

# News from Grayling MI.

Published Every Other Month By **Curt Jansen**

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AS YOU SEE FROM THE CHART BELOW, THE TREND IN RESIDENTIAL SALES CONTINUES TO BE SELLING MORE PROPERTIES FOR LESS MONEY. VACANT LAND HASN'T MADE A RUN YET THIS YEAR BUT COULD RALLY THIS FALL. THE COMMERCIAL MARKET HAS BEEN STAGNANT BUT, COULD IMPROVE LOCALLY WHEN THE ROADS ARE PUT BACK TOGETHER. 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

## Maybe we can Pave Our Way Out of Economic Problems

Caution:Contains Editorial Comment

There's more to come with the **street repairs** in the City of Grayling. City officials have negotiated with MDOT to have City streets that are/were used for detouring state highway traffic, repaved at no cost to the City. So, as the business loop gets stitched back together, look for more (less invasive) paving to be happening this fall. The streets involved would be Norway; Lake; Maple and State. Also, as part of the City's own street improvement program, Fig and Charles streets are getting upgraded and repaved.

Soon we will know what is to become of the **county road improvement millage** that was approved by voters last fall. The County Road Commission was about to borrow against this millage (it will first be collected with the 2009 winter taxes) when they learned that the City of Grayling intends to capture the portion it collects and use it within the City. Yes this is legal, I checked. Of course, the Road Commission is appalled by this idea and the County Commissioners stated that they would cancel the collection of the millage if the City did not amend it's stated intention. It's questionable if the Commissioners can do this, I did not check. All players are sending representatives and lawyers to a meeting today to work this out. We should know the outcome within a few weeks.

The previously reported **expansion at Camp Grayling** is well underway. Numerous upgrades to training facilities thorough the Camp can be seen with a little effort. A tour through the small arms ranges shows several "mid east villages" (mostly single buildings) have popped up. The CACTF, you ready?, that stands for Combined Arms Collective Training Facility which is a simulated Mid Eastern Village that can be used as an interactive training tool to prepare troops for the types of messes we are engaged in. This is a big deal and is good for us. This specialized training may not bring more troops here but it will ensure a stable flow to this facility that is not available everywhere.

What now for the **Fish hatchery?** The District Health department will be headed there. And the **Senior Center?** This is a tough issue for the Commission on Aging and the County. No one wants to loose taxable property to more government ground but, the land the county already owns seems unsuitable. What to do.



### Crawford County Sales for January thru August 2008/2009

Excludes Non-MLS	Sales 2008/2009	Volume 2008/2009	Avg. Price 2008/2009	New listings 2008/2009
Residential	87 / 98	\$10,497,352/ \$7,433,794	\$120,659 / \$75,855	256 / 223
Vacant	26 / 16	\$728,800/ \$407,900	\$28,030/ \$25,493	75 / 59
Commercial	8 / 1	\$ 968,900 / \$ 140,000	\$ 121,113/ \$ 140,000	20 / 15

## Helpful Hints From Curt Jansen

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

### Real Estate Agent

Question: Once or twice a year the salt in my water softener cakes together in a mass, should I be concerned about this? What causes this?

Answer: This mass of salt really does no damage but, it does make the softener very inefficient and you may notice that the water is not very soft at times. The salt is used to make a brine (about 3 or 4 gallons) to rinse and regenerate the media in the softener that actually softens the water. It's caused by several factors working together. Most water softeners are oversized, especially for our area which has an average water hardness of 10-11 grains (in Mt Pleasant it's 35 grains, you can walk on that stuff).

So, you have a softener that has a lot of reserve capacity; a bunch of new water conserving appliances reducing demand; you stuff the salt tank with as much salt as it will hold; and put it all in a humid place. And, it turns into a big salt rock because it just sits there. (see above: lots of capacity/little demand). The fix? Put less salt in the tank, like one bag. Look at it now and then. Break it up with a broom handle if nessassary. It will be easy if there is just one bag in

# 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 building at the south east corner of Michigan Ave and I-75 Business Loop (122 Mich Ave) is now Riverland Gear. Before that it was Mac's Drugs and, BEFORE that it was \_\_\_\_\_???**

**Answer for last issue: The County Building and Jail.**

Featured Listing: This super clean and user friendly LAKE FRONT chalet is nestled in towering hardwoods on 200 feet of quiet (electric motors only) East Lake, just north of Bear Lake. Top notch construction built in 2000. Beautiful private setting with easy year round access. A great deal at \$159,900.



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](mailto: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 \_\_\_\_\_