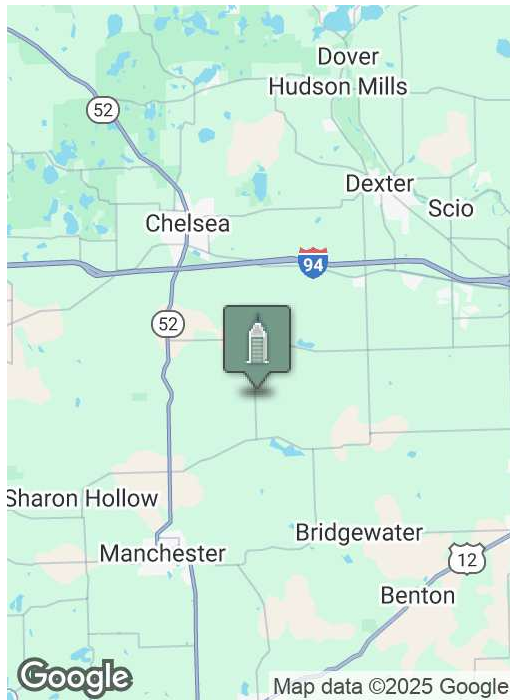


# 49.86 Acres AG Vacant Land in Chelsea

0 ELLSWORTH, CHELSEA, MI 48118



**FOR SALE**



## SUMMARY

|                     |                                     |
|---------------------|-------------------------------------|
| Sale Price:         | \$535,000                           |
| Lot Size:           | 49.86 Acres                         |
| Zoning:             | AR (Agricultural-Resource District) |
| APN#:               | N-14-09-300-011                     |
| Tax 2024:           | \$995.00                            |
| Taxable Value 2024: | \$31,055                            |

## PROPERTY HIGHLIGHTS

- 49.86 acres in Freedom Township, Chelsea Schools
- Unique blend of a rolling hay field, wetlands, and brushy cover
- Frontage on Fletcher & Ellsworth Roads
- Zoned agricultural, leased for 2025 (income potential)
- Quiet rural area, can be split into three parcels

**Building relationships.**

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

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0 ELLSWORTH, CHELSEA, MI 48118



## PROPERTY DESCRIPTION

Located in Freedom Township within the Chelsea School District, this 49.86-acre property offers a unique blend of rolling hay fields, wetlands, and brushy cover, creating a picturesque rural setting.

Located south of Scio Church Road and west of Parker Road with frontage on both Fletcher and Ellsworth Roads, this quiet countryside location provides limited traffic and a peaceful environment, making it an ideal spot for farming, recreation, or potential development.

The property is currently zoned agricultural and is leased for the 2025 crop season, providing immediate income potential. It also has pipeline easements running through the land and offers the possibility of dividing into three parcels. The area's abundant wildlife population, including deer and turkey, makes it an excellent location for hunting or nature enthusiasts. Whether you're looking for farmland, a private estate, or an investment opportunity, this property offers versatility, privacy, and long-term potential.

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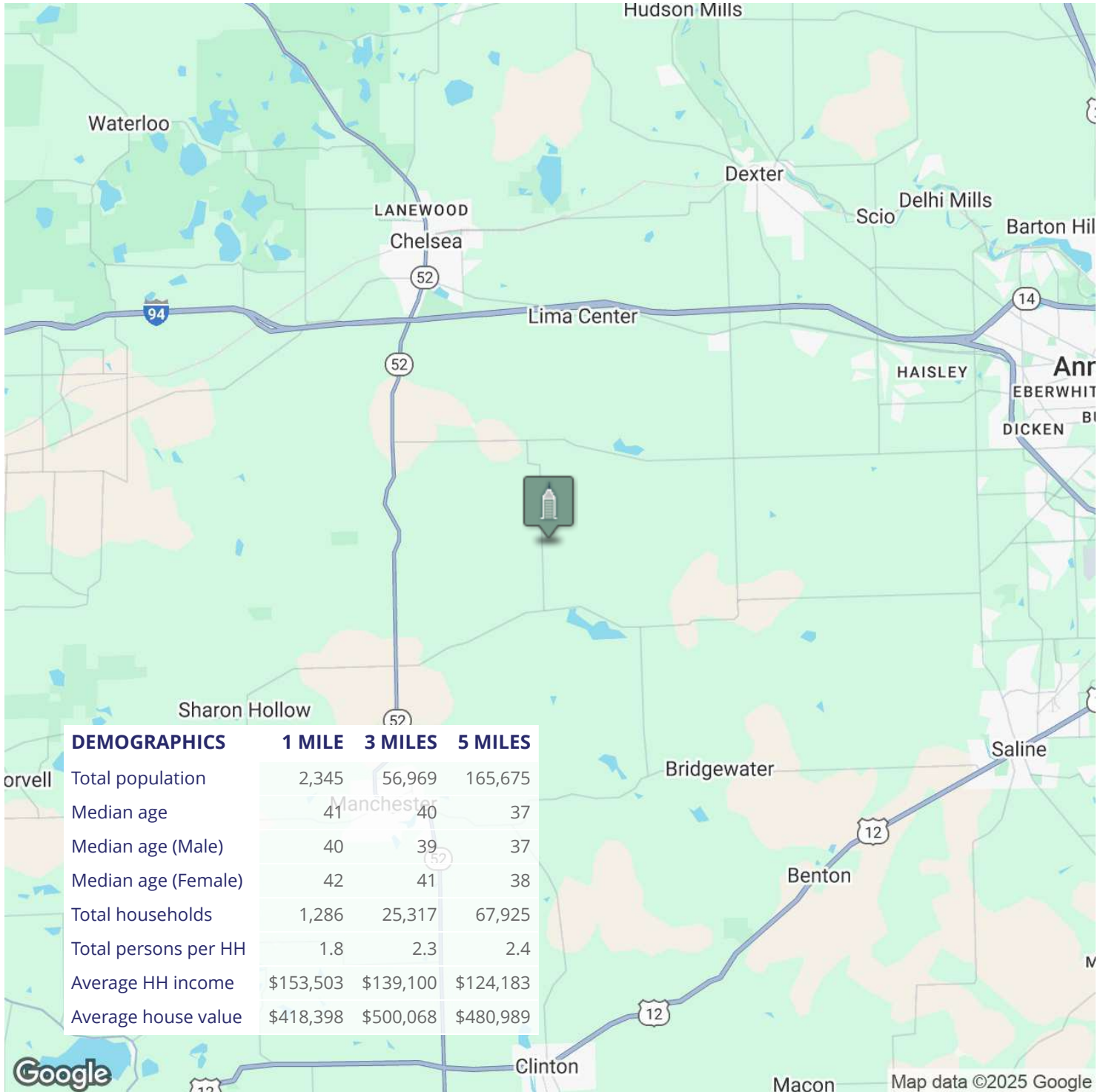
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