

# News from Grayling MI.

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Published Every Other Month By **Curt Jansen**

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IF YOU HAVE PLANS TO INVEST IN REAL ESTATE DURING THE CURRENT SALE OR ANY TIME 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**

## Last One Out of Michigan, Turn Out the Lights? I Don't Think So!

Caution: Contains Editorial Comment

Do you remember those bumper stickers from the early eighties, the last time Michigan was on it's back? The recovery was tough, but we got our economy back on track and corrected the state's financial woes with a simple income tax increase and other cooperative efforts between business and a professional legislature. Michigan enjoyed a prosperous economy through the nineties and the first half of this decade. We will recover again, Michigan ain't goin' nowhere, here's your new bumper sticker:  
“They have the Weather, We have the Water. “

The biggest hurdle to this recovery will be getting proper direction and cooperation from an incompetent legislature. We created this situation with term limits. Everyone was tired of the government waste and job preservation tactics of elected state officials. Now we still have the waste and cronyism coupled with elected state representatives who are continuously changing. They never learn the ropes; develop working relationships with other politicians; or garner some control over unelected state department heads. What they do get is lifetime retirement benefits at age 55 and we get the bill. And we are creating retired state legislators fast, every six years. I would rather have a senator or representative who was in a perpetual “keep your job contest”, had some clout with other elected officials and could stand up to appointed department heads who now stall rule and proce-

Northern Michigan's real estate market is stronger than you think. A review of this years cumulative sales statistics compared to 2006 (in the chart below) shows vacant property sales to be suffering , off 17% to date. But residential sales (which includes cabins and seasonal homes) is up over 30% by volume and the average price per property sold is also increasing. Although the majority of sales are homes under 100,000, an increase is an increase and it puts us better off than southern Michigan markets.

The most impressive figures remain in commercial sales. This trend began in the fourth quarter of 2006 and has continued throughout 2007. To date, commercial sales in the county have more than doubled.

While the average selling price has deteriorated considerably, the volume of activity is evidence that people are investing in our community. Is this speculation on the proposed Theme Park? Possibly. Does it matter? We'll take whatever investment we can get, and we are doing better than many communities in the area. If your other investments aren't doing what you think they should, maybe you should consider a commercial or recreational property purchase. You make your money when you buy, we're having a SALE and the selection is outstanding.



### Crawford County Sales for January thru October 2006/2007

Excludes Non-MLS	Sales 2006/2007	Volume 2006/2007	Avg. Price 2006/2007	New listings 2006/2007
Residential	139 / 156	\$13,713,374/ \$18,028,492	\$98,657/ \$115,567	373 / 373
Vacant	51 / 42	\$1,896,800/ \$1,572,850	\$37,192 / \$37,448	139 / 110
Commercial	3 / 8	\$619,400 / \$1,231,500	\$206,466/ \$153,937	24 / 20

# 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 .

The site of Shoppenagons Hotel was considered "Jinxed" by some after the first hotel built there in 1872 was destroyed by a tornado before it was even finished. How many more hotels were built there and burned down before the current building was built in 1916? Answer for last issue: Charcoal

## *Helpful Hints From Curt Jansen*

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

*Real Estate Agent*

Question: Why do I get warm water out of the cold faucet sometimes. I've checked every conceivable thing.

Answer: Three things that cause a cross flow from hot to cold and vice versa are often overlooked.: 1. if you get cold water out of a hot faucet, or can't get more than luke warm water from any hot faucet the dip tube on the cold side of the water heater has probably fallen inside the tank and the cold water entering the tank is flowing right back out the hot side. You need to replace the tube. 2. Toilet tempering valves that mix warm water to keep toilet tanks from sweating have little check valves in them to prevent this cross flow. When the check valves stick you can get a cross flow anywhere. Take the valves apart and clean them. 3. A Moen single handle faucet with an old style brass cartridge can cause a cross flow anywhere in the house even when it's not on. Replace the cartridge with a new style #1200B.

Featured Listing: 300 feet of commercial frontage on busy M-72 just a mile west of Grayling. This 2.7 acre parcel also backs up to a ten acre commercial listing on M-93 for a possible service road through your 12 acre commercial enterprise between two state highways. #5931 \$77,950



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



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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 \_\_\_\_\_