

News from Grayling MI.

Published Every Other Month By **Curt Jansen**

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NEWSLETTER BY EMAIL.....

A BIG THANK YOU TO THE 31 OF YOU WHO AGREED TO RECEIVE THE NEWSLETTER BY EMAIL. ANOTHER 200 OR SO WOULD BE GREAT. IF YOU CAN, AND WOULD PREFER TO RECEIVE THE NEWSLETTER VIA EMAIL, SEND YOUR ADDRESS TO ME AT cjansen@i2k.com

I WILL NOT SHARE YOUR ADDRESS WITH ANYONE, EVER.

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” .
THANKYOU,

Artisan Campus Possible

Caution:Contains Editorial Comment

Now that the Theme Park debacle is behind us, we can focus on an economic improvement plan that has some legitimacy. Since last summer, the President of Kirtland College has been developing and presenting an idea for the community that may not be easy, but certainly has great potential. It's an Artisan Center of sorts; a combination of classrooms, studios, dormitories, and retail shops integrated together to teach, create, display, promote and market art and craft skills and products. This is not gluing sequins on foam balls, these are skilled artisans of silversmithing, carving, painting, glassblowing etc. They may come to the center for a week, a month, a semester, or be permanent staff; teaching their skills to degree and/or personal interest students. They will also display and market their wares to the public and enrich the community with a little culture and bring with it some much needed commerce. This type of cooperative campus exists in other areas of the country. It has been successful in these other venues.

Where to put it? How about right in the middle of Downtown Grayling. A city block right in the business district. This is going to take some cooperation from many sources. This is going to require many of those sources to check their egos at the door. What no one has to do is forgo their personal interests.

This project addresses the personal interests of everyone who lives, works and plays here. It will bring people to the community. It could be a nice, clean, resource friendly partner. It could be, if we all get behind the idea and give it our support. If not, it could be in some other town in the Kirtland District and later, we can give our collective sigh that it should have been here. The idea will take time, it deserves our consideration. I hope you learn more about it soon.

The year end sales chart below is both similar and divergent to it's cousin of 2007 / 2008. Through most of 2009, we experienced a trend of selling more homes for less money. That trend fell apart beginning in November and in the end the number of residential sales was flat with 2008. The only bright spot may be that the average selling price of closed deals was up nearly 4% from midpoint in the year (July). Still off 26% from 2008. Hopefully, this is a sign that the local market has bottomed out and an upswing looms?



Crawford County Sales for January thru December 2008/2009

Excludes Non-MLS	Sales 2008/2009	Volume 2008/2009	Avg. Price 2008/2009	New listings 2008/2009
Residential	143 / 144	\$14,976,083 / \$11,127,094	\$104,727 / \$77,271	331 / 319
Vacant	40 / 25	\$1,039,000 / \$700,174	\$25,975 / \$28,007	126 / 84
Commercial	8 / 1	\$ 968,900 / \$ 140,000	\$121,113 / \$140,000	31 / 29

Helpful Hints From Curt Jansen

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

Real Estate Agent

If you're lucky enough to have a floor drain in your garage but it barely takes the snow melt from your cars, and washing the car in the garage is out of the question, you can usually fix this problem. Typically, the drain will have a pipe going out from under the cement at the wall nearest to the drain location. Standard procedure for the cement contractor is to stop there. So, you have a drain pipe buried in the sand. It's not going to take much water before backing up and flooding the floor. Finding it is usually the biggest hurdle. Once you locate this pipe, you can excavate an area beyond it (generally by hand) and install one of several new products that were developed for problem septic systems. The most common product in Northern Michigan is called "Infiltrator"; you can get it from septic contractors, plumbing contractors and lumber yards in 4 foot or 10 foot sections. Two or three of the 4 footers will be plenty. These are formed plastic saddle shaped units that require separate end pieces to start and end a run so you'll need 2 end pieces too. Install per instructions (very simple) and wash the dog, your car, the salt off the floor. You'll be washing the neighbor's car just for

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 .

What goes around comes around! The buildings pictured below have been home to numerous businesses. The one on the right was originally (in 1955) "The Grayling Pharmacy" under completely different ownership. On the left was first "The Pink Lady" dress shop. Later it was also a beauty salon called the _____.

Answer for last issue: Burns Hardware and Furniture.



Featured Listing: Two adjoining Michigan Ave. storefronts for sale. Buy one or both. 208 Michigan Ave (left)=1092 sq ft. 204 Michigan Ave. (right)= 1748 sq ft. Take advantage of the new Street Scape and Business Loop upgrades. Connecting archway can be opened between them.

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 _____

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