

## CADILLAC JUNCTION NO. 2

S. Seeley Rd. Or S. 49  
Cadillac, Michigan 49601

### Property Overview

Large industrial site at US 131 & M-55, in Cadillac.

521.10 Acres priced at \$15,630,000.00

Zoned Industrial Commercial.

Growth and expansion area.

Rail sighting possible.

See attached survey for parcels.



For More Information

**Rod Alderink**

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**Todd Leinberger, MBA**

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# Parcel

S. Seeley Rd. or S. 49  
Cadillac, Michigan 49601



- EXCEPTIONS (per Lakeside Title LLC, Commitment No. 2020-808):**
- Subject to the Railroad Right-of-Way in favor of Toledo, Ann Arbor and Cadillac Railway Company, recorded on July 29, 1887 in Book 27, Page 48 in the official records of the Wexford County Register of Deeds. Plotted hereon.
  - Subject to the Railroad Right-of-Way in favor of Toledo, Ann Arbor and Cadillac Railway Company, recorded on June 2, 1890 in Book 32, Page 98 in the official records of the Wexford County Register of Deeds. Plotted hereon.
  - Subject to the Right-of-Way in favor of Michigan Consolidated Gas Company, recorded on March 6, 1956 in Book 184, Page 445 in the official records of the Wexford County Register of Deeds. Blanket easement, affects Parcel 8.
  - Subject to the Right-of-Way in favor of Michigan Consolidated Gas Company, recorded on March 14, 1956 in Book 184, Page 519 in the official records of the Wexford County Register of Deeds. Blanket easement, affects Parcels 1 & 3.
  - Parcel 4 is subject to the Deed that includes Right-of-Way in favor of Michigan Consolidated Gas Company, recorded on June 21, 1972 in Book 249, Page 36 in the official records of the Wexford County Register of Deeds.
  - Subject to the Easement in favor of Consumers Energy Company, recorded on September 29, 1998 in Book 363, Page 609 in the official records of the Wexford County Register of Deeds. Affects the subject property and plotted hereon.
  - Subject to the Easement in favor of Michigan Department of Transportation, recorded on March 5, 1999 in Book 366, Page 155 in the official records of the Wexford County Register of Deeds. Does not affect the subject property.
  - Subject to the Easement in favor of Consumers Energy Company, recorded on February 28, 2003 in Book 468, Page 936 in the official records of the Wexford County Register of Deeds. Affects the subject property and plotted hereon.
  - This property is subject to the Affidavit of Agreement Affecting Real Property, recorded on September 19, 2019 in Book 685, Page 2464 in the official records of the Wexford County Register of Deeds.
  - This property is subject to the Affidavit of Court Order Affecting Real Property, recorded on September 30, 2019 in Book 685, Page 2651 in the official records of the Wexford County Register of Deeds.



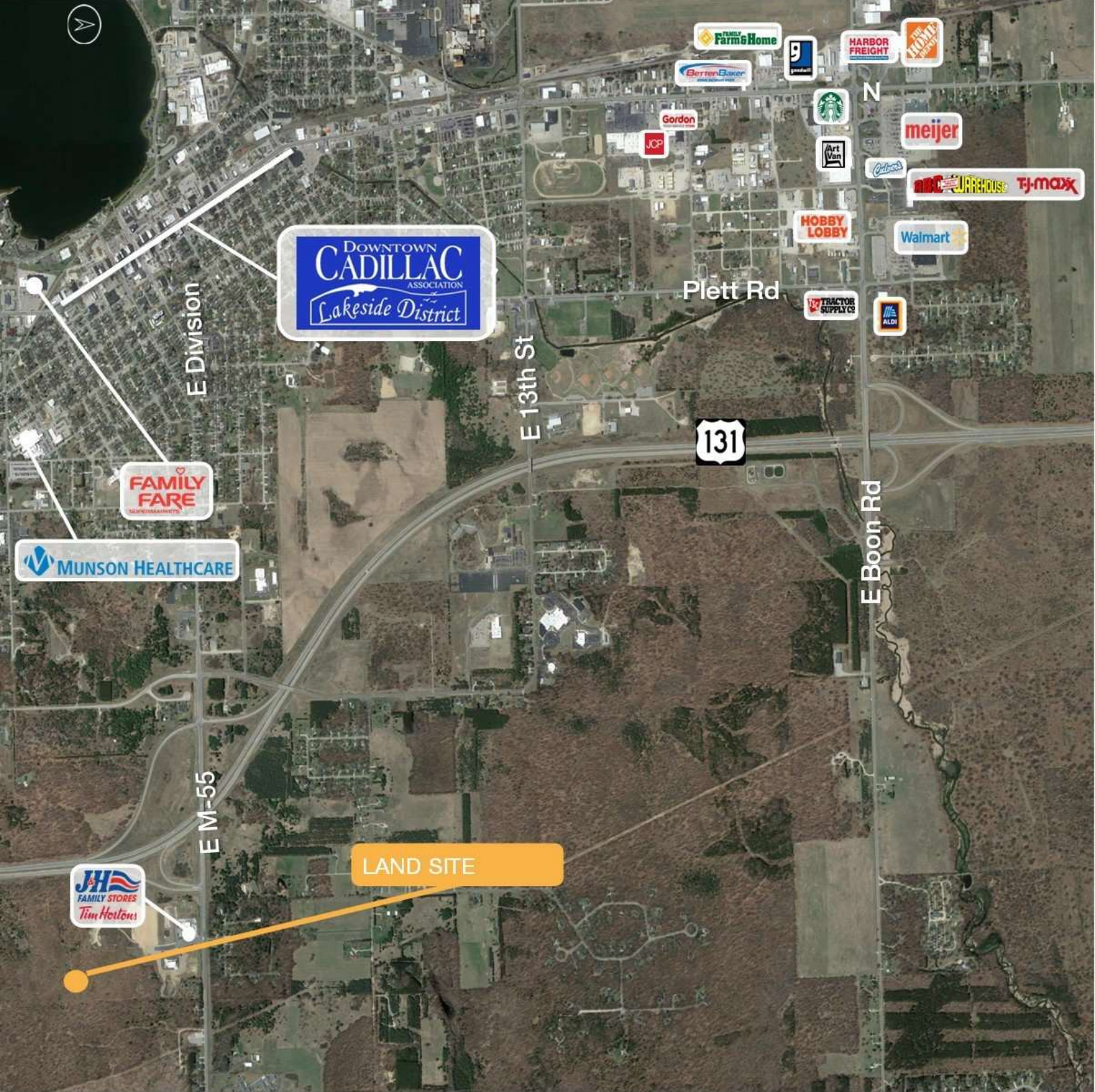
**BOUNDARY SURVEY**  
**RE: SEELEY ROAD, CADILLAC, MI**  
 FOR: J & D INVESTORS, LLC  
 ATTN: JOHN KOETJE  
 1860 RW BERENDS DR. SW  
 WYOMING, MI 49519  
 PART OF SECTIONS 1, 2, 11 & 12, T21N, R9W, CLAM LAKE TOWNSHIP, WEXFORD COUNTY, MICHIGAN

