

News from Grayling MI.

Published Every Other Month By **Curt Jansen**

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SOME INTERESTING BACKGROUND TO THE INFORMATION PRESENTED IN THE SALES CHART BELOW IS THAT 37 OF THE 67 RESIDENTIAL SALES TO DATE THIS YEAR WERE REPOSSESSED PROPERTIES. THIS IS CONSISTENT WITH THE TREND THIS YEAR OF SELLING MORE PROPERTIES FOR LESS MONEY. A TREND LIKELY TO CONTINUE FOR THE SECOND HALF OF 2009. 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

Get Something Going, Vote Aug 4th.

Caution:Contains Editorial Comment

Well, we're half way through the rebuilding of the business loop and it has, as expected, proven to be a difficult pill to swallow. Some of the businesses on the west side of the street have been totally cut off from traffic at times. It appears this frustration will be transferred to the east side of the street in the coming weeks as the construction shifts over. Despite the local ire of reducing much of the Loop to three lanes, it will be great to have full access again this fall. When the guy stops hitting you with a hammer, do you say "thank you"?

The 70+ million dollar expansion to Camp Grayling is progressing, communications cabling and other infrastructure improvements are nearly complete. The civilian end of the Airport has new pavement in place. Now we just need a contractor to operate this new facility.

The debate over the location of a new Senior Center continues. August 4th is your chance to weigh in on this issue, to the extent you are allowed. Option 1: authorize the County to issue bonds for up 1.5 million dollars to renovate the Fish Hatchery building as the new Senior Center. Option 2: Approve a new millage to retire bonds up to 2 million dollars to construct a new Senior Center located along the East Branch of the river downstream from the Fish Hatchery park.

What is not a option for you is to use the 1.5 million dollar existing bond money to construct a new Senior Center and supplement it with a smaller millage if necessary. This is because that existing bond money is going to be used for renovations to the Fish Hatchery building regardless of what ends up there. If option 1 does not pass, the District Health Dept. will be located at the Hatchery Building. This statement has not been made to me by anyone from the County administration, but you can watch it happen if option 1 fails on August 4th. This is not necessarily a bad thing. If we must use the Hatchery building for something; and the bond money is glued to it for who knows why; then the Health Dept is a good fit there. So all things considered, a vote for option 2 in the special election seems in the best interest of everyone. The Commission on Aging gets a NEW building albeit not in the center of the community. The Health Dept gets new quarters nearly four times bigger than they have now, and the County has placed their two orphans.



Crawford County Sales for January thru June 2008/2009

Excludes Non-MLS	Sales 2008/2009	Volume 2008/2009	Avg. Price 2008/2009	New listings 2008/2009
Residential	60 / 67	\$6,453,345/ \$5,070,941	\$107,555 / \$74,572	202 / 169
Vacant	18 / 11	\$617,800/ \$304,400	\$34,322/ \$27,673	48 / 46
Commercial	5 / 1	\$ 622,000 / \$140,000	\$ 124,400/ \$ 140,000	17 / 10

Helpful Hints From Curt Jansen

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

Real Estate Agent

Another energy saving tip you can do for free: Your refrigerator is one of the larger energy consumers in your home. Because it is fairly tolerant of poor maintenance, it is often the most neglected. Now is when it is working the hardest with all the extra beer and demand for ice etc. A refrigerator does not "make things cold", it takes heat out of them. This heat has to go somewhere and it goes into your house via the coils underneath it. The heat is pumped through these coils and blows out the bottom with a little fan. That's why the cat sleeps there in the winter. This little fan draws air in off the floor, across the coil and back out again. Plenty of dust; pet hair; small pieces of paper etc come in with the air and plug up the small passages of the coil. Then the refrigerator runs longer to overcome the inefficiency of the plugged coil. You cannot clean it properly just from the front. Pull it out from the wall, unplug it and remove the front grill at the bottom AND the fiberboard cover at the bottom of the back. Get your shop vac; flashlight and a SOFT brush and go at it from the front AND the back. It will be quite obvious what has to be done.

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 building was at 305 Michigan Ave. before Citizens Bank was there?

Answer for last issue: Vernor's; Orange Crush, and others.

Featured Listing: Beautiful 2/3 bedroom 2.5 bath custom home built in 2002. Secluded setting with STATE LAND right out the front door yet only 4 miles from town. Attached finished garage and a 24 x 32 pole barn. Master suite with whirlpool bath and separate shower. Tile floors and knotty pine vaulted ceiling. \$130,000



For a look at this or any other listing call
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Century 21 Office 989-348-5474

Private Office 989-348-8818

E-mail cjansen@i2k.com

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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 _____