

Land For Sale



Colliers

400 West 4th Street; Suite 350 Royal Oak, MI 48067 | 248-540-1000

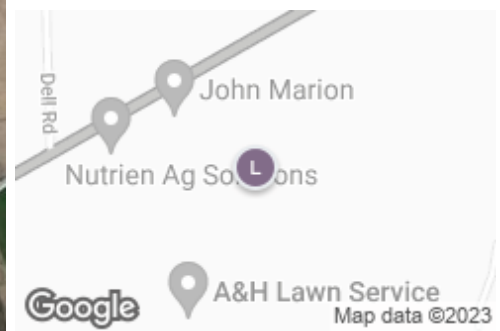
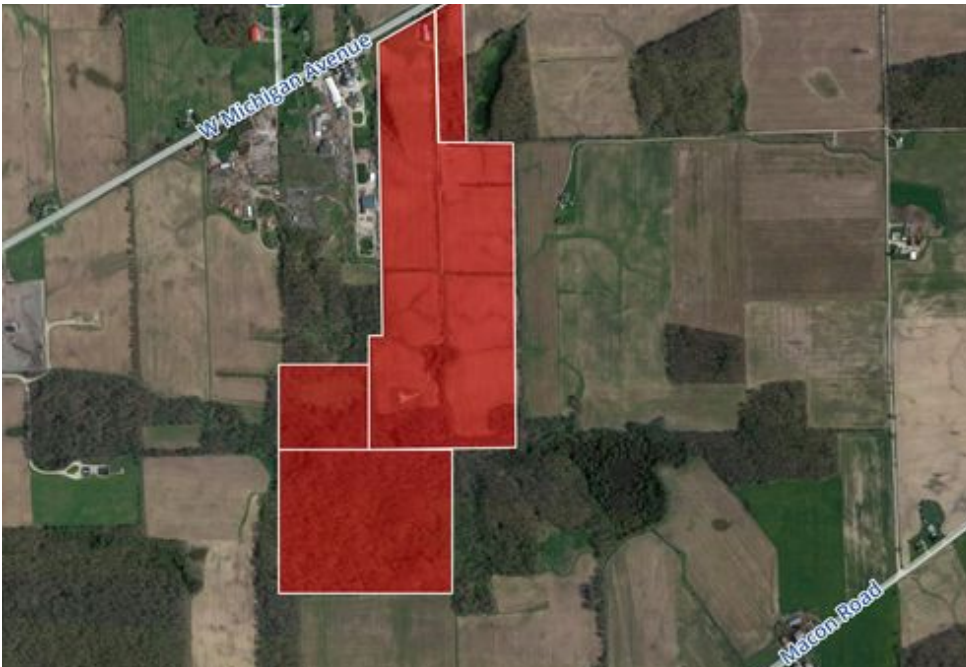
Michigan Ave Frontage

9253 W Michigan Ave, Saline, MI, 48176

Land For Sale

Prepared on November 07, 2023

1 of 1 Listings



Listing Details | Land For Sale

| | | | |
|-----------------------|----------------------|------------------|-------------------|
| Total Available Space | 148.68 Acres | Days On Market | 256 days |
| Asking Price | \$2,304,540 | Date Listed | 2/24/2023 |
| Listing Price Per SF | \$0.36 | Last Modified | 11/07/2023 |
| List Price Per Acre | \$15,500 | Listing ID | 33864055 |
| Cap Rate (Actual) | - | Parking Spaces | - |
| Investment | No | Electric Service | - |
| Signage | Free-Standing | Water | Yes |
| Available Date | Now | Sanitary Sewer | Yes |

Description

Four parcels equaling over 148 acres with approximately 880 feet of frontage on Michigan Ave in Saline Township. Great central location with easy access to US-23 & M-52. With a traffic count of 10,750 cars daily, Michigan Ave is a busy thoroughfare that runs between Detroit and Chicago and many communities in between. The property is zoned agriculture but has the possibility of single-family residential, or potential commercial use subject to municipality approval. The main parcel (92.52) acres offers a farmhouse with over 2,700 SF, a pole barn, and a large outbuilding. The properties offer a great combination of woods, open fields, farmland, and a stream.

