

Greenwood Acres Family Campground



Please acquaint yourselves to our Buyer's Beware Guide.

See the office **BEFORE** buying or selling trailers or other items at Greenwood Acres.

Our For Sale List is a courtesy for our camping families.

PAID PERSONAL
PROPERTY ✓ TAX

Rev. 10/29/19

? Sept. Post	2011	Coachmen Catalina 30BHS w/1 slideout; sleeps 8, front bedrm., includes: outdoor kitchen, (1) kayak, sewage tote, new firepit & a 2003 Club Car gas golf cart.	\$17,900 	Jeff (517) 539-9068 Lot 6 on Hilton diamond pass & winter storage "Very clean & well maintained"
✓ Sept. Post	2017 <small>Revised 10/19/19</small>	30' Keystone Premier Bullet 30RIPR w/2 lg. slides, rear livingroom w/lg. tv, sound bar, an island kitchen, stand alone table w/4 dining chairs, 2 recliners, & a sleeper sofa. Comes with 2 yr. old shed. Also deck, picnic table, & a NEW winter cover...	\$29,500 OBO Price Drop \$27,000 OBO <small>Includes diamond pass</small> 	Call or text: Luanne Woods @ (734) 476-1813 Lot 37 on 16 th Street Huge Lot! Great Location! Including: outdoor entertainment center, tv & refrigerator. Water filter & softener, & a load leveling anti-sway trailer tow hitch.
? Sept. Post	1996 <small>Revised 10/19/19</small>	32' Wilderness w/2 slide outs, sleeps 6, very well maintained, includes: full wood deck, hard awning, shed and firewood storage.	\$14,000 REDUCED! \$13,000	Elaine Throckmorton (248) 675-5853 Lot 76 on Tomahawk Great Location & nice size lot!
? Sept. Post	2009	Jayco Jay Flight sleeps 6, Includes other misc. stuff, dishes, silverware, 2017 queen size 10" memory foam bed, deck-patio chairs new in 2018; shed new in 2017.	\$17,500	Jerry Venters (734) 748-4945 Lot 43 on Lake Trail
? Sept. Post	2014	30' Salem KQBSS w/bunkhouse, sleeps 9, w/outdoor kitchen, includes: deck & new shed, 50 amp, full hook up w/sewer	\$20,000 <small>w/transferrable warranty until 2021 w/ Diamond PASS</small>	Leslie Doyle (313) 282-3047 Lot 34 on 5 th Street
? Aug. Post	2018	37' Keystone Cougar 34TSB w/bunkhouse, sleeps up to 11, fireplace & includes an outdoor kitchen, large tv w/direct tv dish, w/auto level jacks; perfect for pulling when not parked at GWA. Includes: 2016 Deck, 2017 Shed, (2) golf carts & much more!	NEW LISTING! \$40,000 ~Roof was resealed Fall 2018~	Kendra Coogan Call or Text (313) 622-8121 Lot 11 on 23 rd Street This is a full hook up lot!

