LAND AUCTION

111.84 AC± | 1 TRACT | JACKSON CO, MI

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/4/26 **AUCTION TIME:** 3 PM ET

AUCTION HELD AT: COMMONWEALTH COMMERCE CENTER
209 EAST WASHINGTON AVE, JACKSON, MI 49201

Whether you're looking to expand your farming operation, establish a premier southern Michigan hunting property, or secure a long-term land investment, this 111.84± acre tract in Napoleon Township offers a rare combination of productive farmland, extensive agricultural infrastructure, exceptional wildlife habitat, and recreational opportunity.

Located near S. Stony Lake Road in Jackson County, Parcel M consists of 111.84± surveyed acres recently split from a larger farm operation. This versatile property features approximately 45± acres currently in agricultural production, a substantial collection of farm improvements, regenerating timber habitat, year-round water sources, and an ideal blend of food, cover, and travel corridors for wildlife.

The tillable acreage has been owner-farmed and has produced a rotation of corn, soybeans, and wheat during the past five years. The ground is known for excellent natural drainage and has not required tile drainage, offering productive agricultural acreage with strong farming potential. Whether you're an established producer seeking additional acreage or an investor looking for income-producing land, the agricultural component provides immediate utility and long-term value.

A significant feature of the property is the collection of agricultural improvements that remain with Parcel M. The former dairy and livestock operation includes multiple free-stall barns, feeder barns, cattle sheds, loafing sheds, utility buildings, former milking facilities, concrete stave silos, bunker silos, feeding infrastructure, and related agricultural support structures. These improvements provide opportunities for equipment storage, livestock operations, feed storage, farm support activities, and a variety of other agricultural uses. Properties offering this level of existing infrastructure are becoming increasingly difficult to find in today's market.

For hunters and outdoor enthusiasts, this property possesses many of the habitat characteristics serious whitetail hunters actively seek. Approximately 50± acres of previously harvested timber have naturally regenerated into thick cover that now serves as exceptional bedding habitat for deer and other wildlife. A creek and drain system originating from Stony Lake flows through the property, creating a dependable water source while contributing to habitat diversity throughout the farm. In addition, a small interior pond provides another year-round water source frequently utilized by wildlife.

The combination of bedding cover, water, agricultural food sources, and extensive edge habitat creates outstanding conditions for wildlife. More than one-half mile of field edge separates secure bedding areas from productive crop fields, creating natural travel corridors and predictable movement patterns. The owner reports abundant populations of whitetail deer, wild turkey, and small game throughout the property. During a recent property visit, multiple turkeys and nearly twenty deer were observed utilizing the farm, further demonstrating the quality of the habitat and the property's ability to consistently attract and hold wildlife. Trail camera photos during the time of this listing prove a good number of bucks frequent the property, and the balance of tillable to sanctuary cover is excellent.

The rolling terrain provides excellent diversity while creating opportunities for strategic stand locations, habitat improvements, food plot development, trail systems, ATV riding, hiking, and year-round outdoor recreation. The property's layout allows wildlife to remain secure within the cover while having immediate access to food and water sources, a combination that is often difficult to find on a single tract.

According to available records associated with the parent parcel, the property carries AG-1 zoning and an Agricultural-Improved classification. Buyers should independently verify zoning regulations, permitted uses, utility availability, future development opportunities, and any requirements associated with their intended use following completion of the parcel split.

Conveniently located within easy driving distance of Jackson, Brooklyn, Grass Lake, and many of southern Michigan's recreational destinations, this property offers an increasingly rare opportunity to own a large-acreage tract capable of serving multiple objectives. Whether your goals include farming, hunting, livestock production, recreation, habitat management, or long-term land ownership, this Jackson County property offers the acreage, infrastructure, habitat diversity, and location to support your vision for years to come.



Deeded Acres:	111.84±
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to current tenants rights for 2026
Survey Needed?:	Survey Completed
Brief Legal:	111.84± acres, E1/2 SW ¼ and pt SE ¼ NE ¼ S1 T4S R1E Jackson Co, MI
PIDs:	Part of 000-19-01-201-001-03
Lat/Lon:	42.15220 / -84.26060
Zip Code:	49201

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

SHAWN KELLEY, AGENT: 517.212.1973 | shawn.kelley@whitetailproperties.com

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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

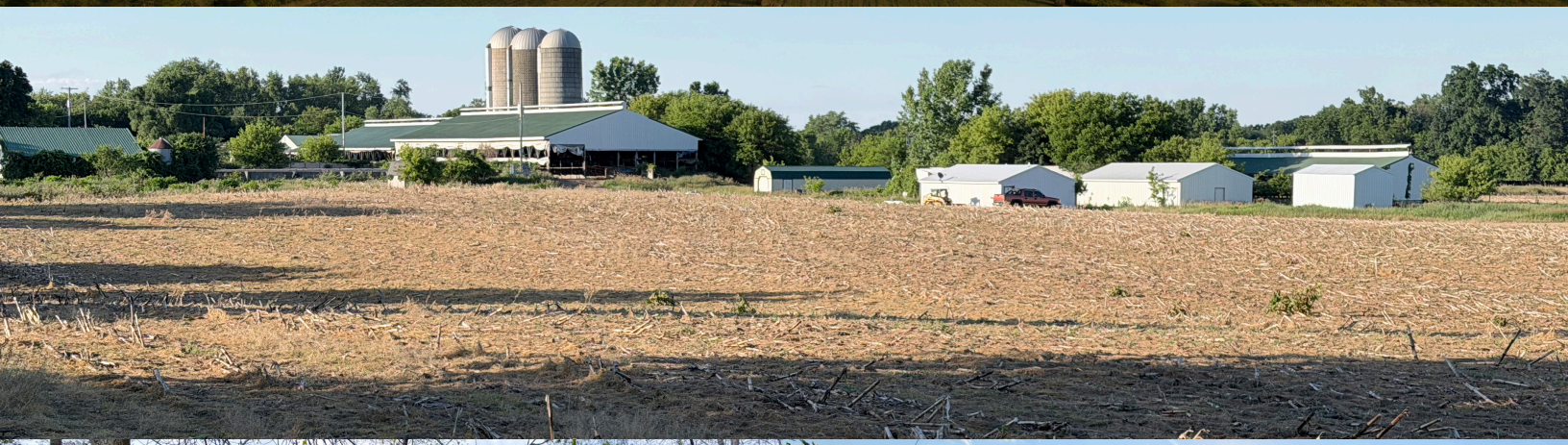


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