

0.83 ACRES, BEAVER CREEK TRAIL



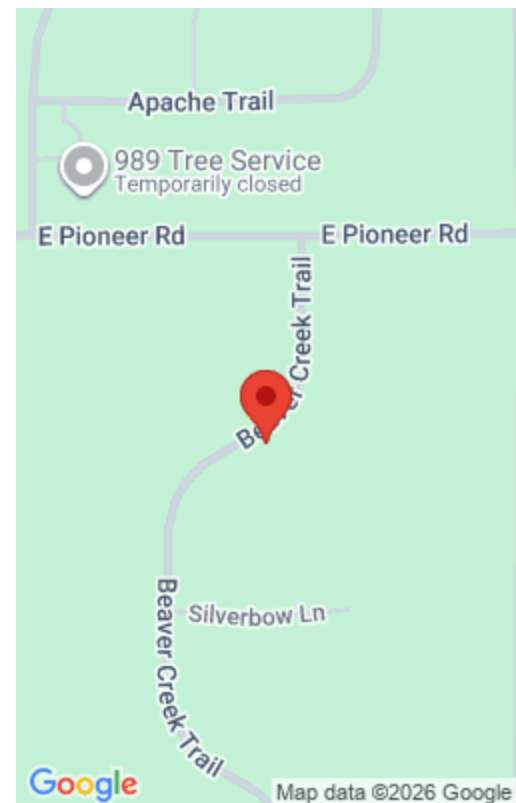
\$28,000

• Available

**.86 ACRES, BEAVER CREEK TRAIL,  
ROSCOMMON, MI, 48653 - APN:  
064-400-000-032-00**

<https://bubsland.com>

\*\*\*The property can be purchased with the adjoining lot (PID: 064-400-000-027-00 - 0.78 acres) for a total of 1.64 acres.\*\*\*  
This large 0.86-acre lot in the peaceful Indian Glens of the Au Sable Subdivision offers plenty of room for your dream home or private retreat. For those wanting even more space, you can purchase the...



## Property Details



**Call us now**

Phone: 573-400-3020

Email: [Sales@Bubsland.com](mailto:Sales@Bubsland.com)

**Cash Price:** 24499

**Term Option 2:** \$2,000 down, \$600 for 45 months, for a total price of \$29,000

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 44.5241, -84.6039

**Southwest Corner:** 44.5236, -84.6035

**Legal Description:** Lot 32, Indian Glens Of The Au Sable, Unit Number One

**Terrain:** Level

**Power:** Provided by Consumers Energy (800) 477-5050 or Great Lakes Energy Co-op (888) 485-2537

**Water Fees Per Year:** \$0

**Zoning:** Residential

**Mobile Home Living:** Allowed

**Tiny Homes:** Allowed

**Taxes Per Year:** \$80.50

**County Contact Information:** Call Crawford County Department of Building and Safety (989) 344-3233

**Term Option 1:** \$1,500 down, \$500 for 58 months, for a total price of \$30,500

**Term Option 3:** \$3,500 down, \$700 for 35 months, for a total price of \$28,000

**GPS Coordinates (center) at the road:** 44.5242, -84.6037

**Northeast Corner:** 44.5243, -84.6036

**Southeast Corner:** 44.5239, -84.6029

**Elevation:** 1140'

**Access:** Paved Road

**Water:** A Well is Required

**Sewer:** A Septic Tank is Required

**RV Living:** Temporary RV camping up to 15 days allowed; longer stays need a Long-Term Camping Permit

**Manufactured Homes:** Allowed

**POA:** None

**Road Fee:** \$0

**Conveyance:** Warranty Deed

---

## Basics

**CASH DISCOUNT PRICE:** 24499

**Acres:** 0.86

**County:** Crawford

**Status:** Available

**Parcel ID:** 064-400-000-032-00

**Approx Dimensions:** 120' x 252' x 208' x 215'

**State:** Michigan



**Call us now**

Phone: 573-400-3020

Email: [Sales@Bubsland.com](mailto:Sales@Bubsland.com)