



Jessica Polich [jessica@skibrule.com](mailto:jessica@skibrule.com)

397 Brule Mountain Road

Iron River, Michigan 49935

906-265-6111 [www.skibrule.com](http://www.skibrule.com)

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Date: 1/30/20

RE: Anderson Lake Lodge Sale



**Sale Price: \$1,300,000.00**

Anderson Lake Lodge, located in the Upper Peninsula of Michigan between Iron River and Crystal Falls, is a beautiful 4,600 square foot lodge in the middle of 400 acres of the most beautiful and unique piece of property. Please sit back and relax as you experience a aerial and ground view of what make Anderson Lake Lodge so special. <https://www.youtube.com/watch?v=ylihmfOVMFQ&feature=youtu.be>

You can search lodging options throughout the entire Midwest, but you just can't do better for access to activities. Anderson Lake Lodge has direct access to the Michigan snowmobile trail systems which link to the Wisconsin snowmobile trail systems. The lodge is located just 15 miles from Ski Brule, the favorite ski resort in the Midwest. A family vacation at Anderson Lake Lodge is perfect for families with a variety of interests, including a bike trail system, waterfalls, golf, hunting, fishing, shopping, casinos, sporting clays, rafting, canoeing, snow sports, snowmobiling and ATV recreational trail system

#### ***Anderson Lake Lodge Description:***

- 4,600 Square Foot Lodge
- Master Bedroom: 1 Queen Bed
- Loft Suite: Twin Daybed With Twin Trundle Bed
- Main Floor Bedrooms: Bedroom #1 – 2 Sets Of Twin Bunk Beds, Bedroom #2 – Full Bed, Bedroom #3 Queen Bed, Bedroom #4 Full Bed.
- Lower Level Bedrooms: Queen Bed
- Lower Level Living Room Area: Twin Daybed With Twin Trundle Bed
- Anderson Lake Lodge Sleeps Up to 16 guests, five bedrooms plus loft bedroom.
- 4 Bathrooms
- Sauna & Hot Tub
- 4 Fishing Boats & Electric Motor, 2 kayak & 1 mini pontoon
- Dish TV & WIFI
- PDF description of lodge <https://skibrule.com/wp-content/uploads/2018/09/17.18-Anderson-Lodge.pdf>
- **Interior Tour Of Anderson:** <https://youtu.be/B9sVdvBh8g0>



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## Expense & Income Summary

### Anderson Lake Gross Revenue

	2019	2018	2017
Jan	\$ 5,020.00	\$ 7,012.25	\$ 5,073.00
Feb	\$ 6,614.50	\$ 4,902.50	\$ 3,525.00
Mar	\$ 5,343.50	\$ 5,500.00	\$ 2,291.00
Apr	\$ -	\$ -	\$ 468.00
May	\$ -	\$ -	
Jun	\$ 9,682.00	\$ 10,963.00	\$ 9,716.00
Jul	\$ 14,416.00	\$ 7,526.00	\$ 12,521.00
Aug	\$ 3,976.00	\$ 4,720.00	\$ 8,399.00
Sep	\$ -	\$ 2,429.00	
Oct	\$ 3,430.00	\$ 3,479.00	\$ 2,797.00
Nov	\$ -	\$ -	
Dec	\$ 9,572.75	\$ 4,855.25	\$ 3,941.25
	<b>\$ 58,054.75</b>	<b>\$ 51,387.00</b>	<b>\$ 48,731.25</b>

