

Vacant Land for Sale - Sylvan Twp

0 PIERCE, CHELSEA, MI 48118



FOR SALE



SUMMARY

Sale Price: \$425,125
Lot Size: 44.75 Acres
Zoning: Currently AG
Parcel #: F-06-16-400-014
F-06-16-400-018
F-06-21-100-002
2023 Taxes: \$3,124

PROPERTY HIGHLIGHTS

- Located west of Chelsea with Garvey & US-12 cross roads
- Old US-12/Pierce Rd exit off I-94
- Sylvan Township
- Current use: farming and hunting
- Letts Creek runs through property
- Natural gas, sewer & water along Pierce Road
- Chelsea Schools
- Additional 30 acres available adjacent to the east

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

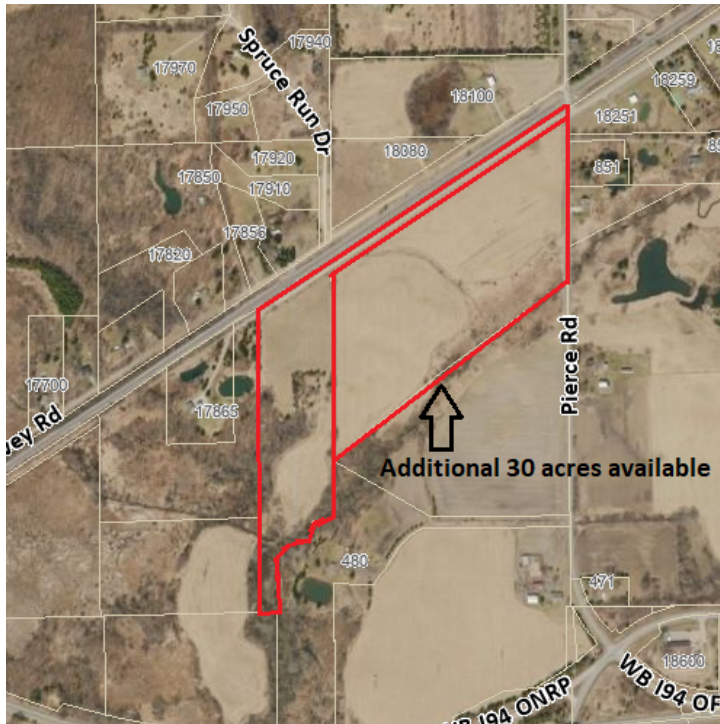
734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

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44.75 Acres - Vacant Land for Sale

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PROPERTY DESCRIPTION

Presenting a unique land offering that encompasses a diverse mixture of natural beauty and agricultural utility. This 44.75-acre property, divided into three parcels, is positioned ideally with frontage on Pierce Rd and the bustling I-94 corridor just west of Chelsea. It is currently under dual usage as both farmland and a serene retreat/hunting camp, providing a harmonious balance between productivity and leisure.

The land is bordered by a meandering creek and includes areas of wetlands that contribute to the richness of the ecosystem, open tillable fields ready for cultivation, and stretches of dense woods that provide a haven for local wildlife. This combination of features creates a picturesque landscape that is as functional as it is beautiful.

Included on the property are a functional pole building, a rustic hunting camp complete with a stove and bunk beds, a dedicated shower room, and several strategically placed stands—all of which enhance the utility and enjoyment of the land. These amenities make the property ready for immediate use, whether continuing its current applications or transitioning to other endeavors.

The property's adjacency to land within the sewer district unveils its potential for residential development, offering an attractive opportunity for investors or developers looking to expand in a thriving area. The potential for growth, coupled with the land's natural and established features, positions this property as a prime candidate for a multitude of ventures. An additional adjoining 30 acres is available to the east.

This comprehensive offering is not merely a piece of land; it is a canvas of opportunity, awaiting a visionary to realize its full potential. Whether the future holds continued agricultural productivity, a peaceful retreat, or a new residential community, this property stands ready to accommodate a future as vast as its vistas.

