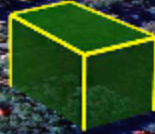


# "0.30-ACRE LOT LOCATED IN ROSCOMMON, MICHIGAN"



\$ 10,000.00

**008-441-045-0000 - 0.3  
ACRES - VALENCIA DR,  
ROSCOMMON, MI 48653**

<https://agtpropertiesusa.com>

This 0.30-acre lot in the quiet Higgins Lake Forest Estates is perfect for weekend getaways or a permanent residence. Located near the beautiful South State Park at Higgins Lake and still close to Houghton Lake, this property is nestled in a very nice neighborhood with nearby golf courses. Spend your...

Valencia Dr, Roscommon, MI  
48653

- Michigan
- Cash Discount Price
- Available



## CALL US NOW

Phone: 813-285-5146

Email: [sales@agtpropertiesusa.com](mailto:sales@agtpropertiesusa.com)

Address: 5804 Boyette Rd. Unit 7794 Wesley Chapel FL, 33545

## BASIC FACTS

**Property ID:** 26225

**Size:** 0.30

**County:** Roscommon

**Parcel ID:** 008-441-045-0000

**Approx Dimensions:** 107' x 142' x 93' x 141'

**State:** Michigan

## PROPERTY DETAILS

**Status:** Available

**Term Option 1:** \$200 down, \$200 for 63 months, for a total price of \$12,800

**Term Option 3:** \$400 down, \$400 for 27 months, for a total price of \$11,200

**GPS Coordinates (center) at the road:** 44.4101, -84.6865

**Northeast Corner:** 44.4101, -84.6863

**Southeast Corner:** 44.4097, -84.6864

**Elevation:** 1230'

**Access:** Paved Road

**Water:** A Well is required

**Zoning:** R2 - Single Family Residential

**Mobile Home Living:** Allowed

**POA:** None

**Cash Price:** \$ 10,000.00

**Term Option 2:** \$300 down, \$300 for 38 months, for a total price of \$11,700

**Google Map Link:** Driving Directions

**Northwest Corner:** 44.4101, -84.6867

**Southwest Corner:** 44.4097, -84.6867

**Legal Description:** Lot 1045, Higgins Lake Forest Estates No. 4

**Terrain:** Level

**Power:** Provided by Consumers Energy (800) 477-5050

**Sewer:** Provided by Houghton Lake Sewer Authority (989) 422-5811

**RV Living:** Not Allowed

**Manufactured Homes:** Allowed

**Taxes Per Year:** \$43.00

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**County Contact Information:** For more information, call Roscommon County Planning and Zoning Department (989) 275-8021

**Conveyance:** Warranty Deed

**Type:** Michigan

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