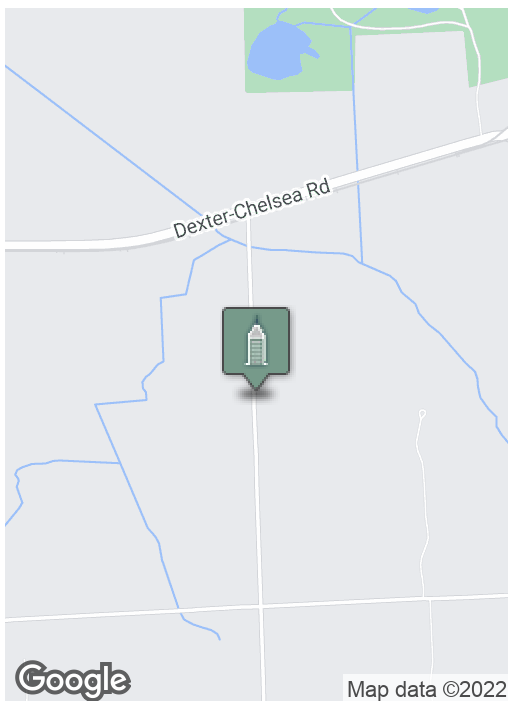


40 Acre Farm in Chelsea

1466 N FLETCHER RD, CHELSEA, MI 48118



FOR SALE



SUMMARY

Sale Price: \$600,000
Lot Size: 40.0 Acres

PROPERTY OVERVIEW

This 40 acre farm is open with 26 acres tillable which are leased for 2022 crop season. It has a private air strip on it for small planes and a building to park it in. There is a small 814 sf house with 2 bedrooms, 1 bath and wood burning fireplace insert. There are several mature pine and hardwood trees surrounding the home and property creating a buffer for privacy.

Two nice outbuildings and large garden areas with dozens of flowers and asparagus. The outbuildings have power and the workshop is insulated and heated. The 24' x 48' garage/shop outbuilding has a 10' x10' overhead door, 12' ceiling, insulated, workshop, new furnace (oil). The 64' x 48' barn provides 13.5' clear height and the door can accommodate an airplane.

Seller financing possible with qualified Buyer.

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	335	8,051	14,671
Median age	45.5	48.0	45.9
Median age (Male)	44.5	45.2	43.7
Median age (Female)	47.7	48.7	47.1
Total households	147	3,686	6,147
Total persons per HH	2.3	2.2	2.4
Average HH income	\$101,590	\$99,240	\$106,529
Average house value	\$635,084	\$355,427	\$420,894

Google

Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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