

79 Acres Conservation Easement Land

6401 Mast Rd, Dexter, MI 48130



FOR SALE



OFFERING SUMMARY

Sale Price:	\$415,000
Lot Size:	79.63 Acres
Zoning:	AG (Agriculture District)
APN#:	C-03-20-300-006
Taxes 2026:	\$3,844.47
SEV 2026:	\$166,500

PROPERTY HIGHLIGHTS

- ±79.63 Acres
- Dexter School District
- 5 minutes to downtown Dexter, the Border-to-Border Trail, and Metro Parks
- Easy commute to Ann Arbor
- Conservation Easement with a 3-acre building area accessed by access easement
- Electricity and gas available at the road
- A well and septic system are required

Charlie Koenn
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PROPERTY DESCRIPTION

±79.63 acres of vacant land preserved with a Conservation Easement on 77 acres in Webster Township and the Dexter School District. Located approximately 5 minutes north of Downtown Dexter, the Border-to-Border Trail, Metro Parks, and approximately 20 minutes to downtown Ann Arbor make this a perfect location.

The property is zoned AG (Agricultural). The land is gently rolling with a 3-acre building area excluded from the Conservation Easement accessed by an ingress/egress easement and has approximately 1,374 feet of frontage on Mast Road. There is electricity and gas available at the road. The property would require a well and septic system.

Given its soil quality, size, and the conservation easement described above, the property is best suited to a purchaser seeking to have productive tillable acreage for continued agricultural operation. This property cannot be divided, and no building is allowed within the Conservation Easement.

Sale is subject to Court Approval.

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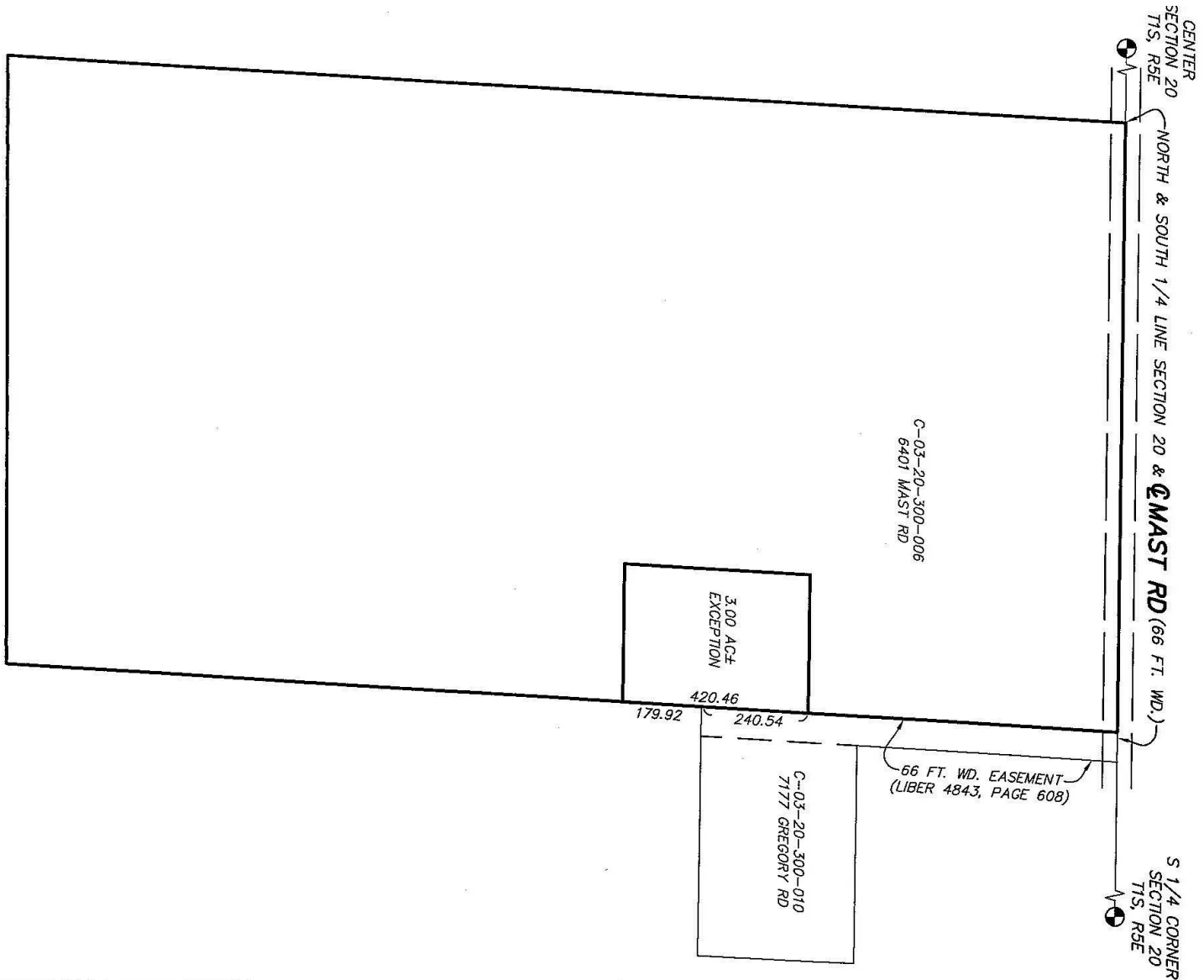