**staxel engineering, inc.**  
 planners - engineers - surveyors  
 5322 Opbe Park SW, Grand Rapids, MI 49500  
 Phone: (616) 531-3800 www.staxelengineering.com

DATE: 12/23/22	APPROVED BY: JNF	DATE: 1/28/2021	SHEET: 1 of 1
BY: JNF	DATE: 1/28/2021	DATE: 1/28/2021	DATE: 1/28/2021

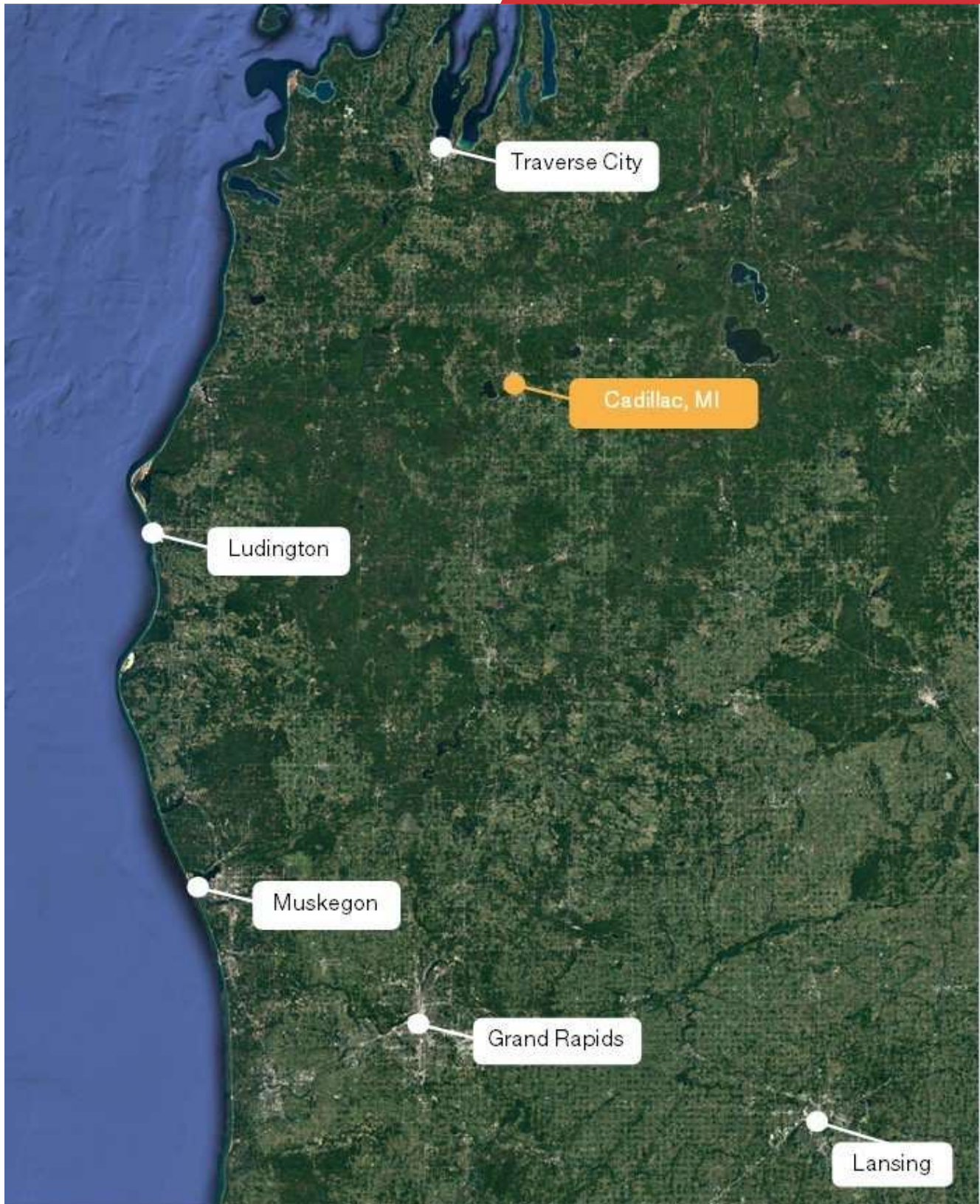