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✓ Aug. Post	2018	Springdale 311RE w/ 2 slides, sleeps 6; includes: shed w/ mini fridge, deck w/ patio furniture, 2013 EZGO Gas Golf Cart & many extras!	w/diamond pass  \$35,000	JaNett Flatau (313) 971-5119 or J.R. (313) 971-5033 Lot 7 on Oak Street <i>(Sewer lot on a canal)</i>
? July AUG. Post REV. 8/27/19	2004 <i>Revised</i> 8/6/19 8/20/19 8/27/19 	30' GDST Conquest sleeps 9; has bunks in the back, queen size bed & lots of storage. Includes deck, ★ big shed, ~2017 Yamaha Golf Cart~ Roof was resealed in May 2019. There's a new vent in the bathroom.	LOOK OVER HERE \$10,000 FIRM	Debbie Abdo is VERY Motivated! (313) 801-3090 Lot 20 on 24 th Street  Great Location! ★ Shed needs to be moved 2ft. closer to deck within 10 days of sale by seller or new owner-per management.
? Aug. Post	2013	32' Prime Time La Cross 323RST w/3 slides & a kitchen island, tv, fireplace; includes: winter cover, tow bumper, updated A/C (15,000 BTU), salt water softner, 24' x 10' deck w/solar lights, 45 gal. honey wagon, firepit.	 WOW! GREAT DEAL! \$35,000	Michelle Nizza (586) 873-6166 Lot 32 on Lake Landing <i>(Prime Canal Site)</i> Included with this package: 2006 Electric Club Golf Cart Newly upholstered & 2018 Batteries. 8' x 10' Shed & Gas Grill w/Gazebo
✓ July Post	2006 <i>revised</i> 9/28/19	Jayco Eagle 5th Wheel Sleeps up to 6, includes: large painted screen deck, ★ shed, <i>(Golf cart sold). Sewer Lot!</i>	\$24,000 OBO Price Drop \$15,000 OBO	Call Sharon B. (734) 341-3412 Lot 30 on 13 th Street ★ Shed must be moved 1.5' closer to the deck within 10 days of the sale to be in compliance with the 2019 site set up.
? July Post	2005 <i>revised</i> 7/20/19	36' Sandpiper Trailer W/ deck, ★ shed & golf cart ★ Shed must be moved to comply w/site set up within 10 days of sale.	\$15,000	Ken & Sandy Witmer (313) 312-3928 or (313) 312-6337 Lot 9 on 27 th Street
✓ June Post	2003 <i>revised</i> 7/10A/19 10/29/19	Look at this Price Drop... 38' Wildwood w/ 2 slide outs; deck, shed, kayaks and (2) Gas Golf Carts	\$25,000 Price Drop! \$20,000	Jeff White 313) 408-1715 Lot 5 on 11th Street <i>Everything Included!</i> VERY MOTIVATED TO SELL!
? April 2019 Post	2003 <i>revised</i> listing 6/45/19 10/5/19 	Look at this deal! 24' Springdale Camper Sleeps 6, <i>includes...</i> 8' x 10' shed, firepit, grill, weed whipper, hose, New, lawn mower and patio set.	\$12,000 \$8,000 Price Drop! \$6,000	Pauline Ott (734) 301-8022 Lot 112 Main Street Make this YOUR camping spot!
? Sept. 2018	2008 <i>revised</i> 4/23/19	33' Wildwood sleeps 9, includes hard awning, shed, deck, (2) gas golf carts; everything goes!	Reduced! \$16,500	Randy (313) 685-4842 or (586) 744-0137 Lot 12 on 6 th Street

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Sept. 2019 Post	2006	EZ Go Electric Golf Cart New rims & tires. (May need new batteries).	\$2,000 As is-Runs	Gary (734) 904-2236 Lot 28 on 12 th Street
June 2019 post		Mini Koto 34hp trolling motor for boat <i>"new/never been in the water"</i>	\$100	Pauline Ott (734) 301-8022 Lot 112 on Main Street
May 2019 Rev. 9/12/19	N/A	PADDLE BOAT Fun is waiting for YOU!	\$100 	Rueben (313) 732-1424 Lot 7 on Lake Landing
April 2019 Post	N/A	Enjoy Goose Lake from your very own: Paddle Boat	\$150	Karen (734) 552-6122 Greg (734) 363-3736 Lot 83 on Tomahawk
Revised Listing 4/09/19	2001	25' Boat Crest III Pontoon w/ 90 hp. Mercury engine with a Hoosier Trailer	PRICE DROP! \$13,450	Mike Kilburg (313) 383-7135 Lot 2 on 12 th Street <i>Ask Mike about the special hidden boat seat with a curtain?</i>
Revised Listing 4/09/19	N/A	67" Brown, tri-fold sofa. <i>*(Never slept on & barely used for sitting). Retails new for \$1,200 You need this!</i>	NEW LOW PRICE \$400	Deanna Zachrich (419) 670-3928 Lot 31 on 14 th Street

*Please scroll down the page to the last page, as it contains the Important Buyer's Beware Guide.



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2019 BUYER'S BEWARE GUIDE

It is important that you know what your purchase includes. You are not purchasing any real estate, only the trailer, shed, etc... on the land.

- The price **MUST** include lot fee for the season.
- Ask how much the annual lot fee is for that particular site.
- Ask if there is any *personal* property taxes assessed or owed on the trailer, shed, deck, etc. on the campsite *before* you purchase anything.
- Call Leoni Township (517-764-4694) to verify personal property tax status.

You must also be aware that the site must be brought up to meet the **Seasonal Site Set Up** issued for 2019.

You must ask management about any changes that may have to be made **BEFORE** you buy a trailer here or bring in a trailer you already have.

CHANGES OF POLICY that may affect your purchase...

To clear up any confusion about Greenwood Acres policy and future construction of add on rooms, decks, sheds, etc., please read below:

~Permanent structures in a campground are in direct violation of state and local regulations~
Add-a-rooms are no longer allowed to be sold or built at Greenwood Acres Family Campground.

- Trailers **must be 24 years old or less** to be sold in the park.
Example: if the year is 2019, your trailer must be 1995 or newer.
- No trailer, add-a-room, shed, deck, etc. may be sold in the campground, unless approved by park management **prior to sale**.
- Boats may be purchased in the park. The **boat space** may not be transferred with the purchase of the boat. See office for waiting list.

Thank you ~ Owners and Management of Greenwood Acres Family Campground (0/14/19)