Avg/Year

\$ 52,724.33

### Anderson Lake Utilities & Property Tax

	Power	LP	Dish	Internet	Phone	tax	Totals
	2019	2019	2019	2019	2019	2019	
Jan	\$ 226.83	\$ 751.14	\$ 131.19	\$ 375.00	\$ 46.00		\$ 1,530.16
Feb	\$ 235.68	\$ 268.74	\$ 141.00		\$ 46.00	\$ 2,057.00	\$ 2,748.42
Mar	\$ 282.14	\$ 299.24	\$ 141.00		\$ 46.00		\$ 768.38
Apr	\$ 263.28	\$ 253.13	\$ 141.00		\$ 46.00		\$ 703.41
May	\$ 120.87	\$ 349.54	\$ 141.00		\$ 46.00		\$ 657.41
Jun	\$ 253.07		\$ 141.00		\$ 46.00		\$ 440.07
Jul	\$ 129.65		\$ 141.00		\$ 46.00		\$ 316.65
Aug	\$ 296.98		\$ 141.00		\$ 46.00		\$ 483.98
Sep	\$ 307.65		\$ 141.00		\$ 46.00	\$ 6,712.23	\$ 7,206.88
Oct	\$ 159.68		\$ 141.00		\$ 46.00		\$ 346.68
Nov	\$ 154.87	\$ 112.51	\$ 141.00		\$ 46.00		\$ 454.38
Dec	\$ 299.07	\$ 380.88	\$ 141.00		\$ 46.00		\$ 866.95
	<b>\$ 2,729.77</b>	<b>\$ 2,415.18</b>	<b>\$ 1,682.19</b>	<b>\$ 375.00</b>	<b>\$ 552.00</b>	<b>\$ 8,769.23</b>	<b>\$ 16,523.37</b>





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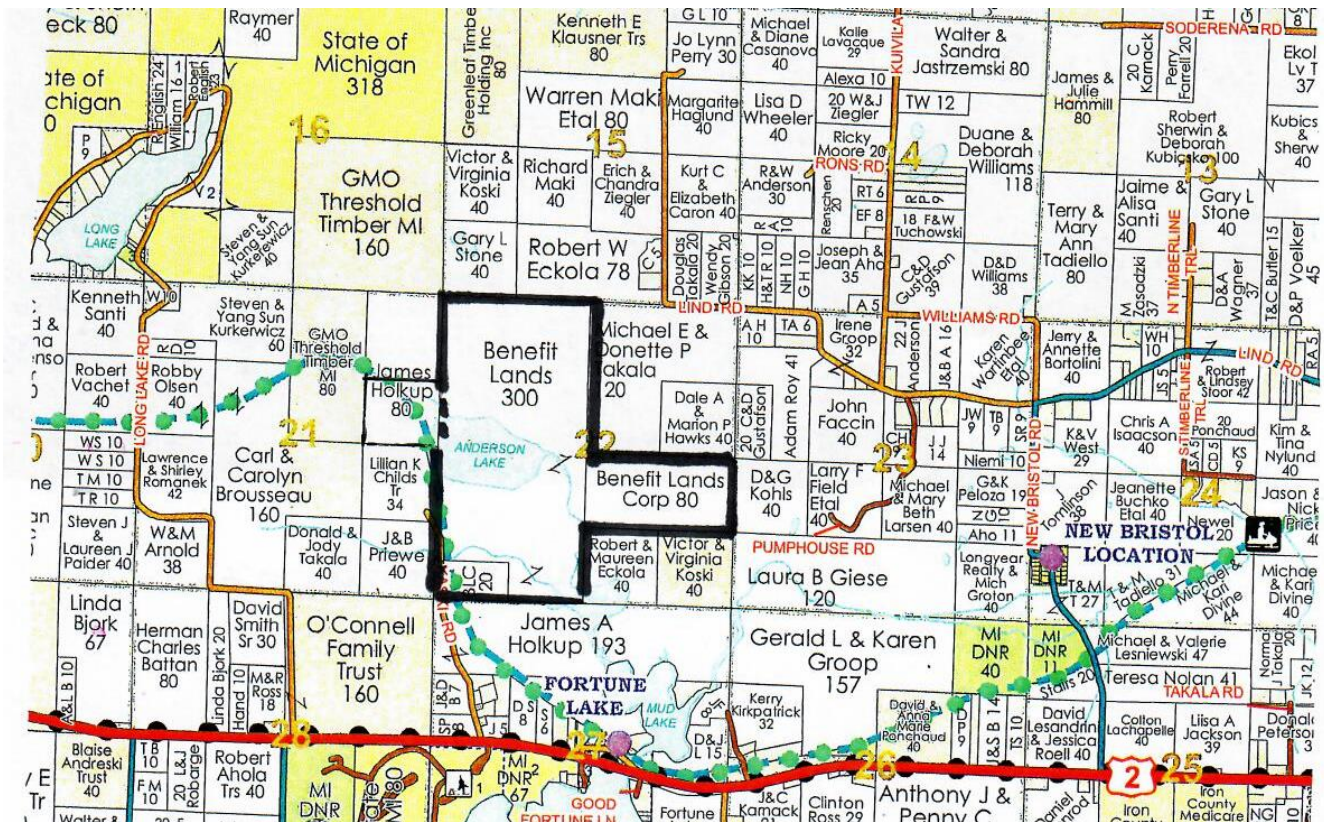
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**Continuing is the Crystal Falls Township plat book & 2019 GIS Parcel Map . The maps include:**

