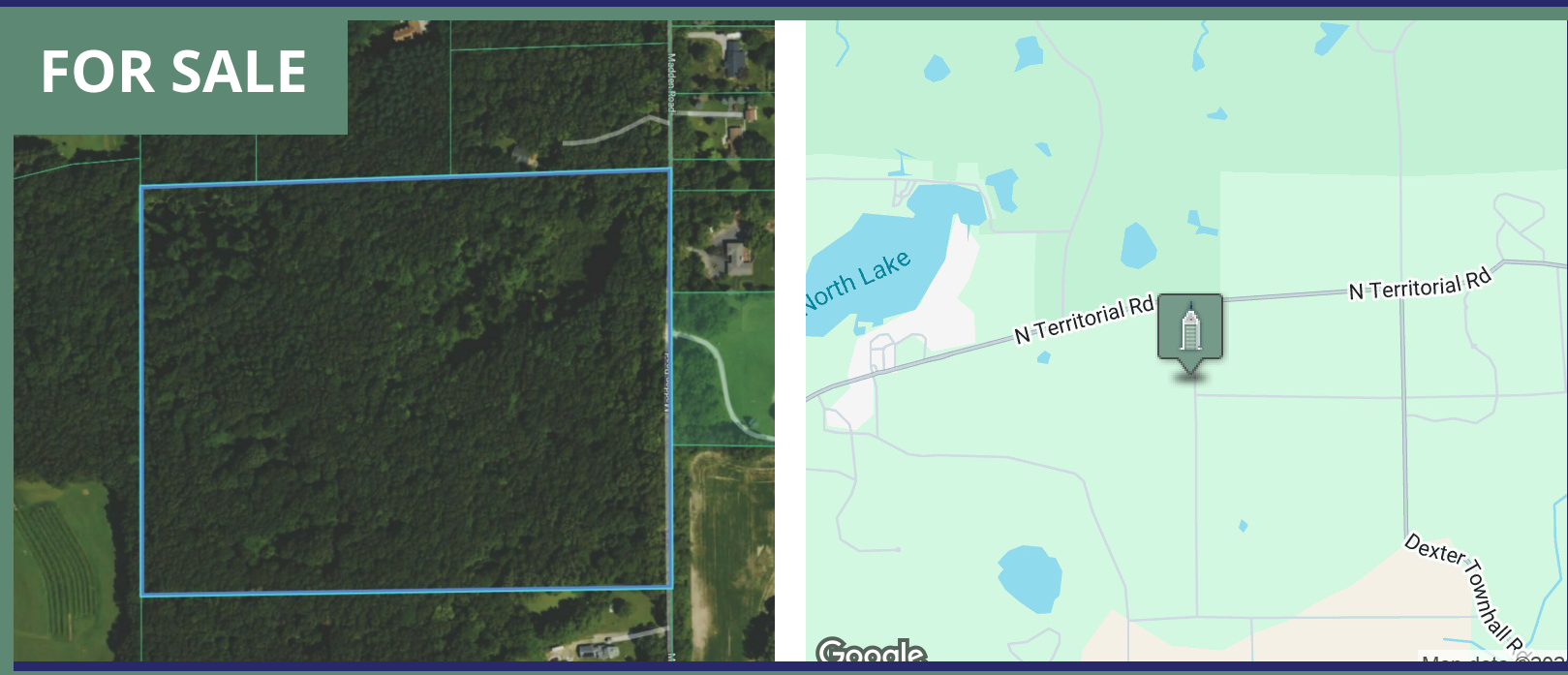


30 Acres Land Dexter Schools

0 Madden, Dexter, MI 48130



FOR SALE



OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	30 Acres
Parcel Number:	D-04-17-400-014
Taxes (2025):	\$7,652.23
SEV (2026):	\$162,500
Zoning:	RR (Rural Residential)

PROPERTY HIGHLIGHTS

- 30 wooded acres in Dexter Township
- Mature oak canopy and rolling topography
- Exceptional privacy with secluded setting
- Potential for estate home, recreation, or development
- Previously concept planned for 18 build sites
- Sandy soils with multiple perk locations
- Elevations ranging approx. 934-1,029 feet
- Located in Dexter Community School District
- ~10 minutes to downtown Dexter
- Close to Hudson Mills Metropark and Border-to-Border Trail

