

# Residential Land for Sale

## City of Bessemer

The City of Bessemer owns several lots throughout the city which would be ideal for building. If you are interested in purchasing a lot, please write a letter of interest to the Bessemer City Council. Include your contact information, purchase offer, and building plans.

**Tilden Lots:** The City of Bessemer owns the following lots on Tilden Hill near the corner of Colby Hill Rd and Tilden Road. These lots are larger in size. The City requires building begin within a year of purchase for lots 1, 2, and 3.

**Prices:** Lot 1: \$4,830, Lot 2: \$4,830, Lot 3: \$8,267, Lot 4: \$7,245

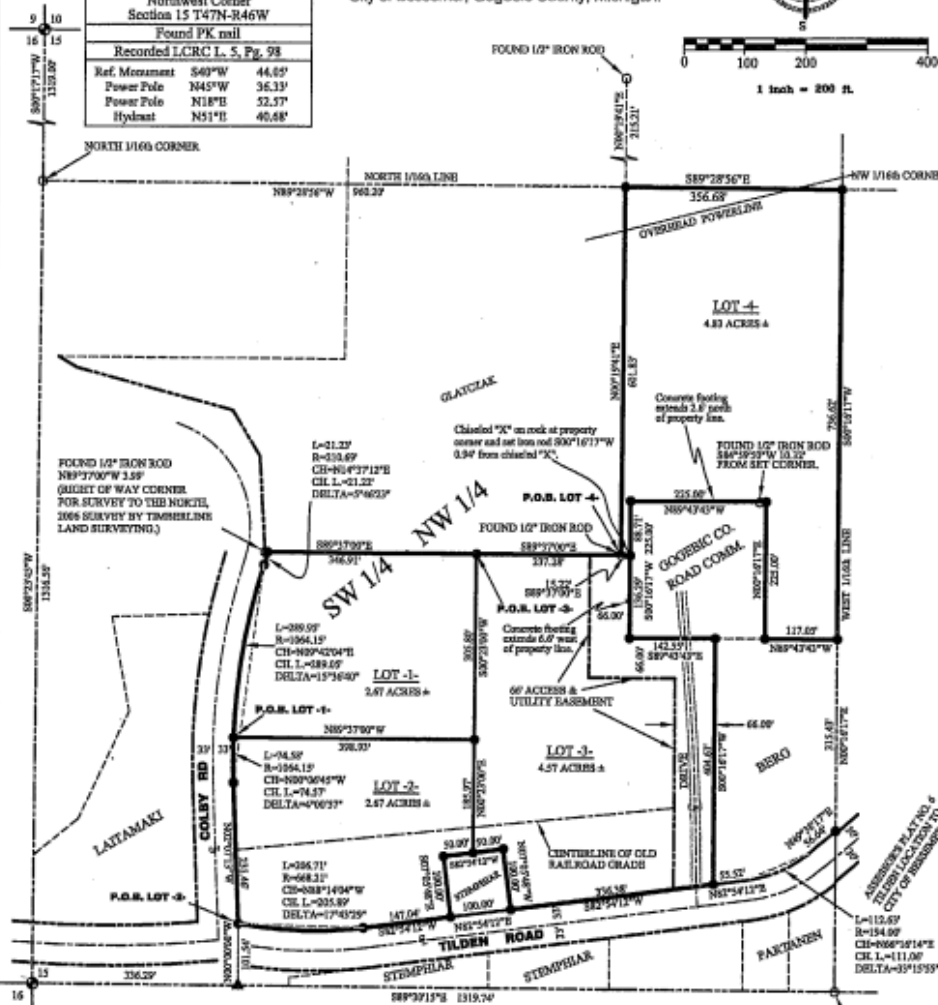
Prepared for:  
Tom Chatel, City of Bessemer  
411 S. Sophie Street  
Bessemer, MI 48811

### CERTIFIED SURVEY MAP

Part of the SW1/4-NW1/4,  
Section 15, Township 47 North, Range 46 West,  
City of Bessemer, Gogebic County, Michigan.



| Northwest Corner<br>Section 15 T47N-R46W |              |
|--|--------------|
| Found PK mill                            |              |
| Recorded L.C.R.C. L. 5, Pg. 98           |              |
| Ref. Monument                            | S40°W 44.65' |
| Power Pole                               | N45°W 36.33' |
| Power Pole                               | N18°E 52.37' |
| Hydant                                   | N51°E 40.68' |



| West Quarter Corner<br>Section 15 T47N-R46W |              |
|---|--------------|
| Found Aluminum Monument                     |              |
| Recorded L.C.R.C. L. 5, Pg. 150             |              |
| Power Pole                                  | N65°W 74.11' |
| 16" Norway Pine                             | N40°E 3.17'  |
| 12" Norway Pine                             | S53°E 9.00'  |
| 9" Norway Pine                              | S19°W 35.85' |

#### CERTIFICATE OF SURVEY

I HEREBY CERTIFY TO:  
**TOM CHATEL**

THAT A SURVEY ON THE PARCEL DESCRIBED  
HEREON WAS MADE UNDER MY RESPONSIBLE  
DIRECTION AND SUPERVISION. THE SURVEY  
COMPLIES WITH THE REQUIREMENTS OF  
SECTION 3, ACT 132 P.A. 1970. THE  
ERROR OF CLOSURE IS NO GREATER THAN  
1 IN 10,000.

TODD G. MAKI, P.S. NO. 49300 DATE \_\_\_\_\_

#### LEGEND

- = Set 5/8" x 18" capped iron rod.
- = Found monument as noted.
- △ = Calculated position.

Note: All dimensions are in feet.

#### COLEMAN ENGINEERING COMPANY ENGINEERING-SURVEYING-GEOTECHNICAL



200 East Ayr Street, Ironwood, MI 49938  
Phone: (906) 832-6048 Fax: (906) 832-3213  
www.coleman-engineering.com

**In Town Lots:** The City of Bessemer owns four lots in town which would be great for building a house. The city does allow tiny houses as part of a special use process. Building must begin within a year.

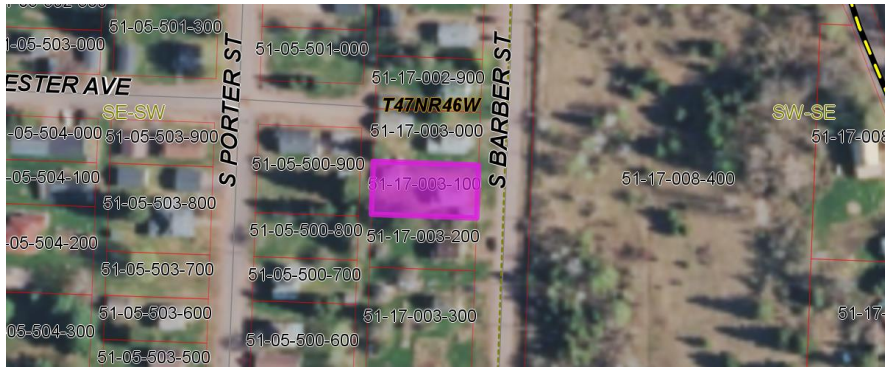
**Price:** \$1/ lot



51-03-001-800, 2nd Ave



51-12-501-500 506 S Mine St house removed, foundation in place



51-17-003-100 1802 Barber, house removed, foundation in place



51-00-106-000, corner of Case and Sellar, may have a foundation buried