1. Plat Book Page
2. Property tax summary.
3. Map of individual property tax parcel number.







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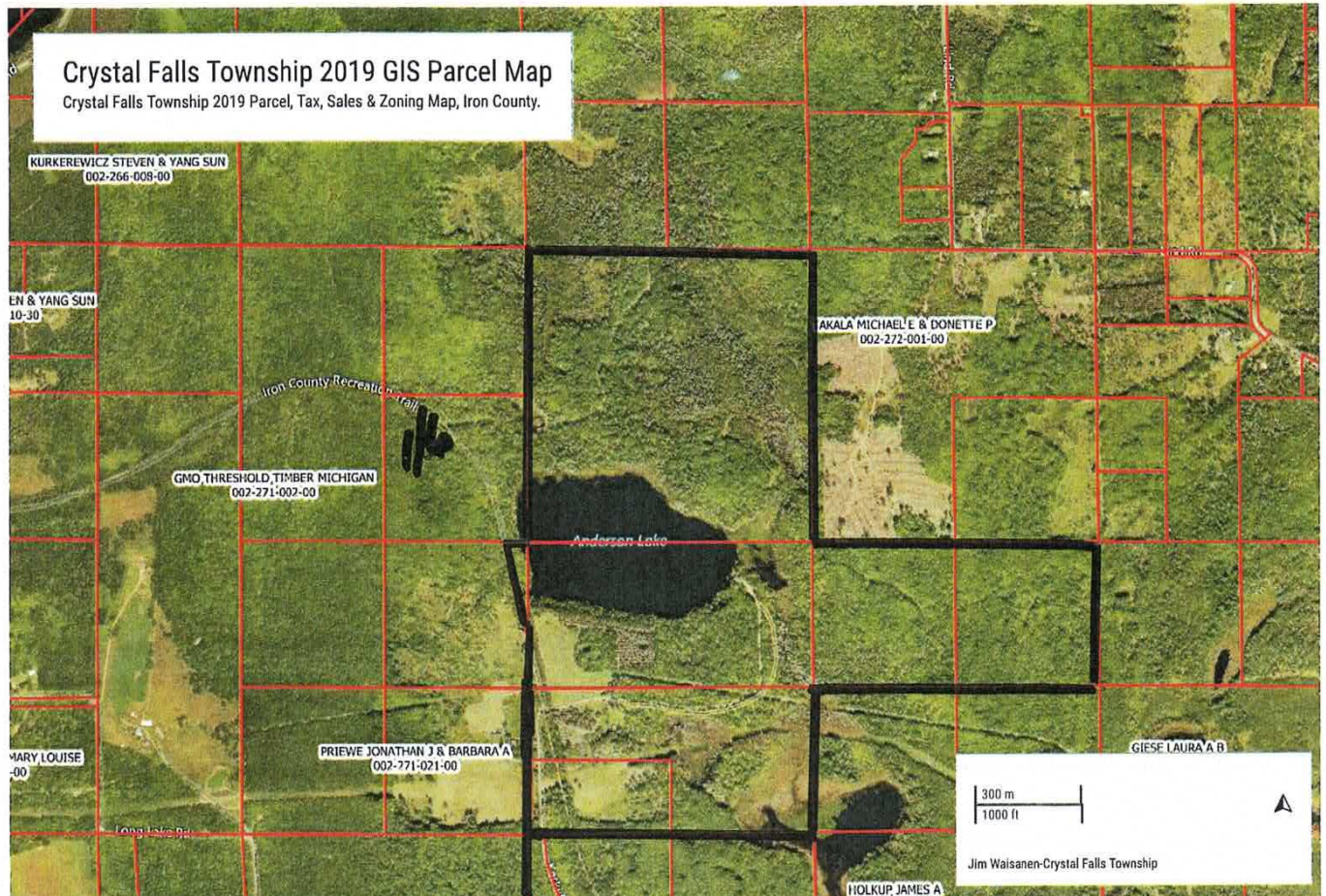
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Crystal Falls Township 2019 GIS Parcel Map - Interactive Web Map