Charlie Koenn

734.926.0230

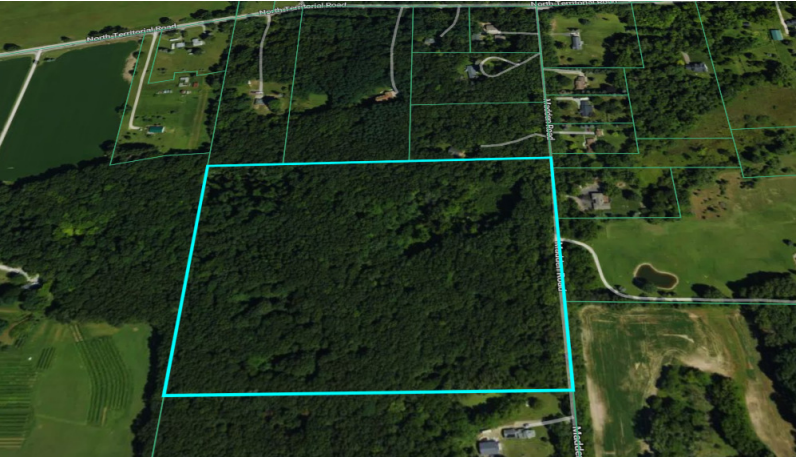
ckoenn@swishercommercial.com

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For Sale



PROPERTY DESCRIPTION

A rare opportunity to own 30 wooded acres in Dexter Township, offering exceptional privacy, natural beauty, and development potential. This one-of-a-kind property features a mature oak canopy, rolling topography, and a secluded setting that feels miles away—yet sits approximately 10 minutes from downtown Dexter and its restaurants, shops, and trail systems, including Hudson Mills Metro Park and the Border-to-Border Trail.



Zoned RR – Rural Residential, the land offers flexibility for an estate home, recreational retreat, or future development. The parcel was previously concept-planned for 18 potential building sites, giving buyers a head start on long-term possibilities.

The property's sandy soils provide multiple suitable perk locations, supporting a variety of residential layouts. Elevations range from approximately 934 to 1,029 feet, creating natural character and ideal building envelopes across the site.



Located on Madden Road in the Dexter Community School District, this parcel combines convenience with seclusion. Whether you're seeking a private homestead, a recreational getaway, or a long-term investment in one of Washtenaw County's most desirable areas, this property delivers unmatched potential.

