LAND AUCTION

260.257 AC± | 3 TRACTS | LENAWEE CO, MI

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/4/26 **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: THE MILL SPORTS & EVENT CENTER

230 N MAIN ST, ONSTED, MI 49265

Discover approximately 260 acres of productive farmland, rolling pasture, recreational ground, Wolf Creek frontage, and country living in Cambridge Township, Lenawee County. Located near Onsted and Michigan's scenic Irish Hills, this expansive property includes six parcels situated along or near M-50 and Springville Highway. The diverse land base includes nearly 100 acres of pasture, approximately 50 acres of hayfields, and approximately 60 acres of tillable ground currently planted in soybeans. At the time of a recent property visit, approximately 50 head of beef cattle were being kept on the farm, demonstrating its continued agricultural use. More than two miles of pasture fencing are already in place. Gently rolling terrain, mature trees, and spacious countryside views create a beautiful setting for farming, livestock, recreation, or a rural homestead.

The eastern 62.49± acre parcel is especially scenic and features a healthy soybean crop, excellent frontage along M-50, and an existing access drive currently used by the farmer to move equipment into and out of the field. The combination of productive agricultural ground and convenient road access adds to the versatility of this parcel. The property also appears to offer outstanding deer-hunting potential. During a recent property inspection, abundant deer tracks were observed throughout the tract, bucks had begun actively working scrapes around the field edges, and multiple bucks had been witnessed feeding in the soybean field. The combination of soybeans, hayfields, pasture edges, rolling terrain, mature oak and black walnut trees, and the Wolf Creek corridor creates a diverse setting for whitetail habitat and recreational use. Wolf Creek is an important natural feature of the property. Legal descriptions for multiple parcels reference the centerline or channel of Wolf Creek. This natural water corridor contributes to the property's scenic character, habitat diversity, and recreational appeal. Tract 3 at 8700 W M-50 includes a cozy farmhouse containing approximately 1,364 square feet. Township records identify the home as originally constructed in 1910 with three bedrooms, one full bathroom, a 780-square-foot basement, forced-air heat, a private well, and a septic system. A 564-square-foot garage provides space that may accommodate two vehicles, subject to buyer verification. The farmhouse is surrounded by a beautiful yard with mature trees, providing an inviting country setting in the heart of the property.

Multiple agricultural buildings provide additional utility. Township records identify two general-purpose barns measuring approximately 2,380 and 1,200 square feet, a toolshed measuring approximately 560 square feet, and two additional structures measuring approximately 288 square feet each. These buildings may provide useful space for equipment, hay, livestock, storage or other agricultural purposes, depending on their present condition and the buyer's intended use. According to the provided property records, the six parcels contain approximately 14.68, 72.42, 30.417, 40.25, 62.49, and 40 acres, totaling approximately 260.257 acres. Most of the parcels are classified as agricultural-vacant, while two are classified as agricultural-improved. Township records show AG zoning and place the property within Cambridge Township and the Onsted Community Schools district. The scale and variety of this property create a rare opportunity for continued agricultural production, livestock, land investment, hunting, wildlife management, or a combination of rural uses. Its productive fields, extensive pasture, hay ground, fencing, farmhouse, agricultural buildings, creek corridor, mature trees, and abundant deer sign bring together many of the features buyers seek in a large southern Michigan farm and recreational property. The property is conveniently located near the lakes and outdoor recreational opportunities of Michigan's Irish Hills. W. J. Hayes State Park and the Onsted State Game Area offer additional opportunities for boating, fishing, camping, hiking, and other outdoor activities within the surrounding area.

Whether you are searching for a large Lenawee County farm, an operating cattle property, productive Michigan agricultural land, fenced pasture, hay ground, a rural property with a farmhouse and barns, or acreage with excellent deer-hunting potential, this approximately 260-acre offering deserves a closer look. Property boundaries, parcel configuration, acreage, crop acreage, fencing, building dimensions and condition, garage capacity, creek access, wildlife activity, zoning, permitted uses, and all other material facts should be independently verified by the buyer and the appropriate governmental authorities. Wildlife populations, hunting conditions, and future hunting success are not guaranteed. Livestock and farm equipment are not represented as included in the sale unless specifically stated in the purchase agreement.

Tract 1 Description: 62.49± Acres

Parcel CA0-123-2100-00 contains approximately 62.49 acres with excellent frontage along M-50. An existing access drive is currently used to move farm equipment into and out of the property. The tract has an average National Commodity Crop Productivity Index (NCCPI) rating of approximately 61 and consists primarily of loamy soils, according to available soil data. The property is predominantly open farmland with mostly level terrain and a gentle roll that provides attractive, spacious views. An approximately 1,300-foot tree line containing black walnut, oak, and other tree species separates the acreage into two distinct fields. Although primarily open, the property displays abundant deer activity. Tracks, scrapes, and other deer sign have been observed throughout the parcel, while trail-camera videos have documented numerous bucks feeding in the fields and working scrapes along the edges. The combination of agricultural food sources, field-edge cover, and the long interior tree line creates excellent deer-hunting and recreational potential.

Tract 2 Description: 87.1± Acres

Two parcel IDs. Parcel CA0-114-3550-00 contains approximately 14.68 acres currently used as pastureland. Parcel CA0-123-1200-00 contains approximately 72.42 acres with frontage along Springville Highway. The property features gently rolling terrain and frontage along Springville Highway, providing convenient access and strong visibility.

