

News from Grayling MI.

Published Every Other Month By **Curt Jansen**

Volume 3, Issue 1

Jan. 1, 2009

LOOKING FOR A REPO? I SOLD LOTS OF THEM LAST YEAR. NOT JUST TO THE LANDLORDS AND REHABBERS BUT TO SAVVY AUTO CO BUYOUTS WHO WANTED TO MOVE NORTH AND HAVE NO MORTGAGE. VACATIONERS WHO ALWAYS WANTED THEIR OWN RECREATIONAL PROPERTY BUT NEVER THOUGHT THEY COULD AFFORD IT. THE STOCK IS ALWAYS CHANGING 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

Flame Out

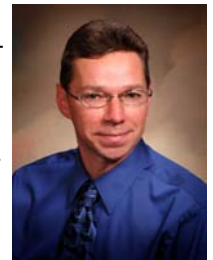
Caution:Contains Editorial Comment

It appears that the City of Grayling and Grayling Township officials are nearly ready to sign an agreement for **Fire Protection**. After a year or more of huffing and puffing, the two entities have hammered out a contract that is strangely similar to the one they started with. Now we know, even if we don't care, who has the bigger stick. What a waste of time and money. The stars here are the firemen who kept their heads down and gave both the City and the Township uninterrupted fire protection without getting involved in the political fray.

The flame of hope for the **Theme Park** is just about out. On February 5th the developer's exclusive right to purchase the property will expire. This in itself may not be the end of it. As explained here before, this agreement puts Axiom Entertainment first in a line of one. But, considering the current economy, when the average person can barely get a new car loan, it would seem a long shot for them to secure financing in excess of \$100,000,000 for a project of such questionable potential. The Crawford County Economic Development Partnership will certainly disagree and that

is perfectly understandable. It's hard to let go of a dream, especially if it's your only dream. Surely the CCEDP has worked on something else over the past two years. If so, they have not been very vocal about it. It would be encouraging to hear about their other prospects. If not 2000 jobs, how about 20 jobs.

Despite the final numbers for 2008 (chart below), there are some bright spots for **real estate sales in Crawford County**. Higher end properties are not moving well, even waterfront is slow. But modest homes in nice neighborhoods are doing well considering the market as a whole. And it may not be glamorous, but repo's are selling well with three types of buyers. First home buyers with some talent and effort are getting way more house with a repo than they could ever get in a stronger market. Investors looking to expand their rental inventory are doing well, and non-residents who always wanted a place "Up North" are getting a excellent bang for their buck.



Crawford County Sales for January thru December 2007/2008

Excludes Non-MLS	Sales 2007/2008	Volume 2007/2008	Avg. Price 2007/2008	New listings 2007/2008
Residential	178 / 143	\$20,050,192/ \$14,976,083	\$112,641 / \$104,727	415 / 331
Vacant	46 / 40	\$1,701,850/ \$1,039,000	\$36,997/ \$25,975	118 / 126
Commercial	10 / 8	\$1,551,500 / \$968,900	\$155,150/ \$121,112	25 / 31

Helpful Hints From Curt Jansen

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

Real Estate Agent

Question: My pump goes on and off constantly and the water stream pulsates while I am running water, what's wrong?

Answer: Your pressure tank is waterlogged. Here's how to check it. Turn the power off to the pump. Turn on the water at any faucet and let it run until it stops, leave the faucet open. Go to the pressure tank (well tank) and shake it, it should be completely empty. If you can hear or feel water sloshing around when you wiggle it, it's waterlogged. Check the air pressure in the tank with a tire gauge, there will be an air valve at or near the top of the tank like on a car tire. The pressure should be 2 pounds less than the pump start pressure, usually 18 or 28 psi. If it's considerably less, add some air with a compressor. More water should flow from the open faucet as you add air to the tank. When you get it to 15 psi or so, shake the tank again, if there is still water in it, the membrane in the tank is ruptured, time for a new tank. If there is no water in the tank, add or release air until the pressure is 2 psi less than the pump start pressure, then put a cap on the air valve so it doesn't lose the air

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.

In the 1960's, The Grayling State Bank, now Citizens Bank, was located in the 200 block of Michigan Ave. now occupied by what successful business?

Answer for last issue: There was a 3 bedroom home where the new playground is now. When the courts ordered the private enterprises off the Hanson property, the house was moved to the Karen Woods sub.

Featured Listing: Fabulous four bedroom chalet on Lake Margrethe. Custom design with real cedar inside and out; post and beam; hand made cedar interior doors; large lakeside deck; brick fireplace; a wall of lakeside windows; huge master suite. A fresh kitchen upgrade, professional landscaping and a paved drive top off this outstanding home. \$505,000



For a look at this or any other listing call
Curt Jansen and "Expect Service as Usual"

Century 21 Office 989-348-5474

Private Office 989-348-8818

E-mail cjansen@i2k.com

Century 21 River Country Real Estate Inc.



Mail or Fax this form to **Curt Jansen** PO Box 624 Grayling, MI 49738 / Fax 989-348-6598

My entry for Crawford County Trivia _____

Add this person to the mailing list Name _____

Address _____

Take me off the mailing list City, State, Zip _____