Charlie Koenn

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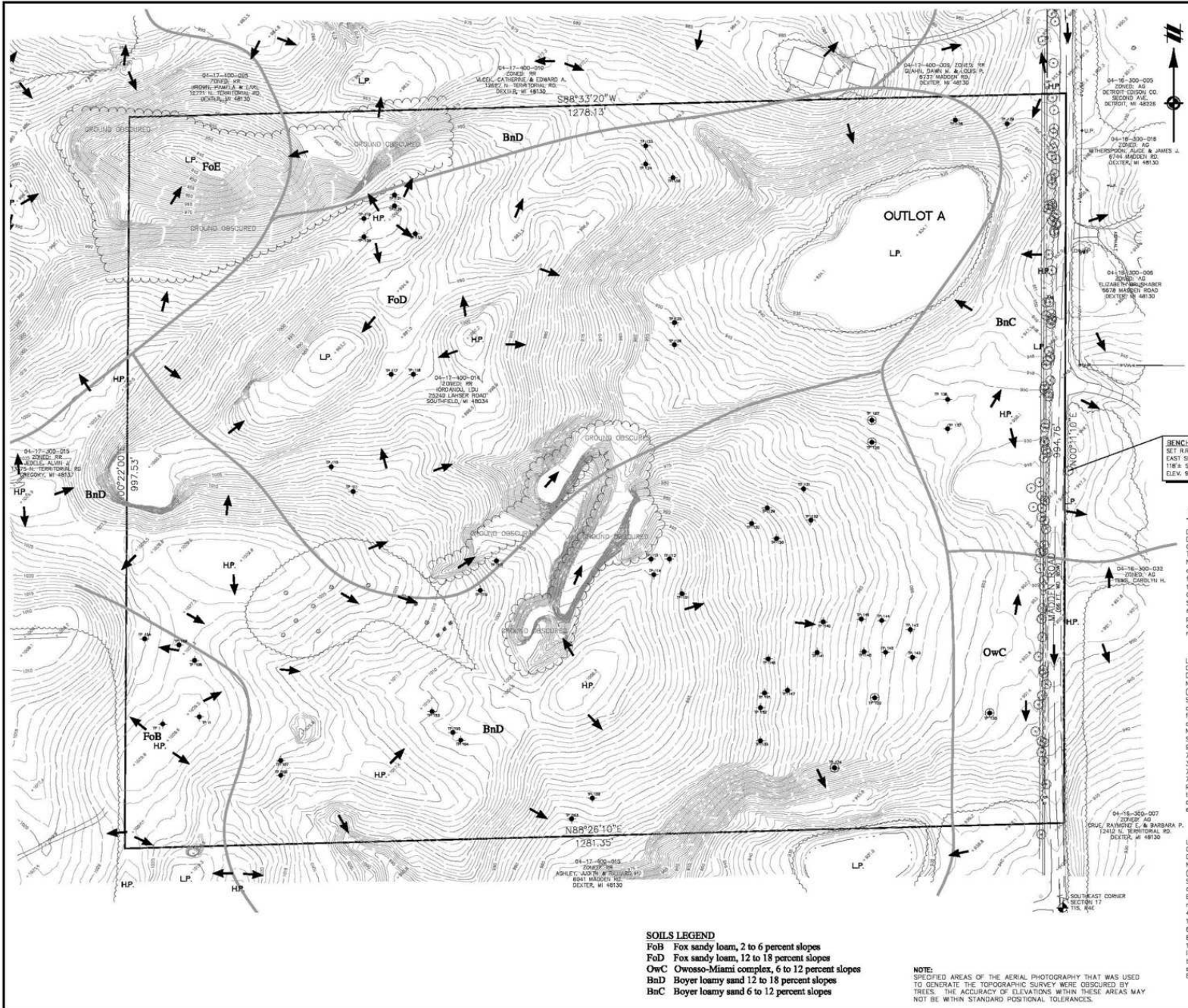
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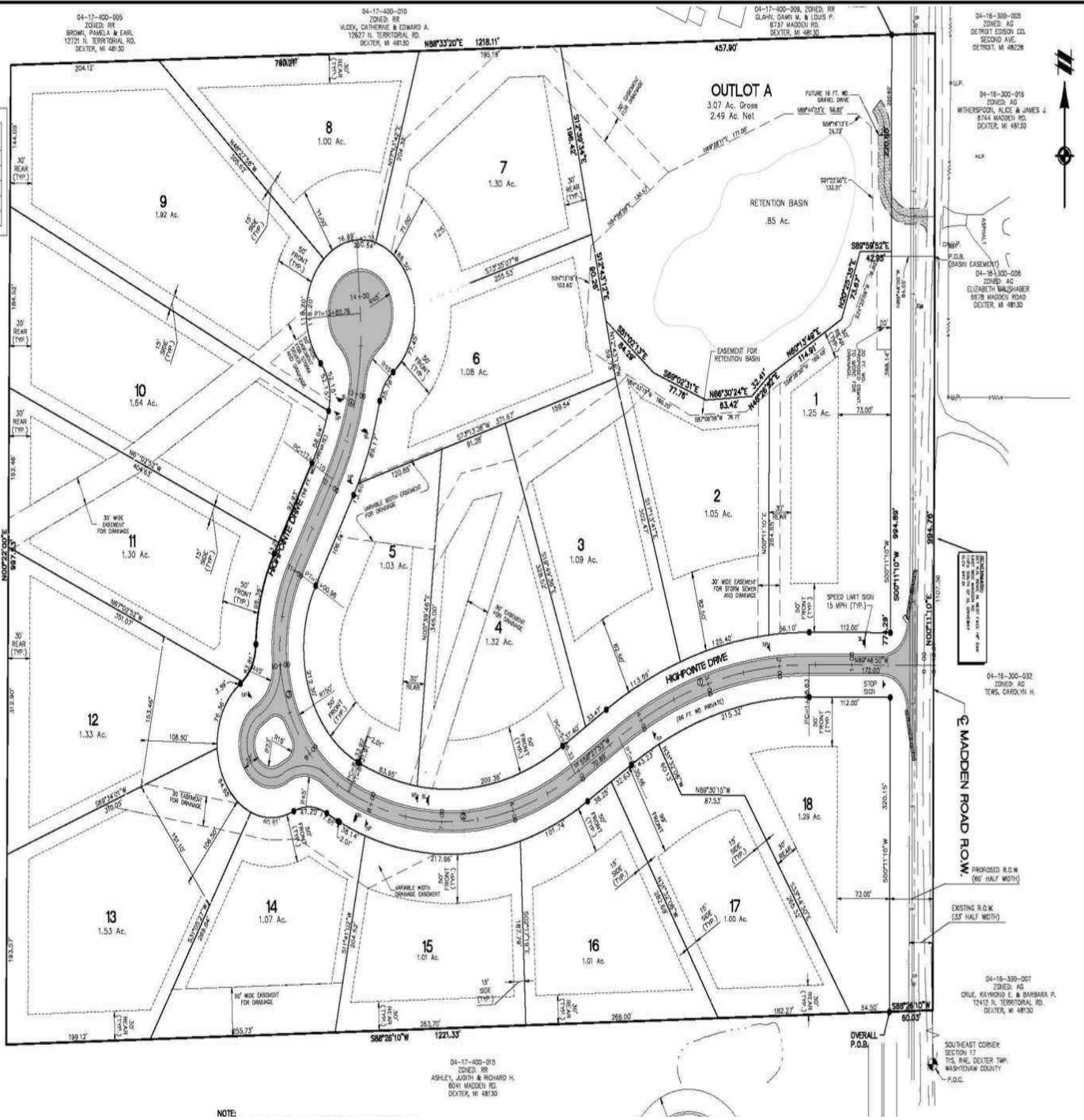
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For Sale

