

LAND AUCTION



464.24 AC± | 10 TRACTS | LENAWEE CO, MI

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/24/26 AUCTION TIME: 1 PM ET

**AUCTION HELD AT: THE MILL SPORTS & EVENT CENTER
230 N MAIN ST, ONSTED, MI 49265**

This is a rare opportunity to acquire a large, contiguous, multi-use landholding with extensive road frontage along M-50 (Monroe Road), Onsted Highway, Hand Highway, and Sheeler Road. The combined acreage offers a highly versatile landscape that appears to provide potential future building opportunities, subject to zoning, soils, and all required local approvals, making it well-suited for agricultural production, recreation, and long-term investment.

The property encompasses approximately 309± acres of productive, well-drained farmland, primarily in a corn and soybean rotation, complemented by rolling topography, mature hardwood timber, grasslands, wetlands, and interior wildlife cover. Elevated ridgelines throughout the property provide panoramic views of the surrounding countryside, while the diversity of terrain creates exceptional habitat and visual appeal.

A standout improvement is the 3,600± square foot multipurpose building, equipped with electric, well, septic, PEX hot and cold water plumbing, and a 200-amp electrical service. The structure offers multiple entry points, large open interior spaces, patio doors, loft storage, a full bathroom with stone showers and multiple heads, and an additional half bathroom. Historically utilized for large family gatherings, weddings, and hunting-related recreational use, the building provides flexibility for a wide range of recreational and agricultural applications. Adjacent to the building is a large RV area with four RV hookups, each offering water and electric, ideal for group gatherings, seasonal use, or extended stays.

Recreational amenities are abundant across the property, including a scenic one-acre fishing pond, a scenic winding tributary of Wolf Creek connecting Lake Erin to Dewey Lake, and extensive mature hardwood timber and cover. The property supports strong populations of whitetail deer and wild turkey, with consistent sign and frequent sightings observed throughout. Given the size, layout, and topography, portions of the property appear to offer potential for long-distance recreational shooting opportunities, subject to all applicable laws, safety considerations, and

local regulations.

Several areas of the property border or are adjacent to protected Michigan Nature Association land, enhancing privacy, long-term habitat integrity, and conservation value.

This is a true legacy-quality property—one of the most outstanding and visually compelling tracts of land we have had the privilege to represent. The land offers breathtaking scenic views from multiple elevated vantage points, overlooking rolling countryside and a rich mosaic of landscapes within the property itself. From mature hardwood ridges and sweeping farmland to tranquil ponds, winding creeks, and natural wildlife corridors, the setting feels timeless and enduring. This is the type of property designed to be held, stewarded, and enjoyed across generations, creating lasting memories and long-term value for decades to come.

Tracts:
Soil PI/NCCPI/CSR2:
CRP Acres/Payment:
Taxes:
Lease Status:
Possession:
Survey Needed?:
Brief Legal:

All Tracts
Wawasee loam, Miami loam and Boyer sandy loam, and Conover loam
NCCPI 60.83
No CRP
\$11,692.00 for all tracts
Open Tenancy for 2026 crop year
Immediate possession at closing
No survey needed
464.24± acres Pt SE ¼ S9 T5S R2E, pt NE ¼, pt SE 1/4, PT NW ¼, pt SW ¼ S16 T5S R2E Lenawee Co MI
CAO-109-4600-00, PID CAO-116-2055-00, CAO-109-4800-00, CAO-116-2800-0, CAO-116-2950-00, CAO-116-4300-00, CAO-116-2600-00, CAO-116-1800-00, CAO-116-3900-00, CAO-116-3400-00, CAO-116-3900-00
42.0422, -84.19695
49265

PIDs:

Lat/Lon:
Zip Code:



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
SHAWN KELLEY, AGENT: 517.212.1973 | shawn.kelley@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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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TRACT 1 DESCRIPTION: 108.37± ACRES

Approximately 55± acres of productive, well-drained tillable farmland are spread across three separate fields. The remaining acreage features rolling topography, natural cover, and exceptional wildlife habitat. This tract represents a true legacy-style ownership opportunity. With its elevated vantage points, expansive views, and combination of productive farmland, recreation, and gathering space, this is the type of property designed to be enjoyed and stewarded across generations.



