

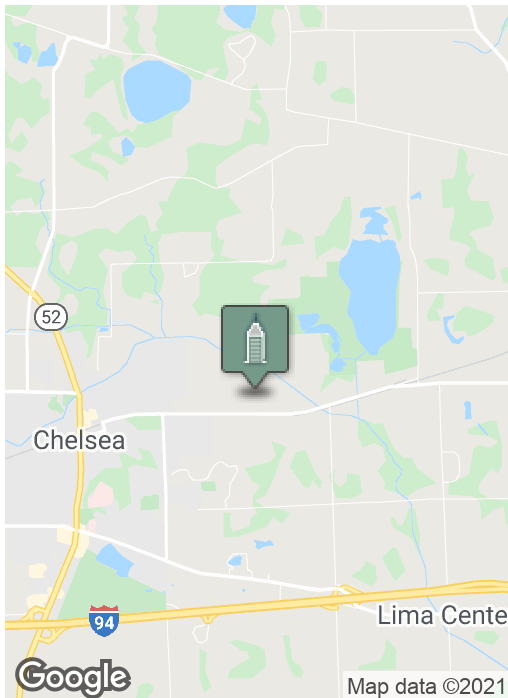
# Vacant Land with Development Opportunity

13228 DEXTER-CHELSEA, CHELSEA, MI 48118



**Swisher**  
COMMERCIAL

**400 ACRES  
FOR SALE**



## SUMMARY

Sale Price:	\$3,250,000
Lot Size:	400 Acres
Zoning:	AG-2 Lima Township

## PROPERTY HIGHLIGHTS

- Tremendous development Opportunity with future zoning planned for 4 residential units per acre
- Potential for 425 Agreement or annexation with the City of Chelsea for municipal sewer and water
- Farmable land currently being used for corn crop, could be fallowed for most farm usage
- Private 14 acre lake
- Farmstead on 10 acre area not included
- VIDEO TOUR LINK: [https://youtu.be/twPzjd\\_SL6w](https://youtu.be/twPzjd_SL6w)

***Building  
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM



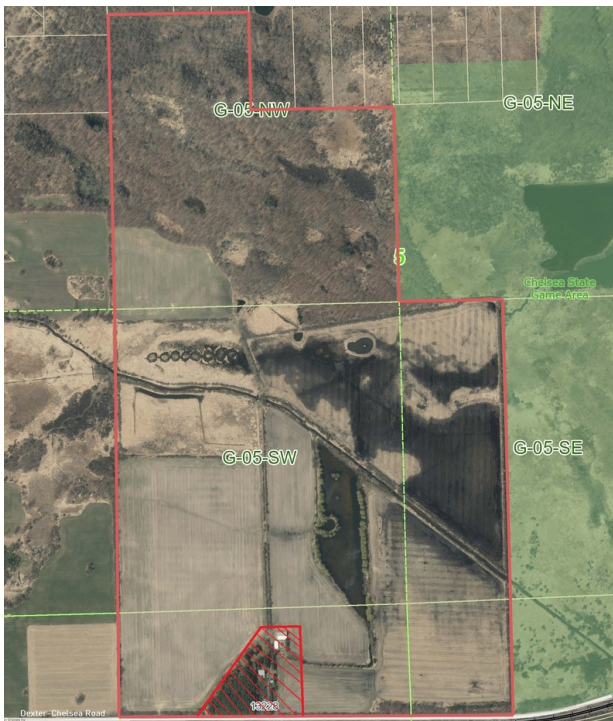
### PROPERTY DESCRIPTION

- 110 acres tillable crop land
- 105 acres of woods
- Private 14 acre lake
- 107 acres of muck ground
- 96 acres of wetland & meadow
- Potential to expand tillable acreage as the muck ground has not been farmed for a few years but has been in the past and is tilled and has pumps to assist in drainage.

Potential for 425 Agreement or annexation with the City of Chelsea for municipal sewer and water. This is a tremendous opportunity for long term development property with future zoning planned for 4 residential units per acre. Property is located in the Township Sewer & Water District.

Close to Chelsea High School, 1/2 mile from downtown Chelsea. Minutes from M-52 and I-94.

Additional acreage available on the west side of the property. A must see, outstanding 219.5 acre estate with custom built home at 13742 Dexter-Chelsea.



***Building relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

# Vacant Land with Development Opportunity for Sale

13228 DEXTER-CHELSEA, CHELSEA, MI 48118



## PROPERTY DESCRIPTION

Mill Creek runs through the property which feeds the private lake.

Four Mile Lake Chelsea State Game Area borders the property on the east.

