

12551 GILMORE Road, Woodbridge Twp 49232

MLS#: **219100860** Area: **30151 - Woodbridge Twp** Short Sale: **No** LP: **\$125,000**
 P Type: **Residential** DOM: **N/3/3** Trans Type: **Sale** OLP: **\$125,000**
 Status: **Active** EA/MEO



Location Information
 County: **Hillsdale**
 Township: **Woodbridge Twp**
 Mailing City: **Camden**
 Side of Str: **Camden Frontier**
 School Dist: **N of Austin Rd / W of Carpenter**
 Location: **North on 49, East on W Camden, South on Gilmore Rd**
 Directions: **North on 49, East on W Camden, South on Gilmore Rd**

Parking
 Garage: **Yes**
 Grg Sz: **1 Car**
 Grg Dim: **Detached**
 Grg Feat: **Detached**

Lot Information
 Acreage: **17.98**
 Lot Dim: **550X1400X550X1400**
 Rd Front Ft: **550**

Square Footage
 Sqft Source: **Assessor**
 Est Fin Abv Gr: **1,752**
 Est Fin Lower: **1,752**
 Est Tot Lower: **1,752**
 Est Tot Fin: **1,752**
 Price/SqFt: **\$71.35**

Layout
 Beds: **3**
 Baths: **1.0**
 Rooms: **5**
 Arch Sty: **Ranch**
 Arch Lvl: **1 Story**
 Site Desc: **Wooded**

Contact Information
 Name: **GREG MOORE JR**
 Phone: **7347314734**

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Transaction Docs DPR Report Bad Data Remine

Waterfront Information
 Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information
 Year Built: **1970**
 Year Remod:

Recent CH: **09/30/2019 : New : ->ACTV**

Listing Information

Listing Date: **09/30/19** List Type/Level Of Service: **Exclusive Agency/MLS Entry Only**
 Land DWP: Land Int Rate: **%** Land Payment: Land Cntrt Term:
 Protect Period: **90** Restrictions: Exclusions: Possession: **At Close**
 Terms Offered: **Auction, Cash, Conventional, FHA 203K** MLS Source: **REALCOMP** Originating MLS# **219100860**

Features

Pets Allowed:
 Foundation: **Slab**
 Exterior Feat: **Outside Lighting**
 Exterior: **Wood**
 Fireplc Fuel: **Wood Stove**
 Porch Type: **Patio, Porch**
 Roof Material: **Asphalt**
 Out Buildings: **Shed**
 Interior Feat: **Cable Available**
 Heat & Fuel: **LP Gas/Propane, Baseboard, Forced Air**
 Wtr Htr Fuel: **LP Gas/Propane**
 Water Source: **Well-Existing**
 % Wooded: **90** % Tillable:

Entry Location: **Ground Level**
 Fndtn Material: **Poured**
 Cnstrct Feat:
 Fireplace Loc: **Family Room**
 Cooling:
 Road: **Gravel**
 Sewer: **Septic-Existing**
 % Tiled: Soil Type:

Room Information

Room	Level	Dimen	Floor Cover	Room	Level	Dimen	Floor Cover
Bath - Full	First	6 x 8	Linoleum	Bedroom	First	10 x 12	Carpet
Bedroom	First	12 x 12	Carpet	Bedroom - Mstr	First	12 x 14	Carpet
Kitchen	First	20 x 16	Linoleum	Living Room	First	20 x 15	Carpet

Legal/Tax/Financial

Property ID: **150303000013083** Ownership: **Private - Owned** Home Warranty: **No**
 Tax Summer: **\$580** Tax Winter: **\$250** Homestead: **No** Oth/Sp Asmnt:
 SEV: **68,400.00** Taxable Value: **34,601.00** Existing Lease: **No**
 Legal Desc: **18 A IN NW COR SW1/4 BEING 1749 FT E & WBY 446.16 FT N & S SEC 30 T8S R3W 17.98 A**

Agent/Office Information

Sub Agency: **No** Buyer Agency: **Yes** Trans Coord: **No**
 Sub Ag Comp: Buy Ag Comp: **2** TC Comp:
 List Office: **Community Choice Realty Associates** Comp Arrange:
 List Agent: **GREG M MOORE JR** List Office Ph: **(734) 992-5515**
 Access: **Lock Box** LB Description: LB Location: **Front Door** List Agent Ph: **(734) 731-4734**

Remarks

Public Remarks: **This property is presented by Oberly Auction House. With some updates, this home has upward potential. Forced air and wood burner is on site. Located in Camden, MI, this ranch is situated on 17.9 heavily wooded acres, with the majority of the property being valuable mature hardwood trees. This property has endless possibilities. The auction will be held on site at 11am on 11/9/19. 10% buyers premium applies to the final price. Auction is not absolute. All documents included in the bidder packet must be filled out 48 hours prior to the auction day. If financing, buyer must be able to close within 60 days of the auction date. Agents must submit signed agency with bidder 48 hours prior to the auction. All inspections must be completed prior to sale, at buyer's cost. A lockbox will be put on the home on 10/6/19. There will be an open house on 11/2/19 from 12pm-4pm and inspections can be completed at that time.**

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