

News from Grayling MI.

Volume 2, Issue 1

Published Every Other Month By Curt Jansen

March, 1, 2008

IT'S EARLY IN THE YEAR TO DRAW MANY CONCLUSIONS FROM THE SALES DATA PRESENTED BELOW. RESIDENTIAL SALES FOR MODERATELY PRICED HOMES ARE ON BETTER THAN PAR WITH LAST YEAR. BUT, COMMERCIAL PROPERTIES WHICH WERE STRONG IN 2007, APPEAR TO BE HEADED FOR A SLUMP SIMILAR TO COMMERCIAL SALES IN 2006. 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

Pellets, Parks and Patience

Caution:Contains Editorial Comment

Last May we were blessed with the announcement of a new Wood **Pellet** manufacturing plant to be located at the end of the City Industrial Park that would employ 70 people. That blessing was dashed in September when the investors stated they would not be building a new plant. They have reconsidered and are now in negotiations with City officials to purchase the property and begin construction of the facility. This is great news, this is a doable thing that will bring some good employment opportunities to the area without requiring incredible infrastructure from local government.

The City of Grayling is also in discussion phase with a northern Michigan metal recycling company to construct a new facility here. Don't turn your nose up so fast, this is not a junk yard. Modern metal recyclers move the commodity fast, they make money, they pay taxes. Just hope they don't create a bigger demand for the copper wiring and plumbing from your vacant cottage. These plans are quite preliminary, more on this as it develops.

The local cheerleaders for the proposed Theme **Park** got a boost last week with the arrival of preliminary financing commitment for the development. This proof of financing has been the hold up for several months. The Natural Resources Commission is requiring this commitment before they will consider Axiom Entertainment's request to purchase the 1800 acre site. It will be interesting to see if the documentation is sufficient to get the project on the NRC's agenda, and what they will decide if they do consider it.

It is incredible that we have been this **patient** and tolerant; spent millions of dollars improving the aesthetics of our town; and still have a junk yard in the middle of it. The wheels of bureaucracy turn slowly, but they never stop turning. The blighted property on the business loop between the Shell and Marathon stations, has been slowly shedding it's collection of junk cars. Last fall some 17 scrap autos were removed. I hear you saying "really?, I can't tell". Well it's true, and last week a half dozen more were moved away from the front of the building. By the end of June they are all going to be gone, and then local officials are going to address enforcement of issues with the building itself. There are nine other blighted properties within the City limits that are to be addressed. This has been a long time coming and it is most welcome. If I have been critical of City government in the past, I stick by that, but I must applaud them for following through



Crawford County Sales for January thru February 2007/2008

Excludes Non-MLS	Sales 2007/2008	Volume 2007/2008	Avg. Price 2007/2008	New listings 2007/2008
Residential	21 / 22	\$2,463,800/ \$2,656,640	\$117,324 / 120,756	51 / 43
Vacant	10 / 5	\$278,000/\$409,000	\$27,800 / 81,800	25 / 11
Commercial	2 / 0	\$479,000/ \$0	\$239,500/ \$0	6/ 4

Helpful Hints From Curt Jansen

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

Real Estate Agent

Question: I have hot water heat that works great until it gets well below zero, then I can't get my house above 63deg. What can I do?

Answer: The cause is one of two common maladies.

1. The next time it gets cold enough to create the problem, (hopefully next year), monitor your heating plant's burner. If the burner shuts off when the house is still well below set temperature, you have reserve capacity. Turn the boiler temperature up in 10 deg. increments (do not exceed 215) until the desired comfort is reached. Don't forget to turn the boiler temperature back down in less demanding seasons. If this does not have the desired effect, you need more water going to the radiators, bigger pipes or bigger pump. Time for a professional.

2. If the burner on your heating plant fires continuously and does not shut off during these temperature extremes, the boiler is too small. Unfortunately, while you can downsize many boilers capacity up to 20%, you cannot increase the capacity beyond the manufacturer's design. You have two choices here; replace the boiler with a larger capacity unit; or add insulation to the house to reduce the heating load to the capacity of the boiler.

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 1967, the owners of the Rialto Theater opened a teen music and dance club near the current Little League field on North Down River Rd. What was the name of this enterprise?

Answer for last issue: The Polyhedron

Featured Listing: Spacious, high quality builder's home. 3-4 bedrooms; 2.5 baths; master suite; family room w/gas fireplace; breakfast nook; home office; walk-in pantry; ceramic & hardwood floors; 3 car attached, finished garage AND 30 x 48 pole barn plus a 20 x 24 insulated shop; concrete drive all on 1.6 acres 3 miles from town. Built in 2005. \$180,000(was 219k)



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



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E-mail cjansen@i2k.com

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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 _____