Wolf Creek is the defining natural feature, with approximately 5,500 feet of creek frontage located just 300± feet upstream from where the creek enters Loch Erin. The extensive creek corridor provides attractive views, valuable wildlife habitat, and a natural connection to the Loch Erin watershed. The creek corridor adds natural character to the open pasture and provides water, cover, and travel habitat for deer and other wildlife. Wolf Creek may also offer opportunities for seasonal creek fishing; however, fish populations, water depth, and flow conditions may vary throughout the year. Acreage, road and creek frontage, access, creek measurements, fishing potential, wildlife activity, and all other material facts should be independently verified by the buyer.

Tract 3 Description: 110.67± acres

This approximately 110.67-acre offering in Cambridge Township combines a country farmhouse, agricultural buildings, fenced pasture, hay ground, Wolf Creek, and recreational opportunities. It includes parcel CA0-123-1300-00 with approximately 30.417 acres, CA0-123-1800-00 with approximately 40.25 acres, and CA0-123-3300-00 with approximately 40 acres. The approximately 30.417-acre parcel at 8700 W M-50 features a cozy 1,364-square-foot farmhouse. Township records identify the home as originally constructed in 1910 with three bedrooms, one full bathroom, a 780-square-foot basement, forced-air heat, a private well, and a septic system. A 564-square-foot garage may accommodate two vehicles, subject to verification. The home is surrounded by a beautiful yard with mature trees and spacious countryside views. Township records also identify two general-purpose barns measuring approximately 2,380 and 1,200 square feet, a 560-square-foot toolshed, and two additional 288-square-foot structures. These buildings may provide useful space for equipment, hay, livestock, and storage, depending on their condition and the buyer's intended use.

CRP Acres/Payment:	NO CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	260± acres located pt SW ¼ S14, pt NE ¼ and pt W ½ S23 T5S R2E Lenawee Co MI
PIDs:	PIDs CA0-123-2100-00, CA0-123-1300-00, CA0-123-1800-00, CA0-123-3300-00, CA0-114-3550-00, CA0-123-1200-00
Lat/Lon:	42.02600, -84.16815
Zip Code:	49265

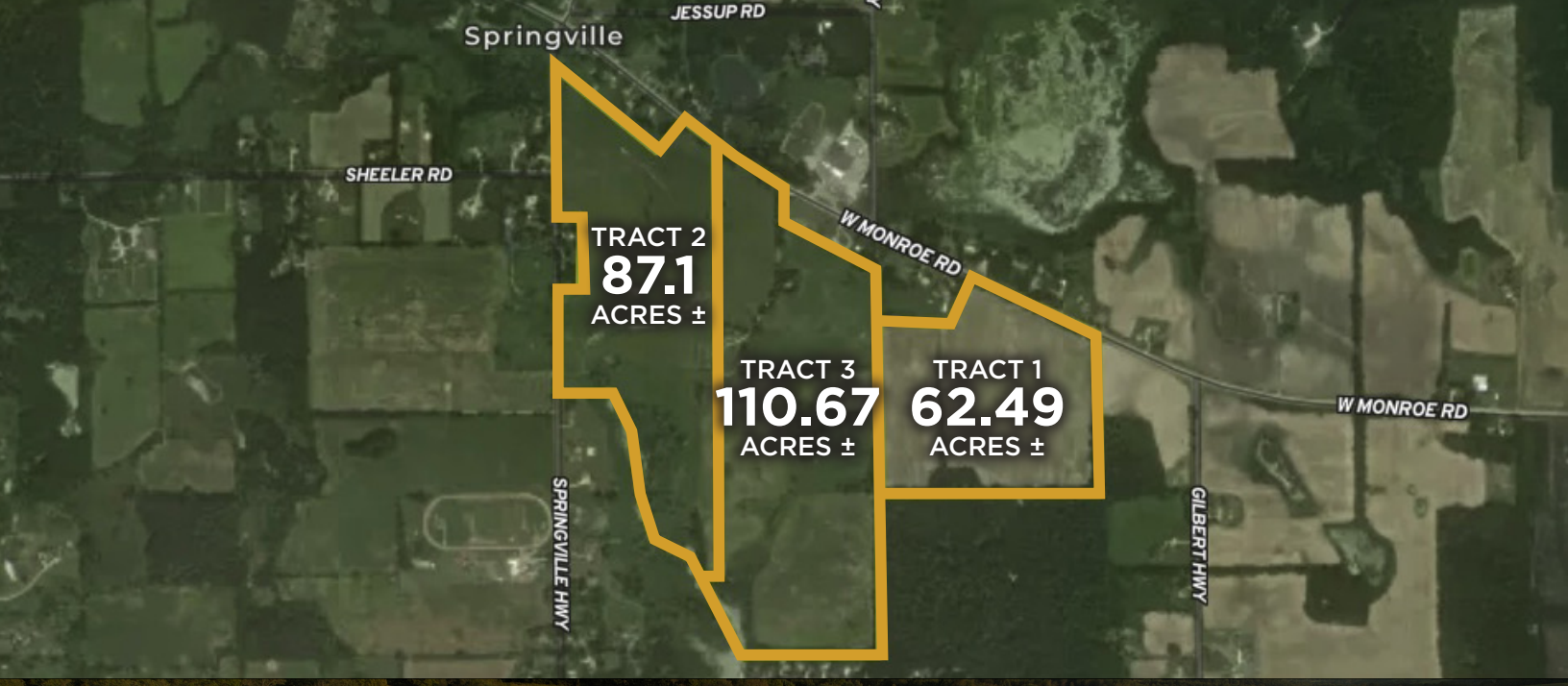
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (6505388676) | Ronald Strong, Michigan Broker, License # 6505388676 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Shawn Kelley, Michigan Land Specialist for Whitetail Properties Real Estate, LLC 517.212.1973



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