# Land Site Map

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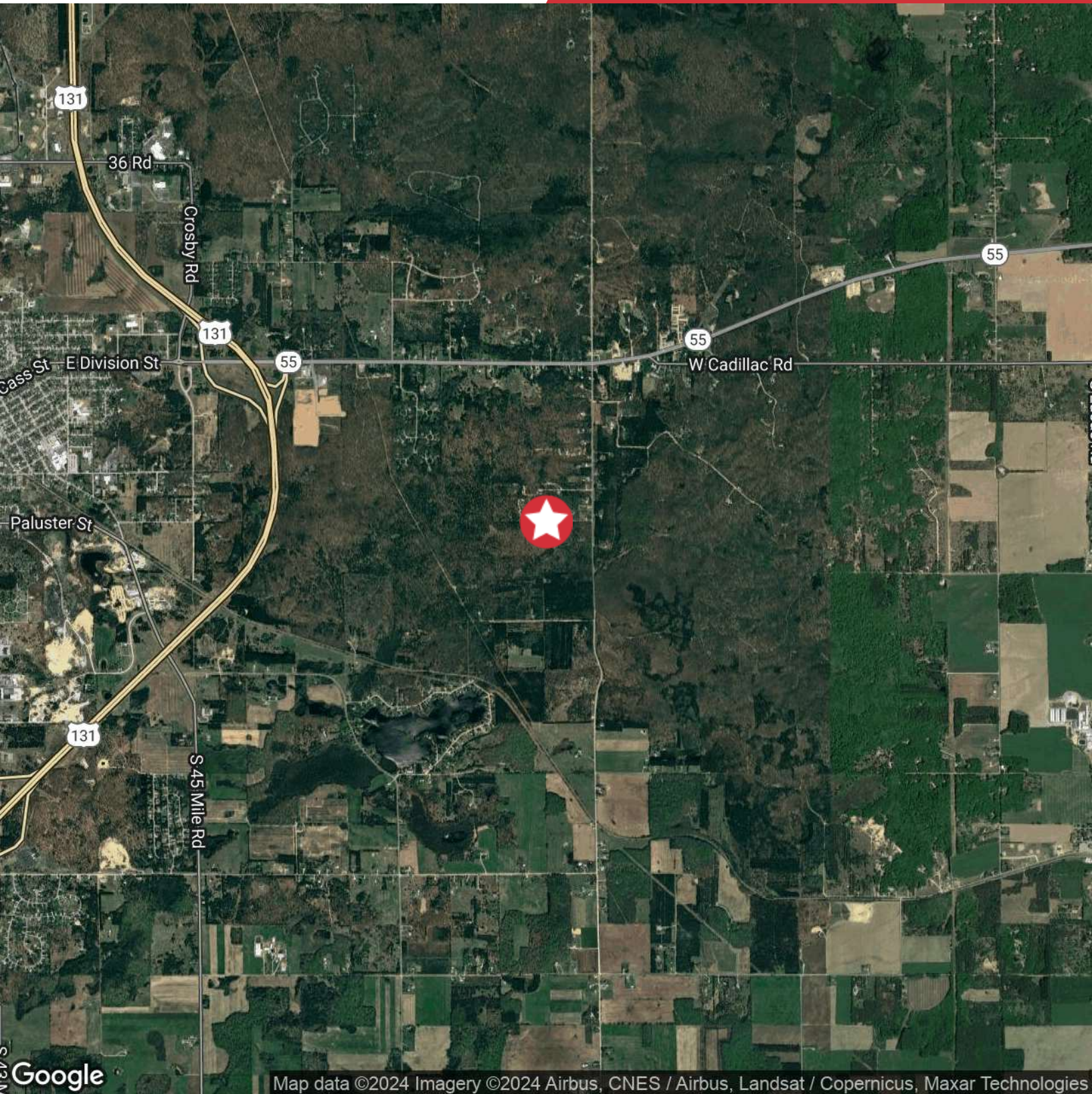
# Location

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# Location Map

S. Seeley Rd. or S. 49  
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Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies