

News from Grayling MI.

Published Every Other Month By **Curt Jansen**

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THIS ISSUE OF "NEWS FROM GRAYLING MI." IS NOT LATE. THE SPECIAL EDITION YOU RECEIVED IN JUNE WAS ACTUALLY SCHEDULED FOR JULY. IT WAS PUBLISHED EARLY TO BRING YOU CURRENT INFORMATION ON THE THEME PARK.

THIS ISSUE RESUMES OUR REGULAR "EVERY OTHER MONTH SCHEDULE 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

A Community of Speculation

Caution:Contains Editorial Comment

In a community flooded with possibilities, the local conversation is usually about the probability of the possibility. The Theme Park; the Airport expansion; Wal Mart; the Pellet plant; Walgreens; the Downtown Streetscape are all possibilities that have been swirling through the air for the last 18 months or so. All have positive and negative aspects for the area. Most small towns in Northern Michigan would be thrilled to have even one of them materialize considering the economic climate. Crawford County will benefit from the state wide attention if nothing else.

WHAT IS: The Airport expansion IS happening, you can drive by and see it. If you are unfortunate enough to live behind it, you can see it out your kitchen window. Dismal as that may be for some, it's a big benefit to the area. Few communities prosper without a full spectrum of transportation infrastructure. The expanded civilian airport facility will help Grayling.

The Downtown Streetscape project is underway. It seems odd that we are dressing up three blocks of the town, for nearly a million dollars, that is two blocks from a junk yard, but priorities differ everywhere.

The new Walgreens Pharmacy is poised to begin construction. Tenants of the buildings to be razed for the new pharmacy have received notice to vacate. This has created a micro boom for a few small contractors and several owners of vacant commercial space as these displaced businesses remodel and settle in to new quarters.

WHAT IS NOT: Wal Mart is not coming to town anytime soon, Walgreens will be on the site that was rumored to be the Wal Mart location.

The proposed Pellet Factory that would have been located in the Industrial Park appears unlikely. This is very disappointing as this would have been a solid employer of reasonable wage, low tech jobs for the area. Apparently one of the principals of the firm has decided not to construct a new Pellet factory in any location.

WHAT MAY BE: The proposed Theme Park on Four Mile Rd. is progressing through the local and state bureaucracy. Many hurdles remain, when they actually purchase the property from the State, it will be time to pay close attention. Until then, any purchase, sale or investment in property based on the Park development would be highly speculative. The point man for the development partners has been the focus of very negative press recently. While this is a concern, this development is not a one man show. Review of the other investors successes, failures and finances would be of interest. Weather or not this Park would be good for the community is a matter of your perspective. It seems that an attraction a fraction of the proposed size would be better suited, cause less disruption, be easier on the environment, require less government sponsored infrastructure, and have a better chance of financial success.



Crawford County Sales for January thru August 2006/2007

Excludes Non-MLS	Sales 2006/2007	Volume 2006/2007	Avg. Price 2006/2007	New listings 2006/2007
Residential	99/122	\$9,489,305/ \$14,246,472	\$95,851/ \$116,774	294/315
Vacant	37/35	\$1,402,750/ \$1,344,850	\$37,912/ \$38,424	104/85
Commercial	1/7	\$66,900/ \$1,084,000	\$66,900/ \$154,857	20/16

Helpful Hints From Curt Jansen

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

Real Estate Agent

Question: My furnace doesn't blow as much air as it used to, I keep the filter clean and there is nothing blocking the registers, I've even had it serviced regularly, what's wrong.
Answer: Take the cover(s) off the blower compartment and examine the fins of the blower wheel FROM THE INSIDE of the wheel with a flashlight and a mirror. If there is more than 1/32" of dust or dirt on these fins, the blower wheel will loose as much as 50% efficiency. It's like ice on the wings of a plane, it doesn't take very much to change the dynamics of the fins. If you can flake the dirt off the fins in chunks, it needs to be cleaned. This is a fairly intense project which is why many service people will not do it unless you specifically ask for it to be done. You have to take the blower assembly out of the furnace. If it's real bad, you have to take the blower apart too and blast the wheel with a hose, let it dry and put it all back together again. If you cannot figure out how to get the blower assembly out, this job is not for you. Call a professional and have them remove and disassemble the blower for a good cleaning. This procedure should not have to be done every year, but every few years a little extra labor on your annual furnace service will be well returned.

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 .

From 1915 to 1924, DuPont had a huge plant in Grayling employing over 350 people, what was the main product produced there?

Answer for last issue: Fanny Finn.

Featured Listing: 200 feet and 2 acres with a 3 bedroom 2 bath home just 30 feet from the Manistee River. Three season porches on the front and back. Large riverside deck and a 24 x 28 garage. Modular home with upgraded windows, siding, furnace and well pump. A great deal at \$159,900 FURNISHED!



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 _____