

News from Grayling MI.

Volume 2, Issue 4

Published Every Other Month By **Curt Jansen**

July 1, 2008

Updates in the City of Grayling

Caution:Contains Editorial Comment

IF YOU STUDY THE STATS ON THE CHART BELOW YOU WILL SEE EVEN WITHOUT A CALCULATOR THAT THE REAL ESTATE MARKET IS DOWN NEARLY 40% IT REMAINS A BUYERS MARKET AND IF YOU ARE IN A POSITION TO BUY, I WOULD APPRECIATE YOU GIVING ME A CALL SO I CAN SHOW YOU ALL THE GREAT DEALS WE HAVE IN ALL ASPECTS OF THE MARKET. 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

Now that we have some heavier traffic passing through, the new **Michigan Avenue project** is showing it's potential for congestion. There actually is a plan for this traffic problem but no one has told you about it. The narrowing of the first three blocks of Michigan Ave. was done in part, to discourage thru traffic from the Hospital/ Elementary Schools/ Library and North Down River road. That would make the three block area more pedestrian friendly, people could park and walk around the business district, if there was a place to park.

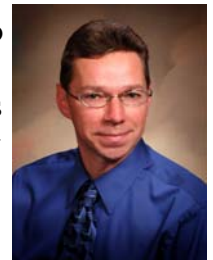
This thru traffic is supposed to go around the business loop and through the lights or down Maple street to the south end of town. (in reality the locals are much more creative the that) Next summer, while MDOT is repaving the business loop and installing a center turn lane, the City is going to straighten Alger and Charles streets, widen Charles where it intersects the business loop across from the American Legion, and put a traffic signal at that intersection. This could be very effective traffic control except so far MDOT has not

agreed to allow a signal there.

The new **Walgreens** is approximately 2 months behind on their planned July opening, look for that business to open in September.

The end of June was the deadline for the **scrap yard between the Marathon and Shell** stations to be cleaned up. Not done but certainly a major improvement, I hope the City keeps after this issue until it is complete. A new challenge for the City is the property adjacent to the new AuSable Fly Shop (formerly Ray's Canoes). Ray's has of course moved across the street and condensed a tremendous amount of equipment and merchandise onto a very small space. It is interesting to see that, when you squeeze equipment and merchandise really tight, it starts to look like j. u. n. k.

For an update on the **Theme Park**, please refer to the previous issue of this Newsletter, change the dates of the NRC meetings to July and August, and you will be right up to snuff. I'll let you know if something happens.



Crawford County Sales for January thru June 2007/2008

Excludes Non-MLS	Sales 2007/2008	Volume 2007/2008	Avg. Price 2007/2008	New listings 2007/2008
Residential	92 / 60	\$10,528,452 / \$6,453,345	\$114,439 / \$107,555	238 / 202
Vacant	26 / 18	\$879,900 / \$617,800	\$33,842 / \$34,322	42 / 21
Commercial	6 / 5	\$995,000 / \$622,000	\$165,833 / \$124,400	14 / 14

Helpful Hints From Curt Jansen

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

Real Estate Agent

Question: In my half bath off the kitchen the toilet will not flush right when water is running in the kitchen sink. It works fine if the kitchen sink is not running. My neighbor says I have a bad septic system.

Answer: It's not the septic system. If you had septic problems, it would be laundry day that got your attention. The problem is going to involve venting of the kitchen sink and toilet. They may share a vent if they are close enough together. The vent may be plugged with debris or even flooded with water if a pipe hanger is broken and the waste line is pitched the wrong way. In either case the toilet needs considerably more vent to flush than the kitchen sink needs to drain. If the vent is plugged or partially plugged, the toilet is going to use the kitchen sink as a vent. If the sink is full of water or has water running through it, the toilet can't vent. Fill the sink up with water and then let it drain. If the water rushes out and slurps or gurgles at the end, the vent is plugged. If the toilet gurgles while the sink is draining, they share a vent and it is plugged. Put a garden hose down the vent on the

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 location of "The Teen Scene" on North Down River rd later became a manufacturing plant for a product that was put out of business for patent infringement, What did they make? Note: this was before Carlisle Paddles

Answer for last issue: Sports Car Racing; cool, lets do it again!

Featured Listing: The amenities are endless for this bright 4 bedroom ranch. Large efficient windows make this home light and airy even on a cloudy day. Nat. gas hot water & radiant floor heat; newer SS appliances; ceramic tile; beautiful gas fireplace; heated garage with finished office and 1/2 bath. sauna; paved circle drive; underground sprinklers; dog kennel; hot tub; 2.8 acres; 1/2 mile from Hanson Hills. \$148,500 adjacent 5 acres available. Seller is a licensed real estate agent in the state of Mich.



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 _____