Entire Parcel & 1/6 Interest Parcel







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Crystal Falls Township 2019 GIS Parcel Map - Interactive Web Map

**Crystal Falls Township 2019 GIS Parcel Map**  
Crystal Falls Township 2019 Parcel, Tax, Sales & Zoning Map, Iron County.

**Parcel number:**  
002-272-005-00

**Owner name:**  
BENEFIT LANDS

**Owner address:**  
PO BOX 522  
IRON RIVER, MI 49935-0522

**Parcel %:**  
0

**Summer Tax 2019:**  
\$1,344.25

**Winter Tax 2019:**  
\$408.71

**2019 Levy:**  
\$94,108

**2019 Taxable Value:**  
\$38,372

**2019 Taxes as of 1-1-2020**

Jim Walsanen-Crystal Falls Township







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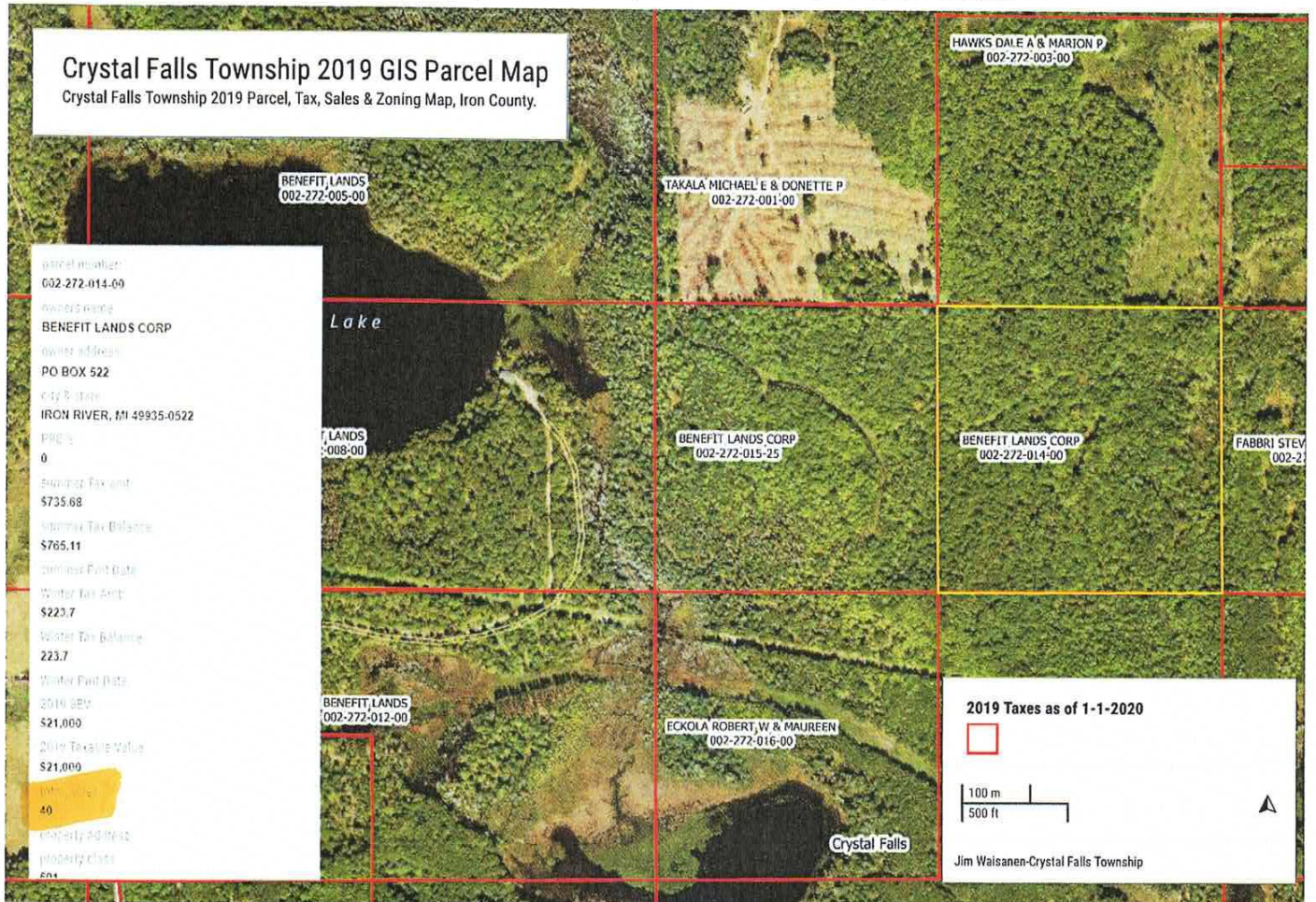
