


**\$149,000**

**6802 Crump Road**

**Alanson**

**MLS # 414507**



<b>Sale/Rent Status</b>	For Sale	
<b>Class</b>	ACTIVE	
<b>Type</b>	RESIDENTIAL	
<b>School District</b>	Littlefield	
<b>Township</b>	Littlefield	
<b>Zip</b>	49706	
<b>County</b>	Emmet	
<b>Section</b>	6	
<b>Town/Range</b>	T35N R4W	
<b># of Bedrooms</b>	3	
<b># of Full Baths</b>	2	
<b># of Half Baths</b>	0	
<b>Above Ground Sq. Footage</b>	1152	
<b>Total Finished Sq. Ft.</b>	1152	
<b>GAR./CAR. CAPACITY</b>	Two and Half	
<b>Lake</b>		
<b>Water View (Y/N)</b>		
<b>Input Date</b>	9/11/2007	
<b>Assoc Doc</b>	0	

<b>Yr Blt</b>	1980
<b>Lot Dim</b>	500' X 600'
<b>Acres #</b>	7.00
<b>Lot (Y/N)</b>	N
<b>New Split (Y/N)</b>	
<b>Survey (Y/N)</b>	N
<b>Zoning</b>	FF-1
<b>Well</b>	
<b>Association</b>	
<b>Condo Unit #</b>	
<b>SCondo#</b>	
<b>Waterfront Feet</b>	

<b>Orig Price</b>	\$149,000
<b>Tax ID</b>	24-07-17-06-400-002
<b>S.E.V./Yr.</b>	
<b>Dues</b>	
<b>Heat</b>	
<b>Assoc Fee</b>	
<b>Possession</b>	At Closing
<b>Legal</b>	SE CORNER OF SEC 6 , LITTLEFIELD TWP, EMMET CO, MI
<b>Virt Tour</b>	

<b>Liv Lev</b>	Main	<b>18 X 11</b>
<b>Kit Lev</b>	Main	<b>20 X 11</b>
<b>Din Lev</b>	Main	<b>8 X 12</b>
<b>Fam Lev</b>	Main	
<b>MBed Lev</b>	Main	<b>14 X 11</b>
<b>Bed2 Lev</b>	Main	<b>9 X 11</b>
<b>Bed3 Lev</b>	Main	<b>8 X 11</b>
<b>Bed4 Lev</b>	Main	
<b>Bath1 Lev</b>	Main	<b>9 X 5</b>
<b>Bath2 Lev</b>	Main	<b>8 X 5</b>
<b>Rm1 Lev</b>	Main	
<b>Rm2 Lev</b>	Main	
<b>Util Lev</b>	Main	<b>8 X 6</b>

*Excellent condition, newly renovated bathrooms, kitchen, windows, siding, finish flooring. Rolling treed setting, large deck, gardens, 40' x 24' garage, several nice sheds. Adjacent to State land. Seller is a licensed real estate agent in Michigan.*

<b>CONSTRUCTION</b>	Man.-HUD-Steel Fr. & Titl
<b>ROOF</b>	Metal
<b>WINDOWS</b>	Wood Sash, Insulated
<b>BASEMENT</b>	Crawl
<b>GARAGE/CARPORT</b>	Garage-Detached
<b>HEAT</b>	LP Gas

<b>WATER</b>	Well
<b>SEWER</b>	Septic
<b>FEATURES</b>	Deck, Near Snowmobile Trails
<b>TERMS</b>	Cash, Conventional
<b>Directions</b>	Powers Rd. to Crump Rd., North on Crump 1.5 miles. Seasonal road is easily passable.

SHOWING INSTRUCTIONS **Call Listing Agent**

**Addendum:**

**Agent Remarks:** Potential purchasers Rachael Johnson & Rex Cone are excluded commissions on this property.

<table border="0"> <tr><td>Fee to Coop Broker - BB</td><td><b>3</b></td></tr> <tr><td>Fee to Coop Broker - SA</td><td><b>3</b></td></tr> <tr><td>Fee to Coop Broker - TC</td><td><b>0</b></td></tr> <tr><td>Agent - Agent Name</td><td><b>Daniel Steffes</b></td></tr> <tr><td>List Ofc 1 - Ofc Name</td><td><b>Little Traverse Realty</b></td></tr> <tr><td>List Ofc 1 - Phone</td><td><b>Main (231) 439-9933</b></td></tr> <tr><td>Owners Name</td><td><b>Steffes</b></td></tr> <tr><td>Listing Date</td><td><b>8/28/2007</b></td></tr> <tr><td>Days On Market</td><td><b>232</b></td></tr> </table>	Fee to Coop Broker - BB	<b>3</b>	Fee to Coop Broker - SA	<b>3</b>	Fee to Coop Broker - TC	<b>0</b>	Agent - Agent Name	<b>Daniel Steffes</b>	List Ofc 1 - Ofc Name	<b>Little Traverse Realty</b>	List Ofc 1 - Phone	<b>Main (231) 439-9933</b>	Owners Name	<b>Steffes</b>	Listing Date	<b>8/28/2007</b>	Days On Market	<b>232</b>	<table border="0"> <tr><td colspan="2"><b>SOLD INFORMATION</b></td></tr> <tr><td>Sold Price</td><td></td></tr> <tr><td>Contract Date</td><td></td></tr> <tr><td>Closing Date</td><td></td></tr> <tr><td>How Sold</td><td></td></tr> <tr><td>Sell Agt 1 - Agt Name</td><td></td></tr> <tr><td>Sell Ofc 1 - Ofc Name</td><td></td></tr> <tr><td>Concessions (Y/N)</td><td></td></tr> <tr><td>Concessions Made</td><td></td></tr> <tr><td>Personal Prop. Inc. (Y/N)</td><td></td></tr> <tr><td>Personal Prop. Value</td><td></td></tr> </table>	<b>SOLD INFORMATION</b>		Sold Price		Contract Date		Closing Date		How Sold		Sell Agt 1 - Agt Name		Sell Ofc 1 - Ofc Name		Concessions (Y/N)		Concessions Made		Personal Prop. Inc. (Y/N)		Personal Prop. Value	
Fee to Coop Broker - BB	<b>3</b>																																								
Fee to Coop Broker - SA	<b>3</b>																																								
Fee to Coop Broker - TC	<b>0</b>																																								
Agent - Agent Name	<b>Daniel Steffes</b>																																								
List Ofc 1 - Ofc Name	<b>Little Traverse Realty</b>																																								
List Ofc 1 - Phone	<b>Main (231) 439-9933</b>																																								
Owners Name	<b>Steffes</b>																																								
Listing Date	<b>8/28/2007</b>																																								
Days On Market	<b>232</b>																																								
<b>SOLD INFORMATION</b>																																									
Sold Price																																									
Contract Date																																									
Closing Date																																									
How Sold																																									
Sell Agt 1 - Agt Name																																									
Sell Ofc 1 - Ofc Name																																									
Concessions (Y/N)																																									
Concessions Made																																									
Personal Prop. Inc. (Y/N)																																									
Personal Prop. Value																																									

This information is deemed reliable, but not guaranteed. This listing may be that of another office and/or agent who participates in the MLS. Any commission information contained herein applies only to NMMLS members.