

News from Grayling MI.

Published Every Other Month By **Curt Jansen**

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AS PREDICTED, NORTHERN MICHIGAN'S RECOVERY IS A LITTLE AHEAD OF THE CURVE COMPARED TO THE STATE AS A WHOLE. CRAWFORD COUNTY'S RESIDENTIAL SALES (86%) OF THE TOTAL, IS UP 26% OVER LAST YEAR AND AS MANY SEGMENTS OF THE MARKET HAVE DETERIORATING PRICES, OUR AVERAGE RESIDENTIAL SALES PRICE IS ALSO UP ALMOST 14%. PLEASE DON'T FORGET WHO KEEPS TRACK OF THINGS FOR YOU WHEN YOU, OR SOMEONE YOU KNOW NEEDS REAL ESTATE SERVICES. PLEASE GIVE ME A CALL AND
"EXPECT SERVICE AS USUAL"
THANK YOU, CURT JANSEN

Theme Park Update

Caution:Contains Editorial Comment

There is much talk recently of the Natural Resources Commission's decision not to renew the "exclusive right to purchase" agreement with Axiom Entertainment for the proposed Theme Park site. This action in itself is not indicative of the project being scrubbed. There appears to be no line up of developers wishing to purchase this property, so an exclusive right to be first, in a line of one, was never a big issue. Other factors do seem to be forming a cloud over the development.

Axiom Entertainment was to be on the NRC agenda for their December meeting. One of the requirements for the meeting was a letter of credit or other proof of financing for the project. When this was not provided, the NRC removed Axiom from the December agenda. The general expectation was for Axiom to be on the agenda for the NRC's January 10, 2008 meeting. As of today the State's website shows no such item on the January 10 agenda.

The other named partners in this project have yet to present themselves to the local community. One would think that if a project needed a boost in local support, all of

the investors would be lobbying state and local officials.

Some specifics of the project leave this resident puzzled and suspicious. Wind turbines hidden in the trees; no need for a large natural gas main, yet an enclosed glass dome covering a heated indoor water park; the vintage aircraft carrier alone is an incredible set of logistics.

The financial history of the point man for the development, while not surprising considering the high risk business he is in, is also a concern when coupled with the aforementioned issues.

The action or lack of action from the NRC is of major importance for the future of this development. Previous steps through the Crawford County Economic Development Partnership and Grayling Township, and possible commitments to infrastructure and tax abatements by local and State government will be moot if the developers cannot purchase the property. I'll monitor the situation for you.



Crawford County Sales for January thru December 2006/2007

Excludes Non-MLS	Sales 2006/2007	Volume 2006/2007	Avg. Price 2006/2007	New listings 2006/2007
Residential	160 / 178	\$15,838,074/ \$20,050,192	\$98,988 / 112,641	409 / 415
Vacant	57 / 46	\$2,151,000/ \$1,701,850	\$37,737 / 36,997	157 / 118
Commercial	8 / 10	\$1,801,400/ \$1,551,500	\$225,175 / \$155,150	38 / 21

Helpful Hints From Curt Jansen

Licensed Builder, Heating Contractor,
Master Plumber, Boiler Installer,

Real Estate Agent

Question: I have upgraded the windows and added insulation in the attic of my house, I still go through an incredible amount of fuel, and the floors are cold. What am I missing.

Answer: As much as 40% of the heat lost in an average ranch style home is through the foundation. If you have a crawl space, jump down there and check out the perimeter walls. You should have a MINIMUM of one inch of hi-density (that's the blue or pink, not the white crumbly stuff) foam insulation glued to the inside of the blocks. And, the little square spaces where the floor joists sit on top of the blocks should have at least 6" of fiberglass insulation cut to fit and carefully stuffed into them. If it's there, make sure it's in good condition and not coming loose or chewed up by mice. If it's not there, do it, it will probably pay back in fuel savings in two winters. Also cover the floor of the crawl space with plastic sheeting (visqueen) overlapped and taped at the seams to keep moisture from the ground out of the insulation. Wet or damp insulation has no value and grows mold. If you have a basement, do the same at least 12" below the outside grade. Heat loss below grade is negligible. And plug up all foundation vents tight for the winter.

Crawford County Trivia

Send the correct answer back on the form below and I'll send you an indoor/outdoor thermometer, like the one you used to have from Jansen's.

What was the name of the long defunct 52 room hotel located at Bear Mountain (now Hanson Hills)?

Answer for last issue: Three (3); Hotels burned before the current Shoppenagons Hotel was built.

Featured Listing: Affordable commercial building to start your business. 1500 Sq Ft with 2 service bays; 9000# Ammco hoist; office-reception-retail area. A perfect one or two man shop for Auto; ORV; Snowmobile; Tire; Motorcycle; Car audio or Detailing. \$57,500.



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My entry for Crawford County Trivia _____

Add this person to the mailing list Name _____

Address _____

Take me off the mailing list

City, State, Zip _____