

## vacant property / zoned residential

# 55 Acres - Cherry Street / Merkey Road

**Parcel Number**  
51-314-225-01

**Current Owner**  
HHH Investing Co

**Sale Information**  
1/12/98 | \$210,000

**Current Zoning**  
[R-2 Medium Density Residential](#)

**2018 S.E.V.**  
\$211,000

**2018 Taxable Value**  
\$158,243

**Incentives**  
[Brownfield](#)

*This property had previously  
been listed for sale*



*For additional  
information  
please contact*

70 Maple Street  
Manistee, MI 49660

**Thad Taylor**  
City Manager  
231.398.2801  
[ttaylor@manisteemi.gov](mailto:ttaylor@manisteemi.gov)

**Denise Blakeslee**  
Planning & Zoning Director  
231.398.2805  
[dblakeslee@manisteemi.gov](mailto:dblakeslee@manisteemi.gov)

*This property is zoned medium density residential with the option of being divided into individual parcels or to develop as a planned unit development*

LOT DIMENSIONS	
<b>Size</b>	55.53 acres +/-
<b>Frontage</b>	1,878 feet +/- Cherry Street 895 feet +/- Merkey Road
<b>Depth</b>	Irregular



One of the largest undeveloped parcels in the City is located west of Chery Street, north of Merkey Road at the South boundary of the City. In 2005 the Planning Commission approved a request for a Planned Unit Development, but the permit has expired since construction did not commence. This property is waiting for the right developer to bring a new plan to the table.

There is a 53+ acre undeveloped parcel with frontage on Lake Michigan to the West that the property owner has expressed interest in selling.

**Tax Roll Description:** W 1/2 NW 1/4, EXC N 48.5 RDS OF W 61 RDS, ALSO EXC COM 300 FT N OF SE COR, S 300 FT, W 425 FT, NE'LY TO POB. ALSO EXC COM NW COR SD SEC, TH E 1006.12 FT TO POB, TH E 330.78 FT, TH S 462 FT, TH W 328.71 FT, TH N 462 FT TO POB. 55.53 A\* M/L SEC 14 T21N R17W

MANISTEE, MI 49660

Parcel Number: 51-314-225-01



Item 1 of 1 0 Images / 1 Sketch

**Property Owner:** HHH INVESTING CO

**Summary Information**

> Assessed Value: \$211,000 | Taxable Value: \$154,989 > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	HHH INVESTING CO 15 IONIA SW STE 505 GRAND RAPIDS, MI 49503	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2017**

<b>Property Class</b>	402 RESIDENTIAL,	<b>Unit</b>	51 CITY OF MANISTEE
<b>School District</b>	MANISTEE PUBLIC	<b>Assessed Value</b>	\$211,000
<b>UNITS</b>	No Data to Display	<b>Taxable Value</b>	\$154,989
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$211,000
<b>TOTAL SQ FT</b>	Not Available	<b>Date of Last Name Change</b>	06/22/2016
<b>FRCL ACTION</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>IND DEV DIST</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$211,000	\$211,000	\$153,607
2015	\$211,000	\$211,000	\$153,148
2014	\$211,000	\$211,000	\$150,737

**Land Information**

<b>Zoning Code</b>	Not Available	<b>Total Acres</b>	55.530
<b>Land Value</b>	\$422,000	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4510 LK MICH INFL; HARBOR VW; WTNAM LK VW SUB	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

W 1/2 NW 1/4, EXC N 48.5 RDS OF W 61 RDS, ALSO EXC COM 300 FT N OF SE COR, S 300 FT, W 425 FT, NE'LY TO POB. ALSO EXC COM NW COR SD SEC, TH E 1006.12 FT TO POB, TH E 330.78 FT, TH S 462 FT, TH W 328.71 FT, TH N 462 FT TO POB. 55.53 A\* M/L SEC 14 T21N R17W[(SALE(87) 3494 095 (93) 600 1571 0220 (94) 1593 0915, 3593 0917, 1595 0050 (98) 1666 0239

