

39 Acres Land - Belleville

42750 Fret Rd, Van Buren Township, MI 48111



FOR SALE



OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	39.46 Acres
APN:	83-138-99-0005-702
Zoning:	AG (Agricultural & Estates District)
2026 SEV:	\$100,600
2026 Taxes:	\$3,312.85

PROPERTY HIGHLIGHTS

- 39.46± acres, a mix of wooded and tillable land
- On Fret Road, between Martinsville Road and Pebblebrook Drive
- Mature timber covers approximately the northern 25 acres of the site
- Private, rural and wooded
- Southeast of Belleville
- Convenient access to I-94 and I-275
- Easy access to greater Ann Arbor and Metro Detroit

Charlie Koenn
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PROPERTY DESCRIPTION

This 39.46± acreage offers a rare block of wooded and open acreage fronting Fret Road in Van Buren Township, Wayne County. The site's mix of timber and open ground, gently rolling topography with a vibrant deer and turkey population make it well suited to a private estate, hobby farm, or recreational holding. The parcel runs in a long north-south configuration, combining mature hardwoods across the northern 25 acres of the site with open hayfield along the southern portion nearest the road. The property offers a private setting while remaining within easy reach of Belleville, greater Ann Arbor, and Metro Detroit.

The property is zoned AG (Agricultural and Estates District), which permits a single-family detached dwelling and a range of agricultural, equestrian, and open-space uses by right, with Planned Residential Development available as a special land use subject to Township approval. Buyers are encouraged to independently verify zoning, permitted use, and development potential with Van Buren Township prior to purchase.

The property sits along Fret Road between Martinsville Road and Pebblebrook Drive in Van Buren Township, Wayne County, southeast of Belleville. The location offers convenient access to I-94 and the broader Ann Arbor – Metro Detroit corridor while retaining a rural, wooded character along the Hubbard Drain corridor.

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PERMITTED USES

Principal Permitted Uses (by right)

- Single-Family Detached Dwelling (Section 5.115)
- Single-Family Farm Dwelling Related to Agricultural Operations
- Commercial Agriculture Operations and Buildings
- Truck Gardening
- Keeping of Pets and Livestock (Section 5.124)
- Public and Private Stables and Riding Academies
- Temporary Produce Sales Building (Section 5.141)
- Greenhouses and Nurseries (Section 5.120)
- Horses for Personal, Non-Commercial Use (Section 5.124)
- Private Swimming Pools (accessory) (Section 7.206)
- Cemeteries
- Adult Foster Care, Family Home
- Day Care or Child Care, Family Home
- Home Occupations

Special Land Uses (require approval)

- Planned Residential Developments
- Veterinary / Animal Clinics and Hospitals
- Adult Day Care Center (Section 5.111)
- Child Care Centers (Section 5.109)
- Day Care or Child Care, Group Home (Section 5.112)
- Religious Institutions (Section 5.140)
- Places of Assembly (Section 5.140)
- Country Clubs
- Golf Courses (Section 5.119)
- Outdoor Recreation – Golf Driving Range (Section 5.132)
- Outdoor Recreation – Gun Club (Section 5.132)
- Outdoor Recreation – Private Park (Section 5.132)
- Agricultural Retail Sales (Section 5.102)
- Kennels and Raising of Fur-Bearing Animals (Section 5.125)
- Mining, Excavating, or Other Removal of Sand, Earth, Minerals, or Other Naturally Occurring Materials
- Public Utility Buildings/Structures (excluding storage yards), when necessary to serve the immediate vicinity
- Wireless Communication Facilities (Section 5.143)



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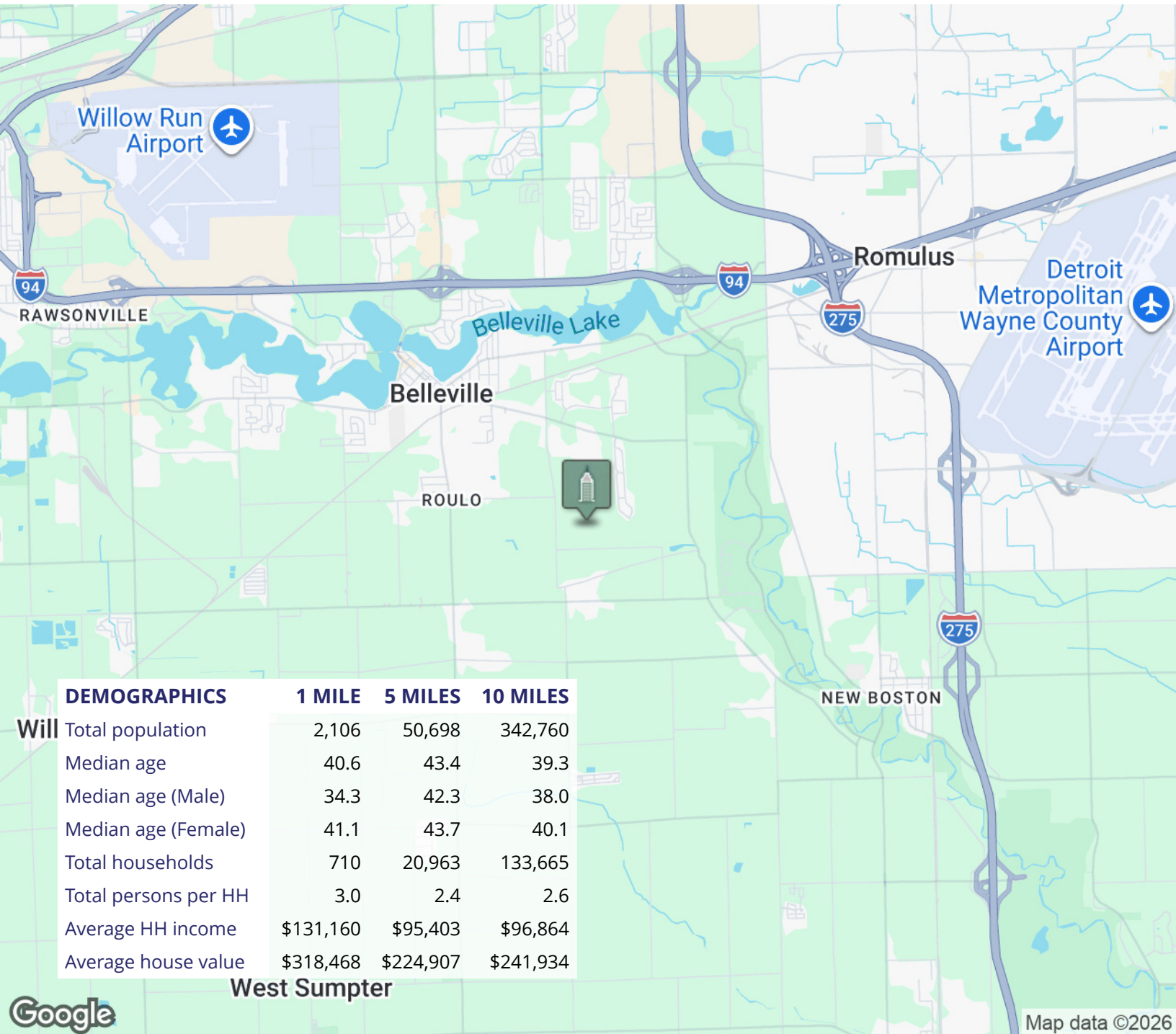
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