



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	80-10-014016-00
Ownership?	No
Lot Count:	1
Account # or GEO #:	80-10-014016-00
Property Address:	84th Ave, Decatur, MI 49045
If No Address or 0 address: Closest Property with Numbered Address	48310 84th Ave, Decatur, MI 49045
County:	Van Buren
State:	MI
Lot Number:	Not lot number indicated
Legal Description:	140 14 4 15 Beg At Se Cor Of Sec, Th N Alg E Sec L To A Pt 2025.53' S Of E 1/4 Pt Of Sd Sec, Th N 88 Deg 34' 33" W 653.59' To E L Of Sw 1/4 Se 1/4 Se 1/4 Of Sd Sec, Th S Alg Sd E L To S Sec L, Th E Alg Sd S Sec L To Beg Of Des.
Parcel Size:	9.15
Subdivision:	None
Approximate Dimensions:	644.72 ft North 612.03 ft West 599.51 ft East 648.82 ft South
GPS Center Coordinates (Approximate):	42.11426, -86.01275
GPS Corner Coordinates (Approximate):	42.1151, -86.014 42.1151, -86.0116 42.1151, -86.0116 42.1151, -86.0116
Google map link:	https://maps.app.goo.gl/zaK3z7jGbwedz6nC9
Elevation:	767.7 feet
Market Value:	\$98,000

Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	This is a corner lot that has access to both the paved roads of 48th Ave and 84th Ave - https://drive.google.com/file/d/1iHVchiNcLLjeFeCmjLRqjWc2XyopxdCS/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Grand Rapids, MI - 1 hr 10 min (77.1 miles)
Closest small town:	Keeler, MI - 12 min (8.9 miles)
Nearby attractions:	<p>The property is close to many boat ramps, especially to some boat ramps of Lake of the Woods including DNR BOAT LAUNCH - 1 min (0.4 miles)</p> <p>The property is close to many lovely beaches including Hagar Park/Beach - 39 min (27.0 miles), Silver Beach - 41 min (25.2 miles), Weko Beach - 48 min (39.1 miles), and Oval Beach - 1 hr 4 min (49.6 miles)</p> <p>Other nearby attractions are:</p> <p>Lake of the Woods & Greenwoods Camps -1 min (0.5 mile)</p> <p>Red Woolfe Park - 7 min (2.8 miles)</p> <p>Dowagiac Woods Nature Sanctuary - 25 min (18.3 miles)</p> <p>Dr. Lawless International Dark Sky Park - 30 min (23.0 miles)</p> <p>Roadside Park - 36 min (25.8 miles)</p> <p>Heddon Museum - 16 min (13.4 miles)</p> <p>Pioneer Log Cabin Museum - 25 min (17.6 miles)</p>
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	269-657-8200
Treasurer Website	Link
Treasurer Contact	269-657-8228
Recorder/Clerk Website	Link
Recorder/Clerk Contact	269-657-8242
Zoning or Planning Department Website	Link

Zoning or Planning Department Contact	269-657-1776
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(269) 621-3143
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	494.42
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$96.18
Are there any tax liens for this property? If yes, how much is owed? (From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	No
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	-
Are there any HOA dues? If yes, how much is the total amount owed?	-
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Agricultural District
Terrain type? (Is it flat /slope/etc)	Rolling
Property use code?	Agri
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Farm Single-family dwelling Greenhouse
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time	While building a property

for camping or whatever the county has to say)	
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	Can only be used as storage
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	35ft
What are the setbacks of the lot?	50ft front 20ft side 50ft rear
What is the minimum lot size to build on the property?	1 acre
Is there any time limit to build?	The building permit is good for a year
Is a County or City Impact fee required to build, and how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a floodzone area
Any other restrictions?	https://hamiltontownshipmi.org/wp-content/uploads/hamilton-township-documents/Zoning/Hamilton-Zoning-Book.pdf
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Zone X - minimum floodzone hazzard
Link to FEMA website	See image below
Is property wetland?	60% center of the property is in wetlands
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	

UTILITIES DATA

QUESTION/S	DATA
<p>Is the property located inside or outside the city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)</p>	County
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Earl Sanders & Son Well Drilling Inc - +12696241136
<p>If it's in the area (Put the street name where the main water line is located.)</p>	N/A
<p>If NO: (Ask if we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)</p>	Would need to dig a well
<p>Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	Private company
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Flory Septic Services - +12696246835
<p>If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	Would need to install a septic system
<p>If the septic system has to be installed, (Ask if we need to percolate the soil?)</p>	N/A
<p>Does the property currently have electricity connected? (Yes, No, or Do Not Know)</p>	Available in the area
<p>What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)</p>	Midwest Energy & Communications - +18004925989
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	Propane gas ROUND OAK PROPANE - +12697835512
<p>For waste.... Will the county or city pick up the trash?</p>	Private company

<p>If YES... Get the details of the company name and contact information of that service in the area...</p> <p>NOTE: If NO, (Ask if it's the responsibility of the property owner.)</p>	<p>Paw Paw Transfer Station - no contact number</p>
<p>County Operator who Confirmed the Information:</p>	
<p>GENERAL DD NOTES FROM THE OLM TEAM:</p>	
<p>DISCLAIMER</p>	
<p>All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	