Property Features

Location Details

| | | | |
|-----------|---|-------------|----------------------------|
| Address | 9253 W Michigan Ave, Saline, MI, 48176 | Parcels | R-18-10-400-003 |
| Zoning | AGRICULTURAL | Name | 9253 W Michigan Ave |
| Submarket | Washtenaw W of 23 | Nearest MSA | Ann Arbor |
| County | Washtenaw | | |

Building Details

| | | | |
|----------------|-----------------------------|----------------|--------|
| Sub Type | - | Water | Yes |
| Land Size | 148.68 Acres / 6,476,501 SF | Sanitary Sewer | Yes |
| Occupancy Type | Single Tenant | Lot Width | 880 ft |
| Electricity | - | | |

Property Listings

1 Listing | 148.68 Acres | \$2,304,540

| Type | Space Use | Suite | Available Space | Rate | Price Per Acre | Available |
|----------|-----------|-------|-----------------|-------------|----------------|-----------|
| For Sale | Land | - | 148.68 Acre | \$2,304,540 | \$15,500.00 | Now |

Contact



Eric Rudland
734-769-5012
eric.rudland@colliers.com



Colliers



Seller's Disclosure Statement

Property Address: 9253 W Michigan Ave, Saline, MI 48176

Street City, Village, or Township State Zip

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of the property. The following are representations made solely by the Seller and are not representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

| | Yes | No (ie: not working) | Unknown | Not Available (ie: not owned) | | Yes | No (ie: not working) | Unknown | Not Available (ie: not owned) |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Range/oven | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lawn sprinkler system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Dishwasher | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water heater | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Refrigerator | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing system | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hood/fan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water softener/conditioner | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Disposal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Well & pump | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TV antenna, TV rotor & controls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Septic tank & drain field | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Electric System | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garage door opener & remote control | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | City water system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Alarm system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | City sewer system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Intercom | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Central air conditioning | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Central vacuum | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Central heating system | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Attic fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wall furnace | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Pool heater, wall liner & equipment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Humidifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Microwave | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electronic air filter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Trash compactor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Solar heating system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ceiling fan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace & Chimney | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sauna/hot tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wood burning system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Washer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Explanations (attach additional sheets, if necessary): woodburning Fireplace is currently not functional. Heat is a Boiler system, and baseboard heating in newer addition.
 UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

SELLER'S INITIALS: DS
WJG DS
Ddt

BUYER'S INITIALS:

Seller's Disclosure Statement

Property Address: 9253 W Michigan Ave, Saline, MI 48176

Street

City, Village, or Township

State

Zip

Property conditions, improvements & additional information:

1. **Basement/Crawlspace:** Has there been evidence of water? Yes: No:

If yes, please explain: _____
2. **Insulation:** Describe, if known: Unknown

Urea Formaldehyde Foam Insulation (UFFI) is installed? Yes: No: Unknown:
3. **Roof:** Leaks? Yes: No:

Approximate age, if known: Metal Roof on original house, shingle roof on addition is approximately 10 years old.
4. **Well:** Type of well (depth/diameter, age and repair history, if known): Unknown

Has the water been tested? Yes: No: No Well:

If yes, date of last report/results: _____
5. **Septic tanks/drain fields:** Condition, if known: Septic Tank on property, last completely drained in 2005.
6. **Heating system:** Type/approximate age: Unknown
7. **Plumbing system:** type: copper galvanized other

Any known problems? None
8. **Electrical system:** Any known problems? No known problems.
9. **History of Infestation,** if any: (termites, carpenter ants, etc) None

- | | Unknown | Yes | No |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please explain: _____ | | | |
| 11. Flood Insurance: Do you have flood insurance on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Mineral rights: Do you own the mineral rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Other Items: Are you aware of any of the following:

- | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Any encroachments, easements, zoning violations or nonconforming uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Structural modification, alterations or repairs made without necessary permits or licensed contractors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Settling, flooding, drainage, structural or grading problems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Major damage to the property from fire, wind, floods, or landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Any underground storage tanks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SELLER'S INITIALS: DS
WJG DS
DHT

BUYER'S INITIALS:

Seller's Disclosure Statement

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Street

City, Village, or Township

State

Zip

| | Unknown | Yes | No |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Any outstanding municipal assessments or fees? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Any pending litigation that could affect the property or the Seller's right to convey the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

Currently, the land is being rented as farmland. Neighbors to the west also operate a farm.

The Seller has lived in the residence on the property from N/A (date) to N/A (date).

The Seller has owned the property since 2004 (date)

The Seller has indicated above the conditions or all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller: DocuSigned by: Linda J Grates 11/24/2020 | 1:45 PM CST
328263ACA311461... date

Seller: DocuSigned by: Deborah L Heaton 11/24/2020 | 2:19 PM CST
AFPE0CTF8B074E9... date

Buyer has read and acknowledges receipt of this statement

Buyer: _____ date

Buyer: _____ date

Disclaimer: This form is provided as a service of Andersen Real Estate. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Andersen Real Estate is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.