



## Southern Michigan Dream Farm

**\$430,000** / 75.00+/- Acres

### About This Property

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PRICE REDUCED! SELLER WANTS OFFERS!

If you're searching for a place to get off the road and build that dream house with a breathtaking view of rolling southern Michigan scenery, you will be hard-pressed to find a better location. If you've been on the hunt for a place to create that dream horse, cattle or hobby farm, this is your place. Located in one of southern Michigan's most desired locations, an excellent school district, a growing community with gorgeous executive-type homes, this immaculate working cattle operation is a must-see.

The acreage consists of well-cared-for pasture ground that hasn't seen a plow in decades. The small cattle herd is worked on a rotational grazing basis with the utmost care for the long-term health and potential of the land in mind.

The aerated pond is loaded with big largemouth bass and giant hybrid bluegills. The pond has adequate volume for irrigation purposes if desired. The pondside woodlot boasts a scenic raised roadbed and the elevated building locations would make for a spectacular setting for a custom home.

The 80x48 barn is well-built and features full electricity and water service as well as a 20-foot lean. It has 16 foot sidewalls and loft space. The barn is currently set up for calving and would make an ideal equine facility as well.

The drive leading from the road to the barn is well-built with a solid foundation of road gravel capable of handling just about any type of equipment traffic.

The timber ground has a proven history of quality deer and turkey hunting as well.

This parcel is also available with a home.

The farm is currently enrolled in PA 116 for tax savings.



### Property Facts & Features

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**Mossy Oak Properties Michigan Land and Lakes**

65232 Taylor Road  
Sturgis, MI 49091

**Phone:** (269) 357-7036

**Fax:** (269) 865-5911

**Link:** <http://www.mossyoakproperties.com/land/54006>



# MOSSY OAK PROPERTIES

## Main Structure

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- No Structure

## Other Structures

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- Barn

## Rights

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- Mineral

## Water Access

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- Pond

## Fishing

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- Freshwater Fishing

## Wildlife

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- Turkey
- Waterfowl
- Whitetail

## Recreation

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- N/A

## Other

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- Road Frontage



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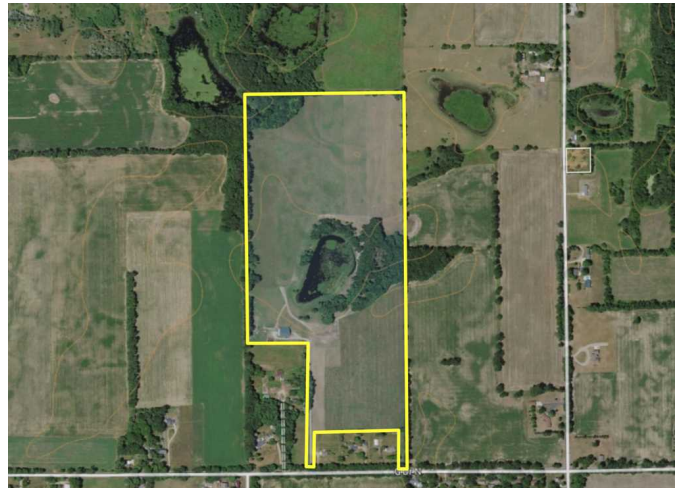
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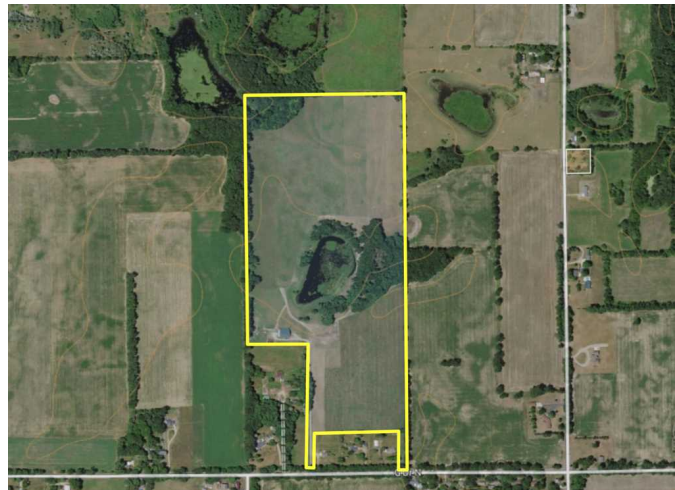
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