The woods has \$116,670 value of timber ready to be harvested now, request timber appraisal from Broker.

Farm rent is \$75/acre on a year to year basis.

The property is loaded with wildlife and has been managed to create sustainable habitat for decades. Species include whitetail deer, turkey, waterfowl, small game and a family of whitetail hawks. Lake has a stable population of all typical species of fish for southern Michigan.



***Building relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

# Vacant Land with Development Opportunity for Sale

13228 DEXTER-CHELSEA, CHELSEA, MI 48118



***Building relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

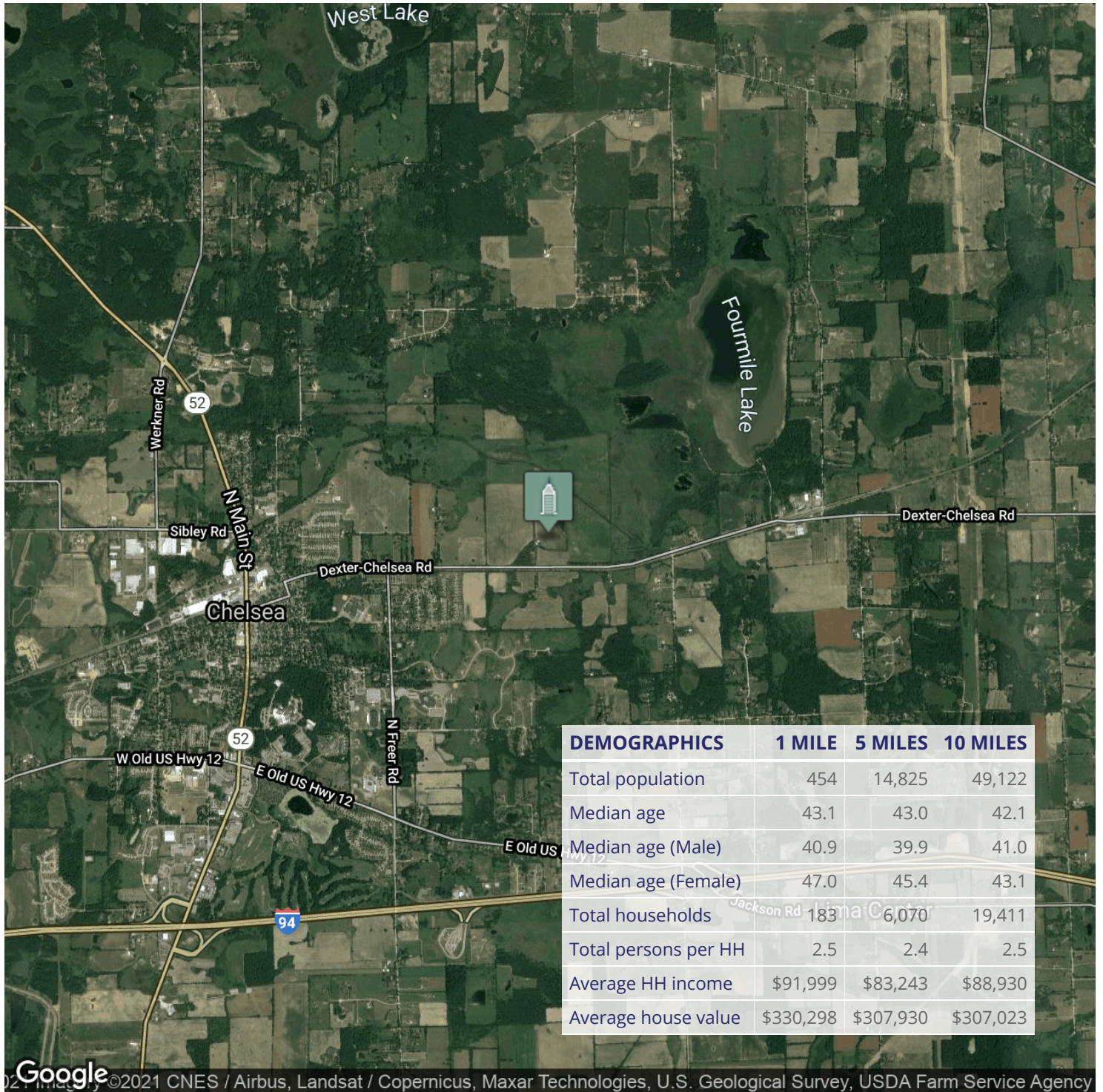
Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

# Vacant Land with Development Opportunity for Sale

13228 DEXTER-CHELSEA, CHELSEA, MI 48118



©2021 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

**Building relationships.**

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM