

HOME FOR SALE



16100 County Road 510  
Ave  
Marquette, Michigan  
United States

Asking Price  
\$700,000

Bedrooms	3	Year Built	
Bathrooms	1.5	Date Listed	08/16/2024
Size	0	Listing ID	GL-1726578031
Listed by: Realtyww Info			

For more information, visit:  
<https://www.globallistings.com/11590720>

## Overview

Contractor says: if rebuilt new price would be 1.2 to 1.8 million for the cabin only. Earth House is incomplete but interesting. It needs painting, vines, whatever. Land is simpler too price, mountain views running length of property. Comparable sale is 40 acre mountain view, cut over timber, \$152, 000, so 80 acres I have is more views and not cut timber therefore +\$300, 000 for land only. This is easy. Earth House is 30' x 40'. unknown price below \$100, 000 Cabin is so difficult to price due to hand crafted and artistry. You'll see if looked at. Career long realtor friend says; 5 different appraisers would have 5 different prices. What a problem? Yet seller is willing to look at offers. Opportunity to continue a legacy, some say. Sometimes, here on data, counts include both structures. example room combined is 11 - 19. Mostly data is cabin, very little data on earth house, because I cannot figure out this format, so ask. +7 rooms in earth house. Earth House: 8 to 14 exterior walls are insulated with sand and pink board, the remainder is mixed insulation. The sand is a heat sink, acting as thermo mass for the benefit of heating the structure for the winter. It is toasty warm inside. Heat source is a wood stove with endless firewood from the 80 acres. The sand is about 7 inches thick on those given entire outside walls, and then insulated outside the sand, trapping it somewhat in order to hold the heat. And it does. Not only is the structure the principles of the earth house, but and additional

heat sink. The cabin is endless to talk about, so ask if interested. I like to talk about it. On monies, another high perspective or view is: cabin 1.2 to 1.8, average cabin 1.5 million timber 100, 000 land 300, 000 earth house 100, 000 total 2 million plus if at a high price which some people developers would pursue. A low might or may be \$500, 000 (who knows). The asking price is \$700, 000 Seller is looking for offers.

For more details:

Listed by: Richard Hendricksen

**Contact**

**Email**

**Phone**