TRACT 2 DESCRIPTION: 57.5± ACRES

The land consists of approximately 30± acres of level, well-drained, productive farmland, currently in a corn and soybean rotation. An additional 10± acres of mature hardwood consisting of oak, hickory, and more sit along a prominent ridge on the west side of the property, adding both recreational appeal and scenic character. The north tillable field sits atop a large bluff overlooking the south field, creating incredible views. Wildlife is abundant, with significant deer and turkey activity observed throughout the tract, making it suitable for farming, recreation, or long-term investment.



TRACT 3 DESCRIPTION: 65± ACRES

Comprised of approximately 52± acres of highly productive, well-drained farmland, the tract is primarily tillable, with a small low-ground area that enhances wildlife habitat. Deer frequently travel through the property, and tracks and sightings are evident throughout. This tract is well-suited for agricultural use, investment, or a potential future homesite location.



TRACT 4 DESCRIPTION: 10.5± ACRES

There is a 30x40 machine shed and a large billboard with high visibility on M-50, with the traffic count potential of thousands of vehicles per day.

Approximately 8± acres of productive, well-drained soils are currently in a corn and soybean rotation, making this an attractive small agricultural or investment parcel with excellent road exposure.



TRACT 5 DESCRIPTION: 80± ACRES

The property includes approximately 45± acres of productive, well-drained farmland, along with nearly 30± acres of mature hardwood timber and wildlife cover. The rolling topography and field layout create secluded interior feeding areas, making this an exceptional hunting tract. The parcel borders over 20 acres of protected Michigan Nature Association land, providing a permanent wildlife sanctuary and enhanced recreational value. Additionally, approximately 570± feet of a Wolf Creek tributary winds through the property, serving as a vital water source for wildlife and connecting Lake Erin to Dewey Lake.



TRACT 6 DESCRIPTION: 33± ACRES

With approximately 750± feet of frontage on M-50 (Monroe Road), this tract features a scenic one-acre recreational fishing pond. The property appears to offer potential future building opportunities, subject to zoning, soils, and local approvals. Approximately 15± acres of productive, well-drained farmland are currently in a corn and soybean rotation, making this an appealing blend of agriculture and recreation.



TRACT 7 DESCRIPTION: 40± ACRES

The property includes approximately 28± acres of productive farmland with mostly even ground, along with 13± acres of grass and wildlife cover on the north end. While primarily open and level, the tract shows consistent wildlife movement, with deer frequently crossing and utilizing the cover areas. This parcel is well-suited for farming, recreation, or potential future residential use.



TRACT 8 DESCRIPTION: 20± ACRES

Featuring approximately 650± feet of frontage on Hand Highway, this tract appears to offer potential future building opportunities, subject to zoning, soils, and local approvals. The property consists of approximately 20± acres of productive, well-drained farmland, currently in a corn-soybean rotation, making it a solid agricultural or investment parcel.



TRACT 9 DESCRIPTION: 29.87± ACRES

The property includes approximately 22± acres of productive farmland and approximately 1,700± feet of a Wolf Creek tributary winding through the parcel. The water feature enhances both aesthetics and wildlife habitat, with frequent deer and turkey activity observed throughout. Deer activity on this parcel is very high. This property is very scenic, offering excellent views.



TRACT 10 DESCRIPTION: 20± ACRES

This parcel consists of approximately 9± acres of mature timber in a scenic valley on the east and approximately 11 acres of productive, well-drained agricultural soils currently utilized in a corn and soybean rotation, making it well suited for farming or long-term investment.

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