## Land Division Act Information

<b>Date of Last Split/Combine</b>	<i>No Data to Display</i>	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	<i>No Data to Display</i>	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	<i>No Data to Display</i>	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	<i>Not Available</i>
<b>Split Number</b>	0	<b>Courtesy Split</b>	<i>Not Available</i>
<b>Parent Parcel</b>	<i>No Data to Display</i>		

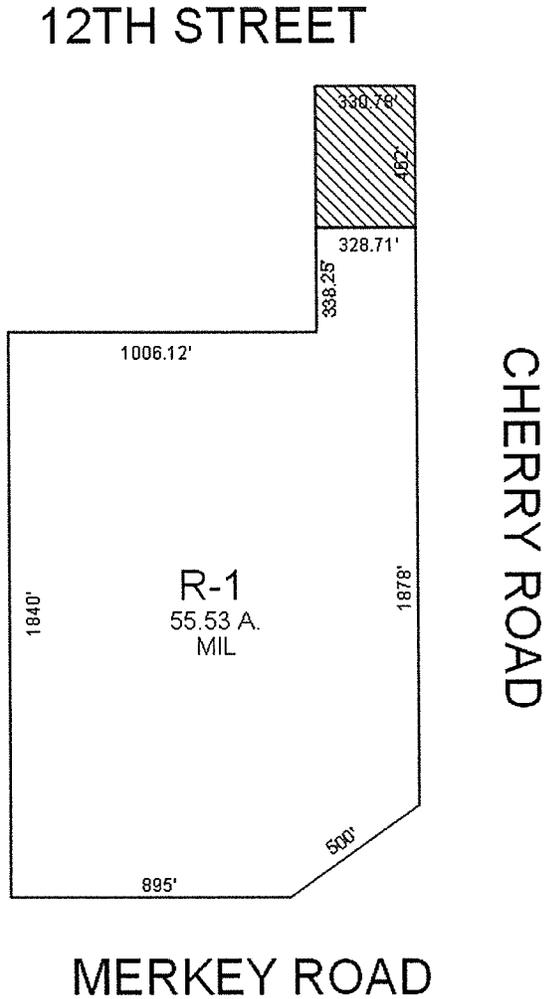
## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/12/1998	\$210,000.00	WD		HHH INVESTING COMPANY	WARRANTY DEED	666/239
03/01/1993	\$60,000.00	WD		KOTT	WARRANTY DEED	571/220

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**Image/Sketch for Parcel: 51-314-225-01**



Sketch by Apex Medina™

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Tol Companies, Inc.

Land for Sale

**Property Address:** 1774 W. Merkey Rd.  
Manistee, Michigan 49660

**Lot Size:** 55.53 Acres

**Price:** \$975,000.00

**Parcel Number:** 51-314-225-01

**Zoning:** R-2 Medium Density Residential

**School District:** 51070 - Manistee

**Utilities:** Public Water & Sewer (Lift station required)

**Uses:** Single Family Homes or condominiums  
Multi family  
Recreation

**Attention:** Seller will consider a joint venture.

**For more property information visit [LoopNet.com](http://LoopNet.com)**

1593 Galbraith Ave SE Suite 202  
Grand Rapids, MI 49546

Hramor Nursery

1774 W Merkey Rd

Manistee High School

W Merkey Rd



SCALE: 1" = 100'

**PROPERTY DESCRIPTION:**

Part of the W/2 of the NW 1/4 of Section 14, T21N, R17W, City of Manistee, Manistee County, Michigan, described as: Beginning at the West one-quarter corner of said Section, thence N00°04'10"E 1806.39 ft. (also recorded as N00°05'27"E) along the West line of said Section to the South line of Lakeview Village Subdivision, thence along said South line S89°43'06"E 1006.38 ft. (also recorded as S89°42'E) to the Southeast corner of said Subdivision, thence N00°04'45"E 338.05 ft. (also recorded as N00°05'E) along the East line of Subdivision, thence S89°42'00"E 328.54 ft. (also recorded as S89°41'34"E 328.71 ft.) to the East line of said W/2 of the NW 1/4, thence along said East line of the W/2 of the NW 1/4 S00°20'00"W 1855.33 ft. (also recorded as S00°20'24"W), thence S55°23'57"W 518.40 ft. to the East-West one-quarter line of said Section, thence along said East-West one-quarter line N89°14'33"W 900.12 ft. to the point of beginning.

