

<b>REALTOR Report</b>	<b>For Sale</b>	<b>8568 W Ludington Drive</b>	<b>\$65,000</b>
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MLS # 1939041  
 Type Vacant Lot/Land  
 Commercial Yes  
 Status New  
 City Lake  
 Zip 48632  
 Lot #  
 County Clare  
 Municipality Garfield  
 Section # 15  
 DevName Grfld Twnshp  
 Qtr Section  
 Town T 17N  
 Range R 6W  
 TypOwnrshp Private Owner  
 Tax ID 013-015-300-05



Price Per Acre \$38,922.16



D	H	M	A	<b>Branded Virtual Tour</b>	<b>Unbranded Virtual Tour</b>
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Body of Water  
 Private/Shared  
 Front Ft  
 Lake Size  
 Lot Dimensions 150 x 528  
 Number of Acres 1.67  
 % Wet Acres  
 % Open  
 % Wooded  
 % Tillable

School District Farwell Area Schools  
 Elementary School  
 Middle School  
 High School  
 Annual Assn Dues  
 Mfg Allow Unknown  
 Dual MLS #  
 IDX Y  
 Listing Syndication Yes

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Owner Seering  
 PndDivAprv  
 Summer Taxes 131.14  
 Winter Taxes 43.93  
 Other Taxes  
 Year: Summer 2024  
 Year: Winter 2024  
 SEV 4700  
 SEV Year 2025  
 Taxable Value  
 PrncplRes  
 Assessment

**LEGAL DESCRIPTION:**

T17N R6W SEC 15 BEG AT TH INTERSECTION OF THE N & S 1/4 L & N R/W L OF US-10 TH NW'LY ALG R/W 529 FT FOR POB TH N 528 FT TH NW'LY = US-10 R/W 150 FT TH S 528 FT TH SE'LY ALG US-10 R/W 150 FT TO POB.

**DIRECTIONS:**

US 10 NW to 8568 W Ludington Dr. Crossroads: Lake Station Ave and Virgil St.

List Ofc 1 - Ofc Nm Ph The Real Estate Company - 989-621-7008  
 List Agent - Agt Nm Ph Amberly Zimmer - Cell: 989-621-7008  
 List Agent - E-mail amberlyzimmer@yahoo.com  
 ListTeam - Team Name  
 List Ofc 2 - Ofc Nm Ph  
 List Agt 2 - Agt Nm Ph  
 List Agt 2 - E-mail  
 Sell Ofc 1 - Ofc Nm Ph  
 Sell Agt 1 - Agt Nm Ph  
 Sell Agt 1 - E-mail  
 SellTeam - Team Name

LstAgType Exclusive Right to Sell  
 List Date 9/27/2025  
 Pending Date  
 Close Date  
 Original Price \$65,000  
 Sold Price  
 Financing  
 Seller Concessions  
 If Yes, \$ Amt  
 Days On Market 0

**1939041****8568 W Ludington Drive**Ask Price: **\$65,000****Page 2 of 2**

WATER FEATURES	<b>None</b>	WATER AVAILABLE	<b>None</b>
UTILITIES AVAILABLE	<b>Electric</b>	WASTE AVAILABLE	<b>None</b>
ROAD	<b>Blacktop</b>	WATER INSTALLED	<b>None</b>
LAND FEATURES	<b>Sloping</b>	WASTE INSTALLED	<b>None</b>
EXTERIOR FEATURES	<b>None</b>	ZONING/USE/RESTRICTIONS	<b>Residential, Multi-Family, Commercial, Industrial, Other, Metes and Bounds</b>
DEVELOPMENT AMENITIES	<b>None</b>	TERMS	<b>Conventional, Cash</b>
MINERAL RIGHTS	<b>Unknown</b>	DOCUMENTS ON FILE	<b>Sellers Disclosure</b>

## Public Remarks:

Are you looking for a commercial opportunity? Are you looking to build the home of your dreams? This property is it! The 1.7 acres has high visibility on US -10, close to downtown Lake Station, Crooked Lake, Eight Point Lake, and directly across from Pere Marquette State Trail. The land is mostly cleared on the road side with a partial wooded parcel. This property would be a wonderful commercial investment opportunity!

## Agent Only Remarks:

All property information, including acreage is approximately estimated. Buyer is responsible for verifying the accuracy of all information provided.

## Third Party Remarks:

## Showing Instructions:

ShowingTime; please schedule walk of property

 [Schedule a Showing](#)

MLS #: **1939041**

8568 W Ludington Drive

Asking: **\$65,000**



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S Status **New**  
T Type **Vacant Lot/Land**  
C City **Lake**  
H Zip **48632**  
M Municipality **Garfield**  
C County **Clare**  
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**GENERAL**

Branded Virtual Tour

Unbranded Virtual Tour

School District	<b>Farwell Area Schools</b>	Deeded Waterfront	<b>No</b>	Commercial Y/N	<b>Yes</b>
Elementary School		Body of Water		ECO Features	<b>No</b>
Middle School		Private/Shared		Section #	<b>15</b>
High School		Water Front Footage		Qtr Section	
Lot Dimensions	<b>150 x 528</b>	Lake Size		Town	<b>T 17N</b>
Number of Acres	<b>1.67</b>				
% Wooded					
% Wet Acres					
% Open					
% Tillable					
Development Name	<b>Grfld Twnshp</b>				

**FEATURES**

WATER FEATURES	<b>None</b>	WATER AVAILABLE	<b>None</b>
UTILITIES AVAILABLE	<b>Electric</b>	WASTE AVAILABLE	<b>None</b>
ROAD	<b>Blacktop</b>	WATER INSTALLED	<b>None</b>
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**REMARKS**

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**Amberly Zimmer**  
**Cell: 989-621-7008**  
**amberlyzimmer@yahoo.com**

**The Real Estate Company**  
**1608 N Fancher St.**  
**Mt. Pleasant MI 48858**



**Listing Office Name and Phone** The Real Estate Company - 989-621-7008

