

# LAND AUCTION



**ABSOLUTE AUCTION**

**30.28 AC± | 1 TRACT | HURON CO, MI**

## ABSOLUTE AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 9/6/23 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: FRANKLIN INN**

**1070 E HURON AVE | BAD AXE, MI 48413**

Here's your chance to own the ultimate recreational property that has the potential to produce income. This 30+/- acre tract has it all. Currently it is being operated as a sand and gravel pit and provides high quality products that's used from building roads and site preparation, to bedding cattle. The current owners are in the process of leveling off and turning this property into the sportsmans dream. There will be 4 ponds evenly spaced across the property all deep enough to be stocked with your favorite fish! The balance of the property will be made of roads and trail systems that could lead you to your favorite food plot located somewhere in the mature pine trees the property boasts. The property is loaded with whitetail deer and is in an area where strict management is being practiced to grow big bucks! The property is also located in an area noted for some of the best waterfowl hunting in the Thumb. These 4 ponds could be developed and turned into a waterfowlers dream property attracting Canadian Geese, Mallards and definitely a load of Wood Ducks! If an investment is what you are looking for, then this has much to offer! The 4 ponds, road and trail system could easily be turned into a campground. There's several beautiful building sites to offer breathtaking views of the property, and the property has the potential to be split making multiple building sites! Give me a call to schedule a showing of this outstanding property!



### TRACT 1: 30.28 ± ACRES

- 5 mins to Owendale
- 15 mins to Saginaw Bay
- 10 mins to Bad Axe
- Mature Pines
- Excellent Building Locations
- 4 Ponds
- Road and Trail system
- Excellent Whitetail Deer Hunting
- Excellent Waterfowl Hunting
- Outstanding Income Producing Investment Property

**Lat/Lon:** 43.7549, -83.1625

**Brief Legal:** Pt S1/2 SE ¼ NE ¼ and pt N ½ NE ¼ SE ¼ S2 T16N R12E Huron Co, MI

**Zip:** 48371

**Taxes:** \$1433.98



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (6505388676) | E.J. Nogaski, Michigan Broker, License # 6502412289 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
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