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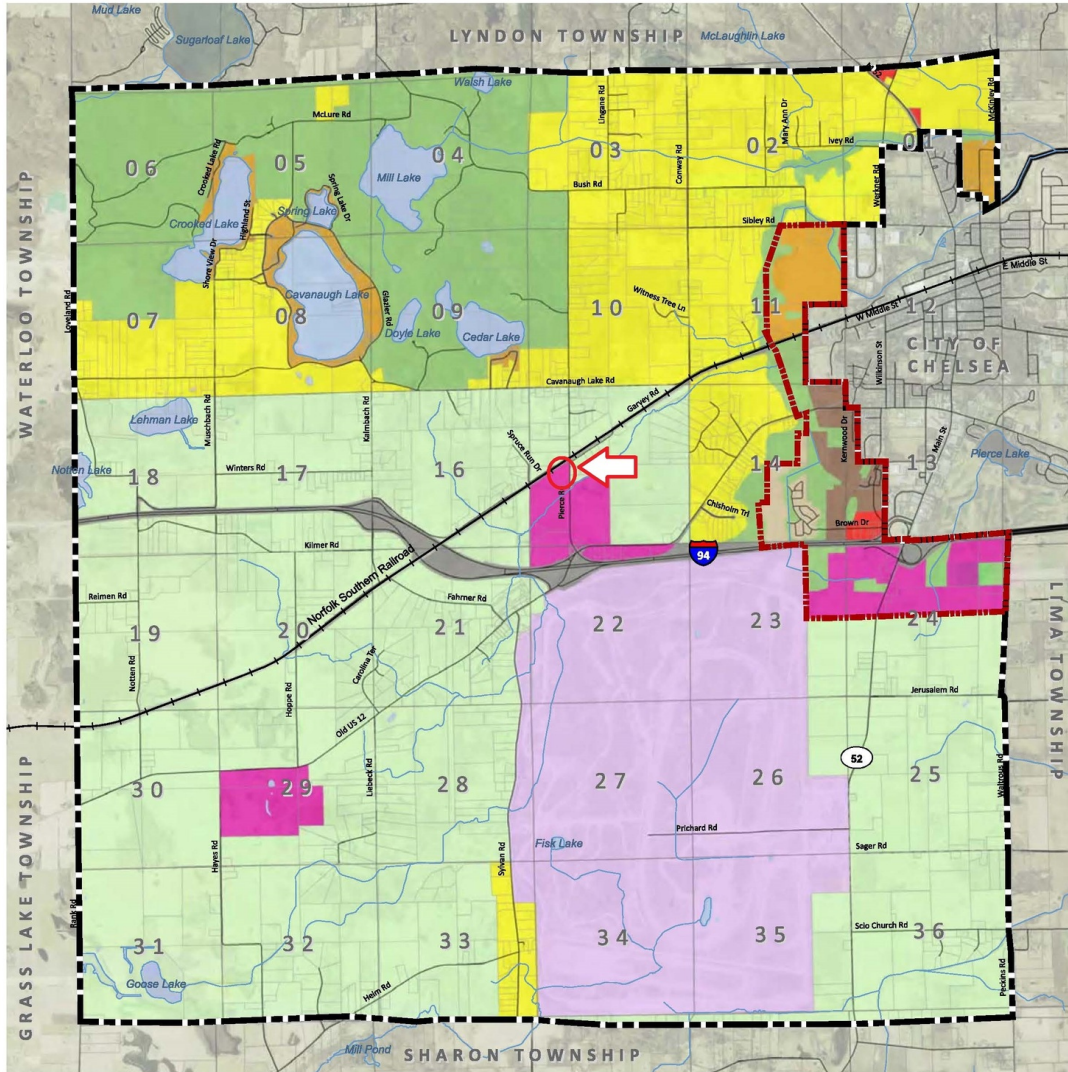
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












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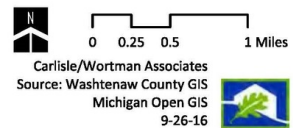
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- | | |
|--|--|
|  Open Space/Agriculture/Rural Residential |  Industrial |
|  Low Density Residential |  Recreation/Conservation |
|  Medium Density Residential |  Transportation, Communication, Utility |
|  High Density Residential |  Urban Area |
|  Manufactured Housing Park |  Lakes and Ponds |
|  Local Commercial |  Rivers and Streams |
|  Mixed Use | |

FUTURE LAND USE

Sylvan Township
Washtenaw County



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Table 6 - Master Plan Land Use Classifications / Zoning District Comparison