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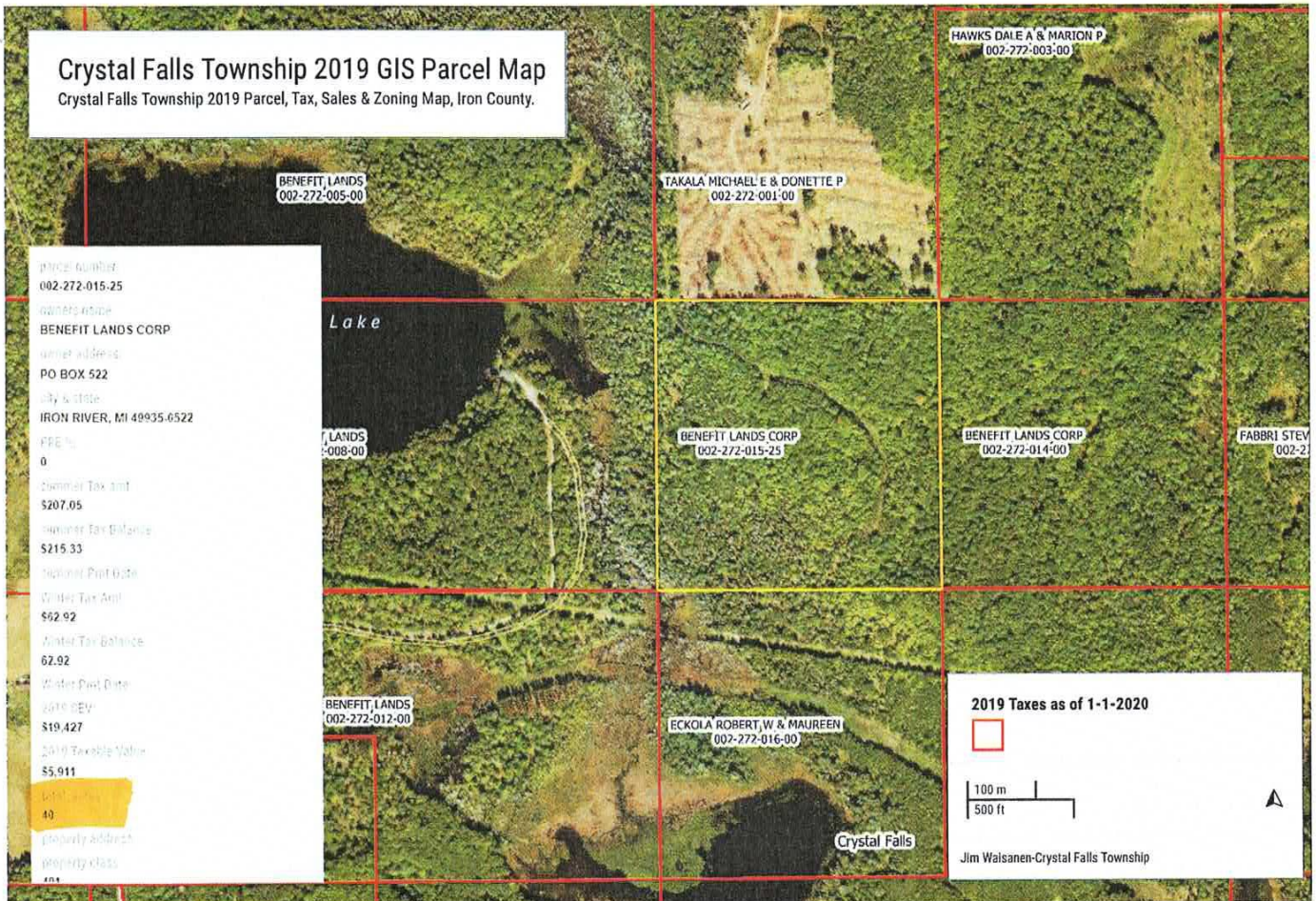
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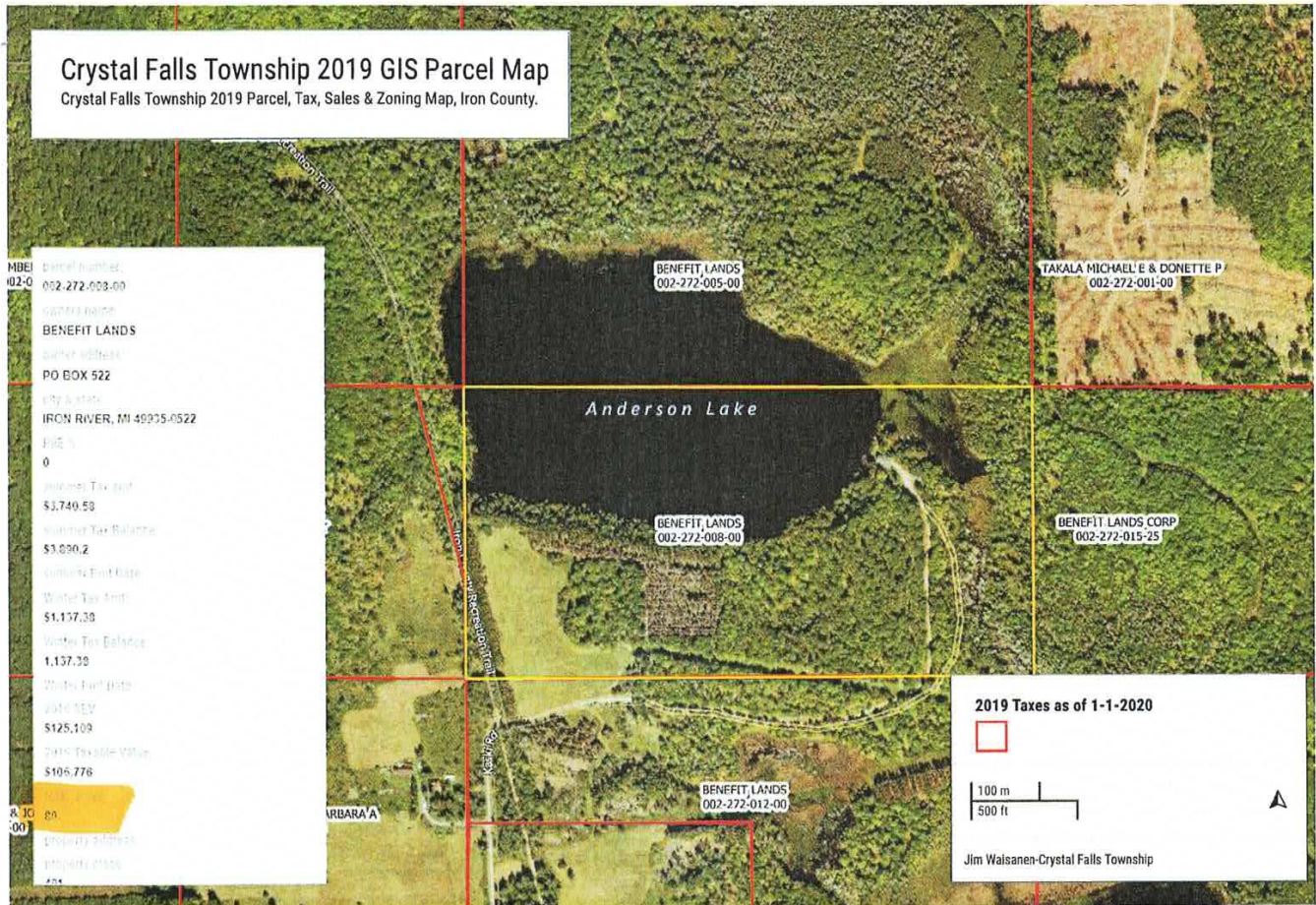
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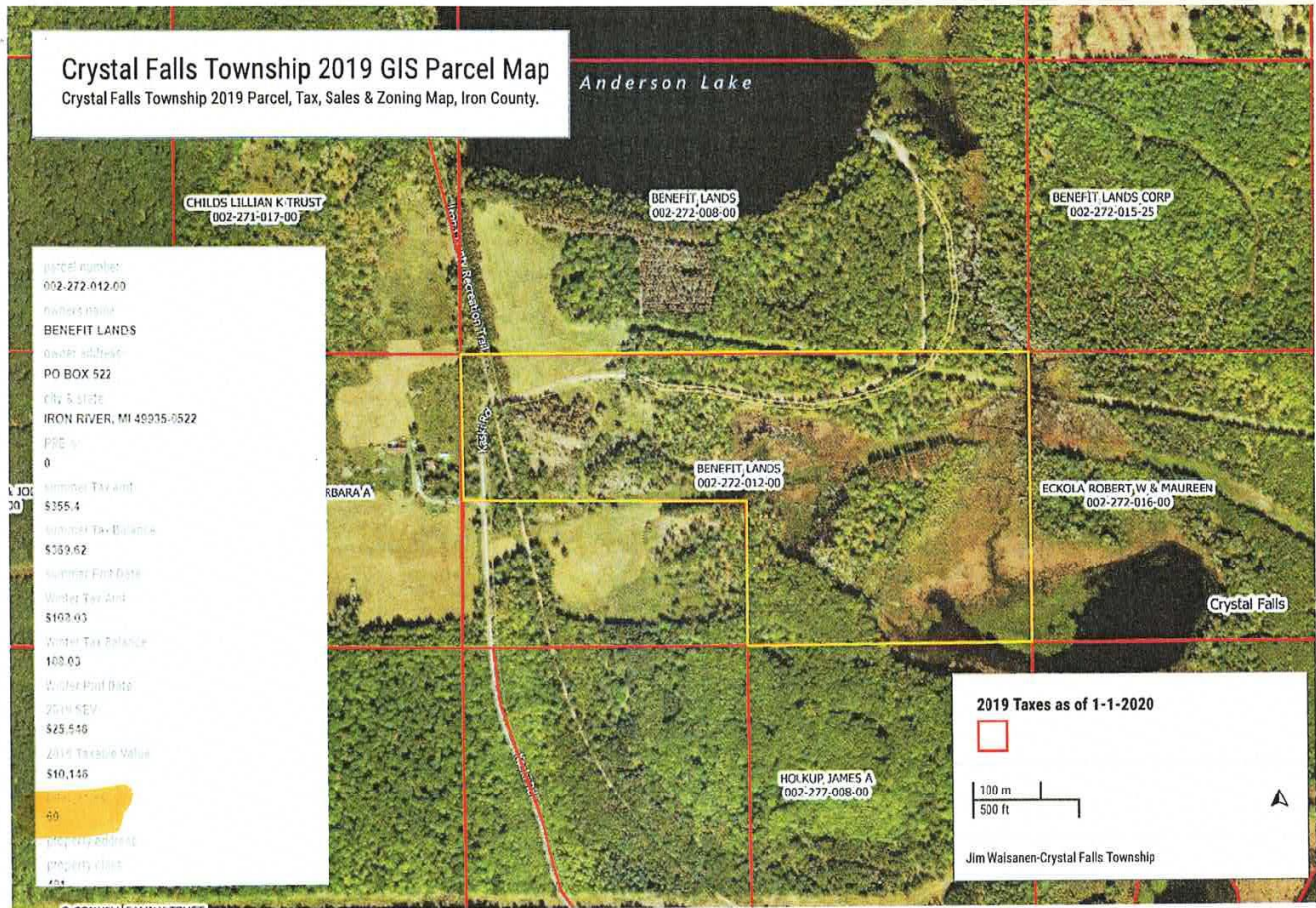