CURVE TABLE

CHORD	CHD. BEARING	CHORD	DELTA
0.00'	S74°19'31"W	273.30'	31°43'18"
3.00'	N86°28'24"E	312.76'	56°01'05"
1.00'	S18°30'05"E	237.46'	95°01'56"
1.00'	N12°47'47"E	173.16'	33°26'13"



04-17-300-015
ZONED: RR
EDGE, ALVIN J.
13075 N. TERRITORIAL RD.
DEXTER, MI 48130

04-17-300-015
ZONED: RR
KLODK, CATHERINE & EDWARD A.
12827 N. TERRITORIAL RD.
DEXTER, MI 48130

04-17-300-025
ZONED: AG
DETROIT EDISON CO.
SECOND AVE.
DETROIT, MI 48226

04-18-300-018
ZONED: AG
WITHERSPON, ALICE & JAMES J.
8144 MADDEN RD.
DEXTER, MI 48130

04-18-300-026
ZONED: AG
ELIZABETH WALSHABER
8678 MADDEN ROAD
DEXTER, MI 48130

04-18-300-032
ZONED: AG
TENG, CAROLYN H.

04-18-300-037
ZONED: AG
CRUE, RICHARD E. & BARBARA P.
12412 N. TERRITORIAL RD.
DEXTER, MI 48130

SEMI-CIRCLE CURVE EASEMENT FOR RETENTION BASIN LOCATED IN THE
SECTION 30, 13S, R7E, DEXTER TOWNSHIP,
MICHIGAN.

at the southeast corner of Section 17, Dexter Township, T1S,
R7E, Michigan; thence N00°11'10"E 1107.36 feet along
section 17 and the centerline of Madden Road
to; thence N89°48'50"W 84.50 feet to a PLACE
S24°33'09"W 76.80 feet; thence S38°38'50"W
706.56'W 76.71 feet; thence N64°33'15"W 160.20
E 103.83 feet; thence N89°44'23"E 98.82 feet; thence
thence S01°22'55"E 132.51 feet to the Place of
the Southeast 1/4 of said Section 17.

