

**ICONIC**  
REAL ESTATE

# FOR SALE

**37 ACRES**



## FARMING PROPERTY

CONTACT

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313.603.**ICON**

850 E. M55  
TAWAS CITY, MI 48763

## PROPERTY FEATURES

- Two Parcels Total of 37 Acres Available
- Located on the main artery leading into Tawas City, MI
- 2,000 feet of frontage on M55
- Zoning: A-1 Agricultural Residential
- 2 miles away from Downtown Tawas and Tawas Bay
- Parcel includes: One 2-bedroom 1,100 SF House, One Barn, 3 Green Houses (30' x 100')
- 2 Wells on the Property
- USDA Supported Use of Property Farming of NON GMO/Pesticides Produce
- Asking Price: \$450,000.00



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313.603.**ICON**

450 W. FORT STREET, DETROIT MI 48226



- Common Land Unit**
- Common Land Unit
  - Conservation Reserve Program
  - Tract Boundary
  - Section Line

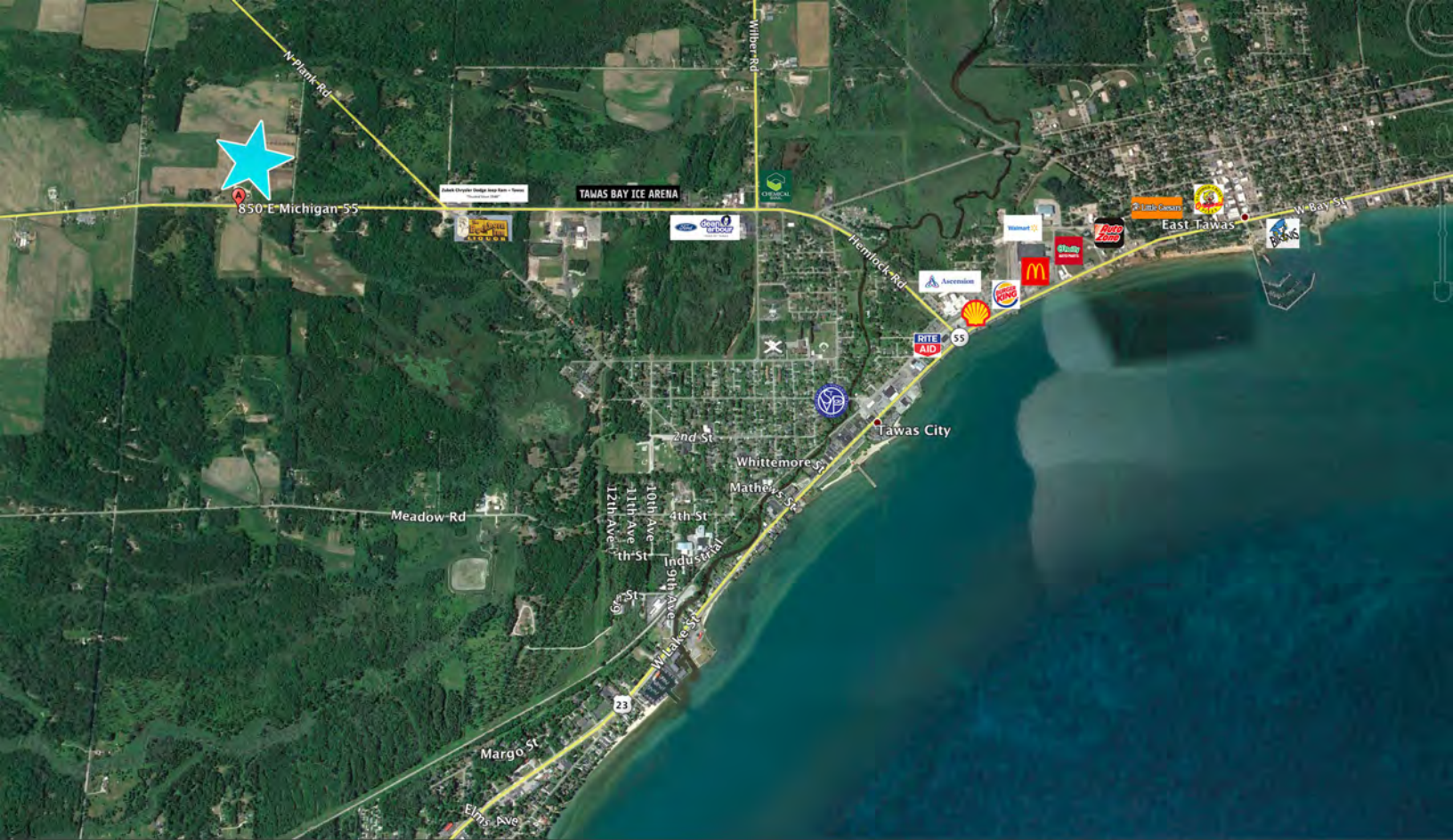
- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

**2016 Program Year**  
Map Created October 13, 2015  
2014 NAIP Imagery

*Anschütz*

**Farm 1874**  
**Tract 564**

Cropland CLU's contain white text with a thin black outline; Non-Cropland CLU's contain black text with a thin white outline.  
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## DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	2,274	44.20	42	\$51,250
3 MILE	7,270	50.40	1,287	\$49,416

## DAILY TRAFFIC COUNTS

### ROADS

### DAILY TRAFFIC

M 55 WEST/BISCHOFF RD N

5,011

STATE HWY 55/SCHOOL DR E

6,685