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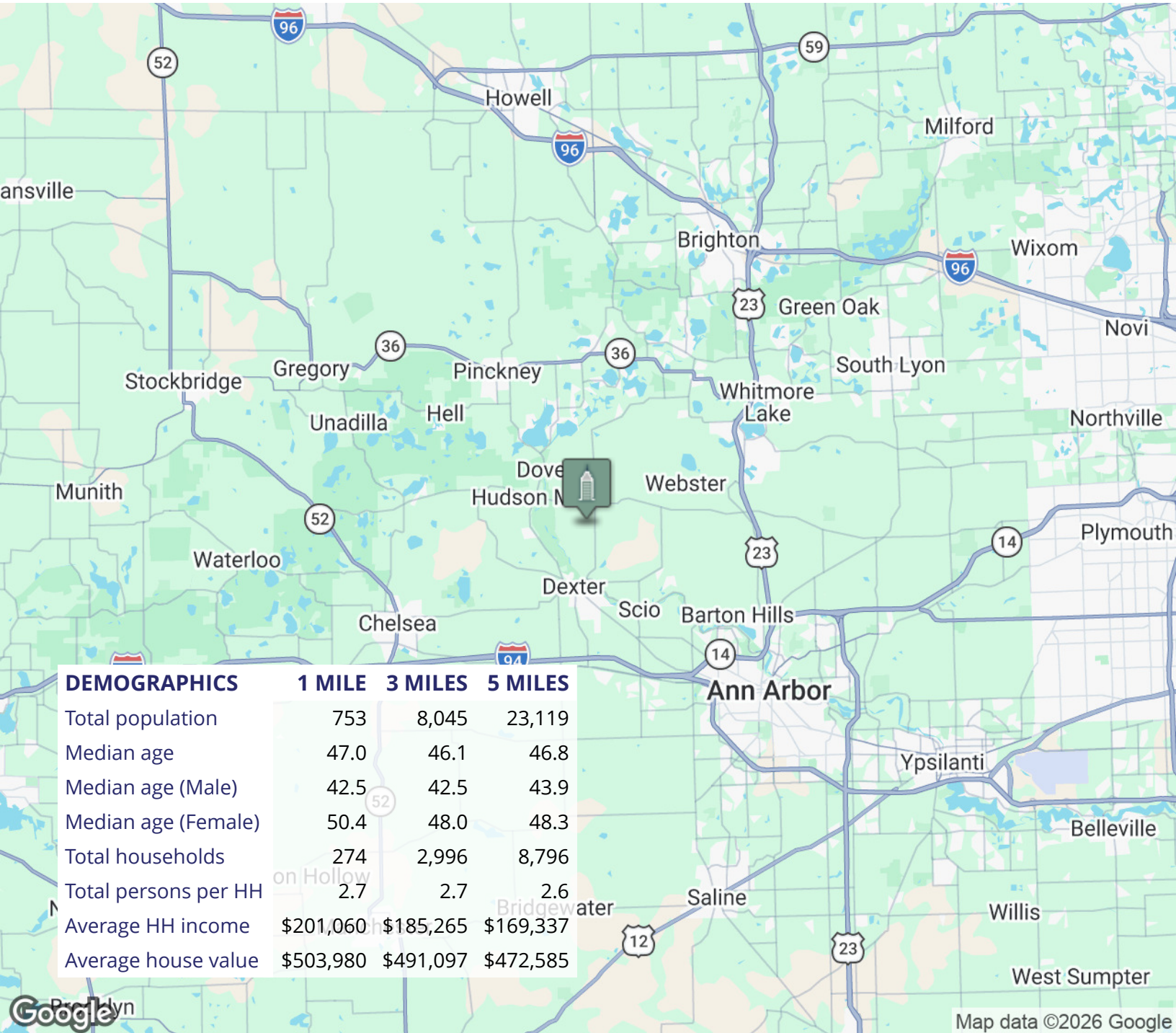
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