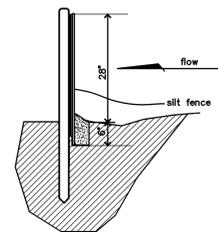
2,363,768.7137 sq. ft. (excluding right of way)  
54.2847 acres (excluding right of way)  
2,455,852.2680 sq. ft. (including right of way)  
56.3786 acres (including right of way)

**SOIL EROSION CONTROL LEGEND:**

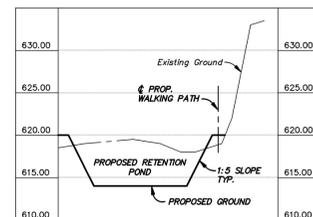
- 5 SEEDING
- 6 SEEDING w/ MULCH
- 13 RIP-RAP
- 15 PAVING
- 16 CURBING
- 33 SEDIMENT TRAP
- 35 STORM SEWER
- 36 CATCH BASIN
- 53 SILT FENCE
- P PERMANENT
- T TEMPORARY
- M MODIFIED

**CONSTRUCTION SCHEDULE**

ITEM	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												



**SILT FENCE DETAIL**



**CROSS SECTION "A-A"**

**GENERAL NOTES**

- The contractor shall obtain all permits and surety as part of this work.
- The contractor shall call MISS DIG 3 working days prior to the start of construction.
- The contractor shall furnish and place the drive approach within the public right of way in accordance with the City of Manistee Standard Construction Specifications.
- All other paved areas shall be constructed with:
  - 12" MDOT CL-2 sand subbase (C.I.P)
  - 6" 22-A gravel base (C.I.P)
  - 2" 1100L bit leveling course
  - 1 1/2" 1100T bit wearing course
- This site plan shall not be used to stake the location of proposed building column lines. The surveyors are to use the building foundation plans.
- The contractor shall place and compact fill under the proposed building area to a minimum of 95% maximum dry density per ASTM-1557. All other areas shall be compacted to a minimum of 90% maximum dry density.
- All soil erosion control measures shall comply Act 451 of Public Acts of 1997, Soil Erosion and Sedimentation Control, Natural Resources and Environmental Protection Act.
- North American Green S-150 Erosion Control Blanket shall be placed on all slopes 1:3 or greater. Secure blanket to slope per manufacturers specifications.
- All silt fencing shall be trenched in prior to commencement of earthwork activities.
- The contractor shall request construction staking by fax using the Moore & Bruggink, Inc. Contractors Construction Staking Request Form. Only completed requests will be scheduled. Note the project owner will pay the surveyor to place stakes only once. All lost and damaged stakes are the contractors responsibility.

SHEET NO.	DESCRIPTION:
1 OF 4	PROPOSED P.U.D. PLAN
2 OF 4	PROPOSED GRADING & SOIL EROSION CONTROL PLAN
3 OF 4	PROPOSED UTILITIES PLAN
4 OF 4	PROPOSED LIGHTING, LANDSCAPING & SIGNAGE PLAN

<b>PLAN ISSUED</b>  <b>PROPOSED GRADING &amp; SOIL EROSION CONTROL PLAN</b> FOR <b>HUNTING - MANISTEE</b> CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN <b>MOORE &amp; BRUGGINK, INC.</b> Consulting Engineers 2020 Monroe Avenue N.W. Grand Rapids, Michigan 49505-6298 Phone: (616) 363-9801	FIELD SURVEY BY: gerial DRAWN BY: FEF/TKP DESIGNED BY: WGW CHECKED BY: WGW DATE: 04/27/05 PROJECT NO.: 980036.1	
	PREPARED FOR: HHH INVESTING CO. 2820 PIONEER CLUB GRAND RAPIDS, MI 49506	2 OF 4

NOTE  
LOTS 147 THRU 162 & LOTS 164 THRU 166  
MIN. BUILDING OPENING (M.B.O.) = 633.00

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