lots
Lot Size:	87,120.00	Above SqFt:	360	Total SqFt:	360
School District:	Atlanta	Township/City/Village:	Montmorency	Subdivision or T/R:	Virginia Park
Ownership Status:	Owner	Realtor.com Type:	Residential-Single Family	Full Baths	1
Half Baths	0	Internet Access	Fiber Optic	Development Website	https://www.canadacreekranch.com/

Public Remarks: 1-Bedroom Cabin with 4-Lots and Storage Shed. Canada Creek Ranch established in 1934, has a proud heritage of hunting, fishing and family recreation. Located in northern Montmorency County, halfway between Atlanta and Onaway the property encompasses approximately 21 square miles equaling 13,500 acres. Shared Amenities including: • The club house, which is referred to as "The Ranch House," containing the administrative offices, 20 hotel rooms, 100 seat restaurant, fitness room, game room, board room and community meeting room. The maintenance and fire brigade facilities are situated nearby. • A 125-site campground with complete bathhouse facilities, trailer storage area.

Directions: Enter at the South Entrance, Turn Right at the Guard Shack to Shelton Trail, Turn Left to sign.

Legal: T32N R2E SEC 8-17 LOT 34 VIRGINIA PARK & LOT 35

Showing Instructions: Appointment Only; Lock Box; Showingtime

Rooms: Living Room Size: 8 x 19; Living Room Level: 1st; Dining Room Size: Combo; Dining Room Level: 1st; Kitchen Size: 8 x 12 Combo; Kitchen Level: 1st; Bedroom 1 Size: 6 x 10 Loft; Bedroom 1 Level: 2nd; Bath 1 Level: 1st; Bath 1 Size: 6 x 7	Foundation: Crawl Taxes and Possession: Possession: Negotiable; Association Dues: Yes; Association Fee: Yes Heating/Air: Propane; Wall Furnace Laundry: None Water: Well Sewer: Septic Age: 31+ Years Approx Exterior: Masonite Road: Dirt; Maintained; Private Terms: Cash; Conventional Mortgage
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Ownership Status: Owner

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