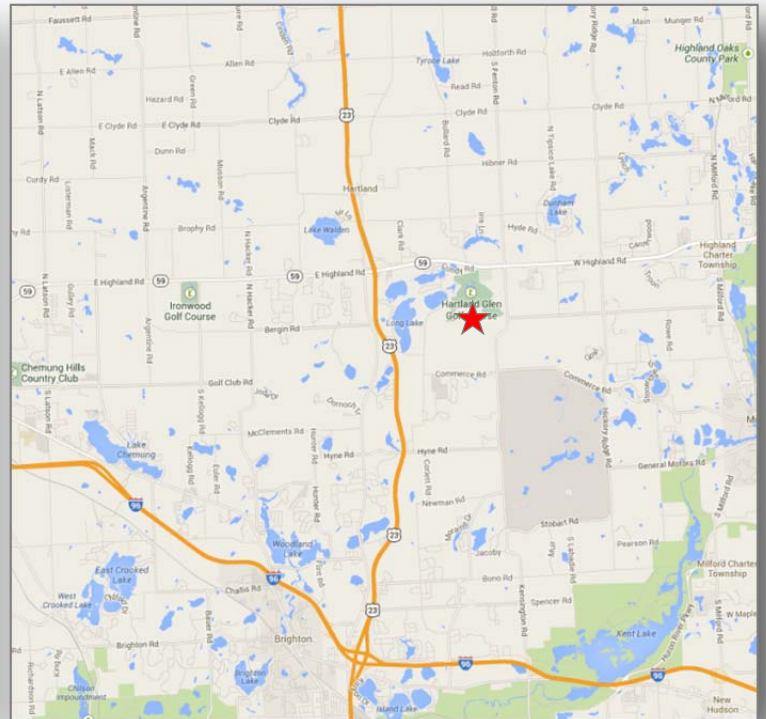


70-acre Medium Density Residential Development Opportunity

Hartland Township, Livingston County, MI



Parcel Numbers – 4708-26-300-002, -003, and -006

Location – North side of Lone Tree Road, west of Pleasant Valley Road, Hartland Twp MI. Adjacent to Hartland Glen golf course.

Directions – Approx. 2.5 miles east of US-23 along M-59, south 1 mile along Pleasant Valley Road, west 0.75 mile along Lone Tree Road. Lone Tree Road is a private road.

Acreage – 70.0 combined acres

Dimensions – Approx. 2000' to 2700' east-to-west by 1300' north-to-south

Frontage – Approx. 450' of frontage along Lone Tree Road (private road); 150' on the western leg of Lone Tree and 400' on the east leg

Buildings / Improvements – Vacant land

Zoned – CA, Conservation Agriculture¹

Master Planned – Medium Suburban Density Residential²

Utilities – Total of 111.89 sewer REU's with more available

Schools – Hartland Consolidated Schools

Ownership – Hartland Township

Listing Price - \$464,253 (\$6,632.19 per acre)

Assessments – \$374,235.70 for 111.89 sewer REU's (\$3,344.68 per REU) to be assumed by Purchaser³

For More Information Contact:

Hartland Township

Dave Campbell, Planning Director

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www.hartlandtwp.com



Description: 70.0 vacant acres adjacent to Hartland Glen golf course. Acquired by Hartland Township in 2013 in tax foreclosure sale. Zoned Conservation Agriculture (CA) and designated Medium Suburban Density Residential in the Township's Comprehensive Plan. 111.89 sewer residential equivalency units (REU's) assigned and more available. 30 minutes to Flint/Bishop Airport/I-69, 30 minutes to Ann Arbor, 10 minutes to I-96/Oakland County, 55 minutes to Detroit, and 50 minutes to Metro Airport.

¹ CA, Conservation Agriculture zoning district – The intent of the CA zoning district is to protect lands best suited to agricultural use as well as to permit a limited range of residentially-related uses. Minimum lot size is 10 acres for a farm dwelling and 2 acres for a single-family dwelling with no associated agricultural use. Uses permitted by right include agriculture and farming, single-family detached dwellings (2-acre minimum lot size, 200 foot minimum lot width), public facilities and services, public park and recreation areas, etc. Special land uses include churches and religious institutions, convalescent homes, golf courses, public and private schools, sand/gravel/mineral extraction, and veterinary offices/clinics.

² MDSR, Medium Suburban Density Residential – Planned single-family residential density of 1 to 2 units per acre.

³ Purchaser to assume projected principal balance on future sewer assessments; \$374,235.70 through Feb. 28, 2015 for 111.89 sewer REU's (\$3,344.68 per REU). See amortization table on attached sheet.

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Combined Sewer Assessment Amortization Summary for Parcel Nos.
4708-26-300-002, -003 and -006 (April 2, 2014)

Year	Total Annual Payment (Included in each year's December tax bill)
2014	\$ 53,518.55
2015	\$ 51,738.03
2016	\$ 49,957.52
2017	\$ 48,177.00
2018	\$ 46,396.48
2019	\$ 44,615.96
2020	\$ 42,835.44
2021	\$ 41,054.92
2022	\$ 39,274.40
2023	\$ 37,493.88
2024	\$ 35,713.23
2025	\$ 2,602.64

← 2014 assessment included in December 2014 tax bill

Outstanding principal balance of \$374,235.70 to be assumed by purchaser through Feb. 28, 2015. On March 1, 2015, listing price increases to \$523,123 to cover 2014 assessment.