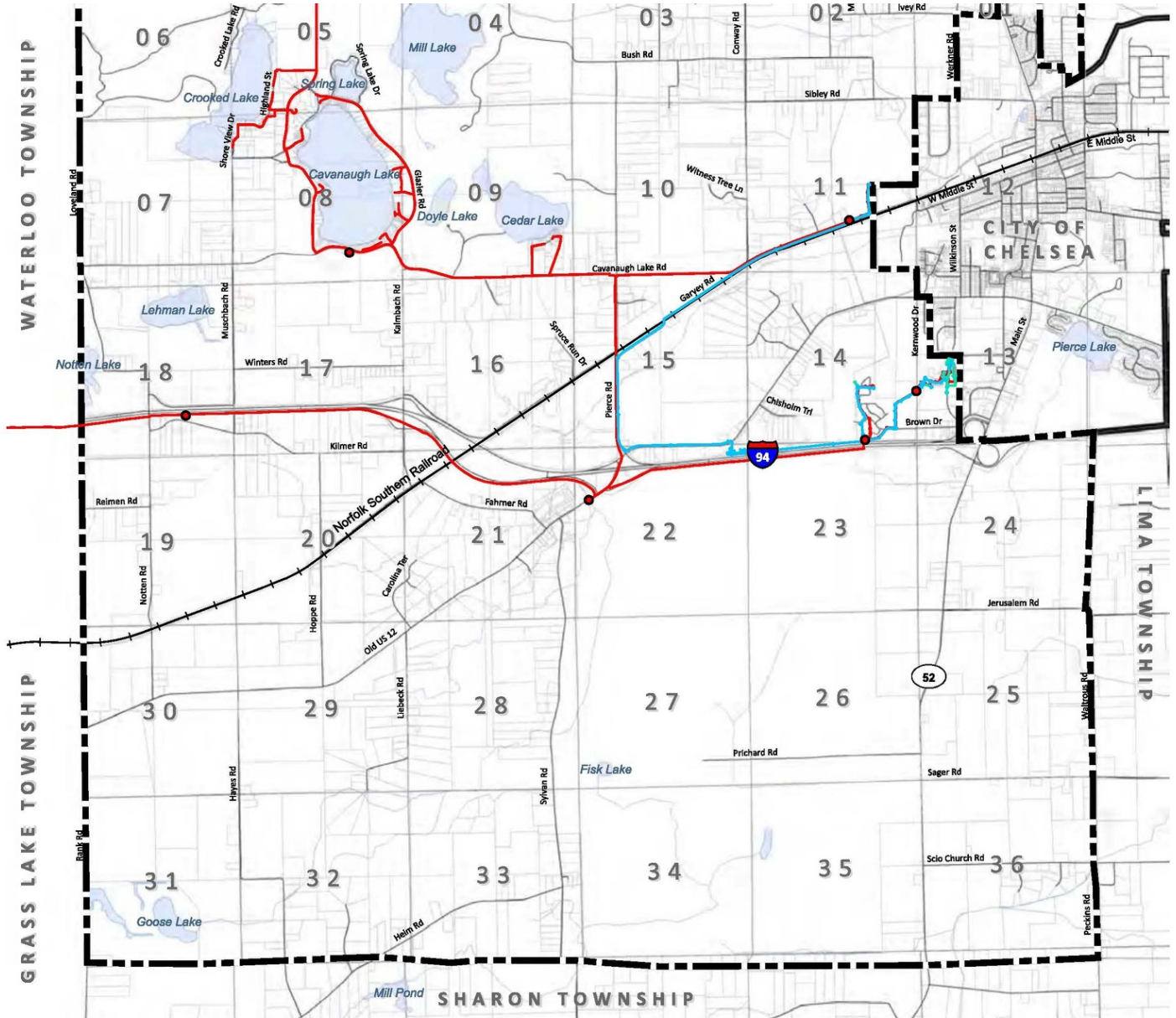
Master Plan Land Use Designations	Zoning District Classifications
Open Space/ Agriculture/ Rural Residential	AG, Agriculture
Low Density Residential	AG, Agriculture LR, Low Density Residential SR-1, Single-Family One
Medium Density Residential	Currently no zoning district accommodates
High Density Residential	MR, Multiple-Family Residential
Manufactured Housing Community	MHP, Manufactured Housing Community
Local Commercial	LC, Local Commercial
Mixed Use	GC, General Commercial HC, Highway Commercial MR, Multiple-Family Residential BP, Business Park I, Industrial
Industrial	I, Industrial I-ART, Industrial-Automotive Research and Testing
Recreation / Conservation	RC, Recreation Conservation

Based on the future land use classifications presented, the following existing zoning district classifications are not represented: MU-1, Municipal Use District and P-5, Private Sites Dedicated to Common Use. Uses listed as permitted and special uses in these districts should be incorporated into the above listed zoning classifications as appropriate.

