

News from Grayling MI.

Volume 4, Issue 3

Published Every Other Month By **Curt Jansen**

May 1, 2010

NEWSLETTER

BY EMAIL.....

A BIG THANK YOU TO THE 127 OF YOU WHO HAVE AGREED TO RECEIVE THE NEWSLETTER BY EMAIL. ANOTHER 200 OR SO WOULD BE GREAT. TO RECEIVE THE NEWSLETTER VIA E-MAIL, SEND YOUR ADDRESS TO

jansen.curt@gmail.com

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

Here's a lot of Good News

Caution:Contains Editorial Comment

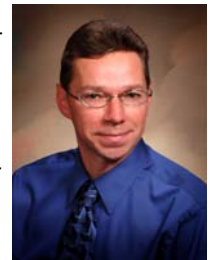
Good news abounds at the moment and we deserve it. Check out the chart below. **Residential sales** are nearly double this time last year, up about 86%. And, the average sales price is also up more than 50% over last year to date. **Commercial property** also seems to be raising it's head a little with four transactions to date. There was just one registered commercial sale for all of 2009. **Vacant land** is still a slow mover and the average sale price continues to slip but, there is more activity here too.

Our town is not torn up from end to end. That was a hard pill to swallow but now that it's over, the effect should be a smoother flow of traffic except for the pinch lane on the northbound side at the river. It's just paint, when MDOT sees how many accidents happen there, they can repaint the lanes correctly and all will be well. We are getting **new surface paving** this week on all the City streets that were used to detour the construction last year. This treat is at MDOT's expense, the City pays nothing.

There are some negatives. The City is without a rudder at the moment and a resolution may be months away. It does not appear that the City can make progress until there is some professional management restored. The staff certainly is trying but, they have other responsibilities and the task is not part time.

The **AuSable Artisan Village** continues to progress at an impressive pace. Negotiations are going on now for the lease/purchase of two downtown buildings to house **Kirtland classrooms** and studios. Kirtland has already scheduled Jewelry Making classes for this fall. The **Watershed Art Project** will be opening another downtown Gallery Labor Day weekend. The Chamber of Commerce has scheduled **Art in the Park** for August 14th. The list goes on, people are doing things to recover from the economic whipping without the promise of anything in return. Sometimes it just takes a leap of faith.

The governing boards of both the Watershed Art Project and the AuSable Artisan Village have agreed to merge the two groups. This makes sense as both groups are engaged in various activities involving similar goals, outcomes and often the same people. Current plans call for The Watershed Art Project to secure IRS 501c3 non-profit status (the application is in the works) and operate as the AuSable Artisan Village. If you are interested in serving in some capacity or just want to see what is taking place, drop in at one of our upcoming meetings at the Ramada Inn at 7:00 PM on: May 27, June 24, August 26 or



Crawford County Sales for January thru April 2009/2010

Excludes Non-MLS	Sales 2009/2010	Volume 2009/2010	Avg. Price 2009/2010	New listings 2009/2010
Residential	37 / 46	\$1,908,400 / \$3,578,932	\$51,578 / \$77,803	96 / 116
Vacant	7 / 15	\$274,600 / \$307,000	\$39,228 / \$20,466	28 / 34
Commercial	0 / 4	\$ 0 / \$ 314,900	\$0 / \$78,725	1 / 6

Helpful Hints From Curt Jansen

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

Real Estate Agent

Question: I get spots on my clothes from the washing machine. At first I thought they were bleach burns but we don't use bleach. It looks like an oil stain but I don't see any oil in the washer tub.

Answer: These spots are usually soap burns. When sudsy water splashes up under the splash guard of the tub, some of it sticks there as the water drips back into the tub. After several years this creates a thin (or sometimes thick) layer of dried soap on the bottom of this plastic ring around the top perimeter of the tub. Sometimes chunks of it will break loose during a wash and it makes a high concentration of soap, which is caustic. If it makes contact with a piece of clothing before it desolves, you will get a soap burn that often looks like an oil stain. This device may or may not be removable depending on the make and model of machine. If you can't see a way to remove it, clean it the best you can with an mirror and a stiff brush. Then run a short wash with nothing in the washer to make sure it's all rinsed away. This same situation can occur on the underside of the agitator too. A mirror is no help here, the agitator

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.

At the end of Industrial Drive, past Springs Wood Products on the left, there is a huge clearing. In the 1960's this area was what?

Answer for last issue: Rasmus Hansen (no one answered this) are you out there?



Featured Listing: LAKE MARGRETTE COTTAGE UNDER 130K! Exceptionally maintained year round cottage with 4 bedrooms and 2 baths. Association fee covers mowing, raking, snowplowing so you can actually enjoy this resort rather than work on it. \$129,900, furnished. #6218

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 jansen.curt@gmail.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 _____