NOTE:

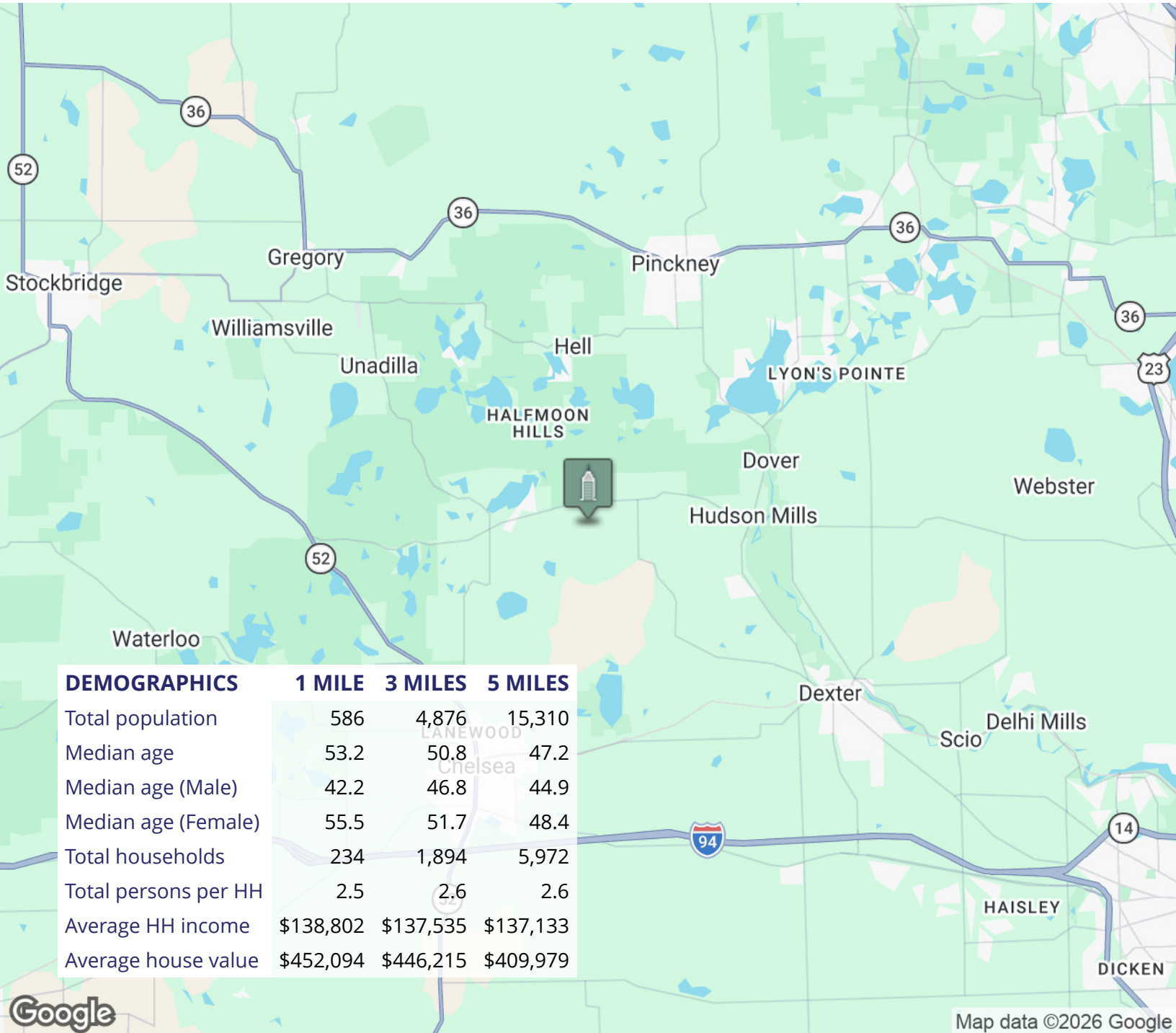
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