In addition, due to the limited areas available within the Township for commercial and industrial development, further consolidating or re-evaluating the General Commercial (GC), Highway Commercial (HC), and Business Park (BP) zoning regulations should be considered.

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- Pump Stations
- Sanitary Sewer
- Water 12"

SANITARY SEWER AND WATER

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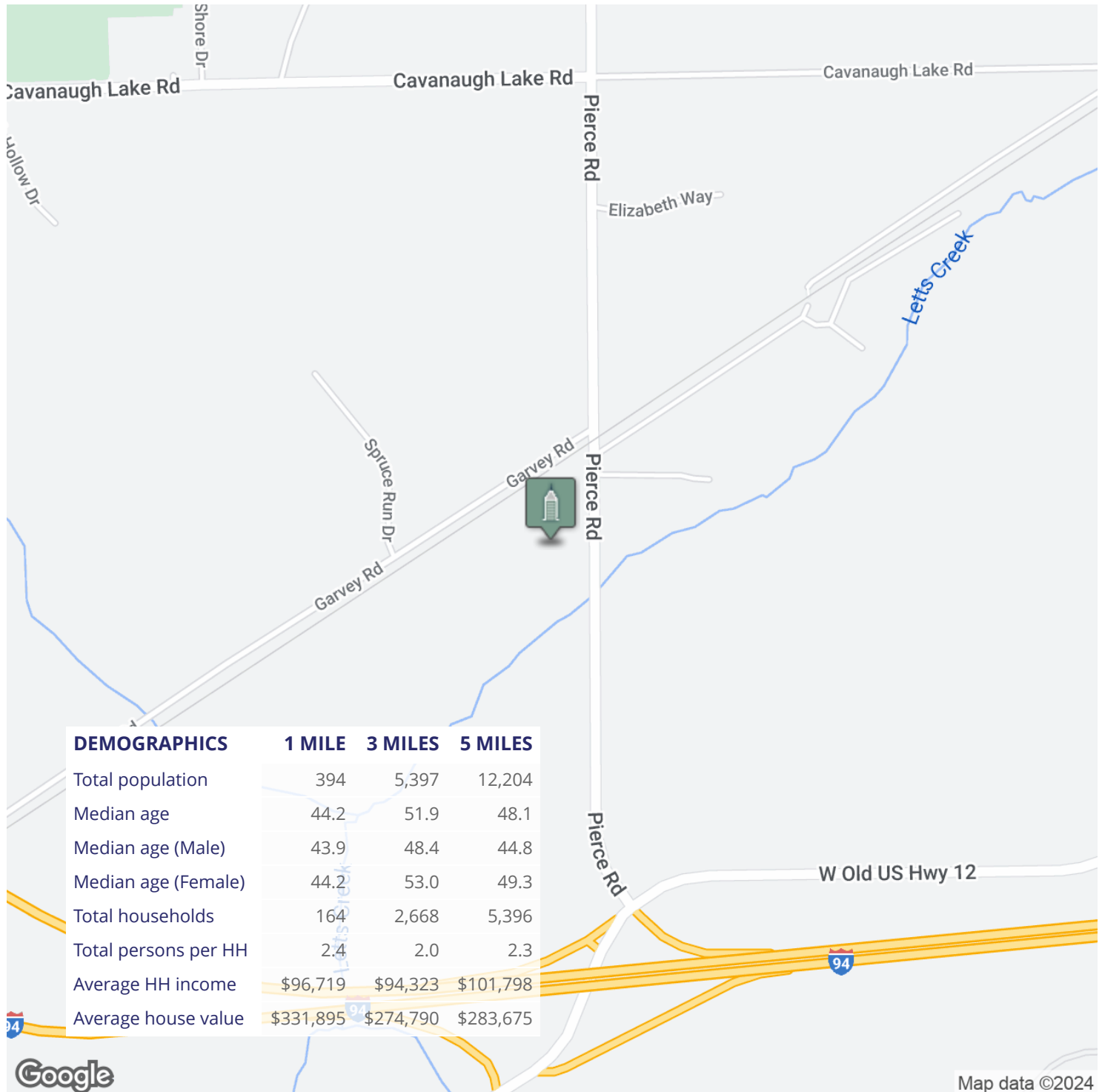
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