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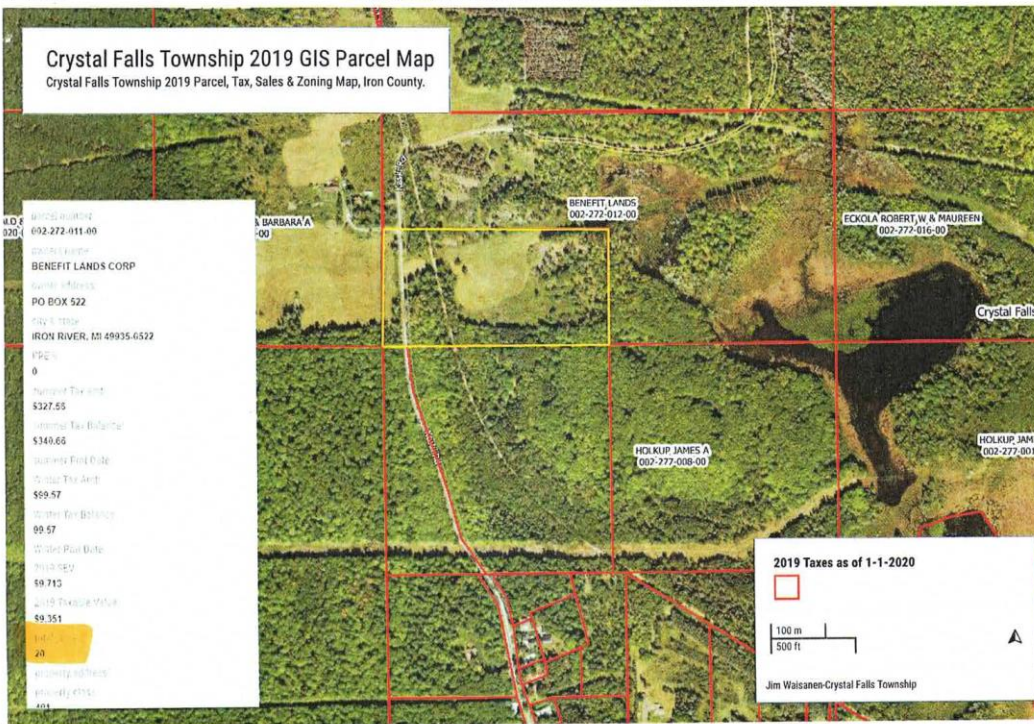
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TAX SUMMARY

327.56	1344.25
99.57	<u>408.71</u>
355.40	8,750.83
108.03	
3740.58	
1137.38	
207.05	
62.92	
735.68	
223.70	