

For Sale

156^{+/-} Acres • 2 Tracts

Recreational/Hunting tracts located near Caseville, MI & 45 miles from Tri Cities



Tract 1: 66^{+/-} Acres - \$145,000

Tract 2: 90^{+/-} Acres - \$198,000

Features:

- Tall grass and small brush
- Small ponds provide water sources and adjacent cropland provides feed sources for deer and other game animals.
- Enrolled in a conservation easement. Each tract has a potential building site excluded from the conservation easement.
- Hunting and other recreational uses permitted.
- Wind lease provides rental income.



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HALDERMAN

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WINSOR TOWNSHIP • HURON COUNTY

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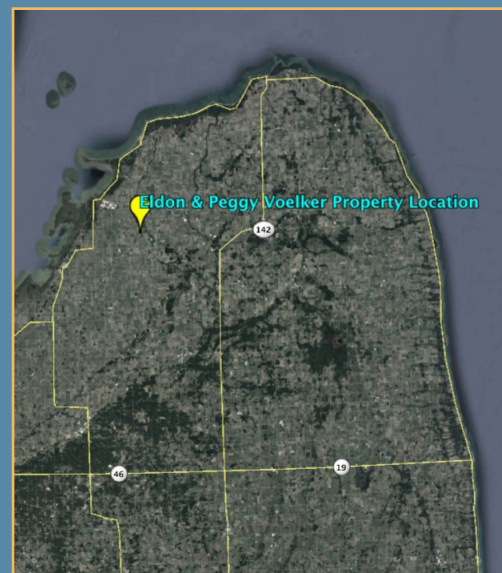
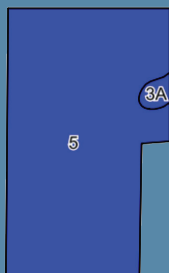
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Soil Information



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn
5	Kilmanagh loam	117.15	77.4%	138.2
3A	Shebeon loam, 0 to 2 percent slopes	34.20	22.6%	
Weighted Average				107



PROPERTY INFORMATION

Location

2 Miles south of Pigeon and 14 Miles west of Bad Axe

Tract 1: located in the NE corner of the intersections of Caseville & Broderick Rd

Tract 2: located on the south side of Haist Rd,
1/4 mile west of Caseville Rd

Zoning

Agricultural

Topography

Level

Schools

Elkton-Pigeon-Bay Port

Annual Taxes

Tract 1: \$970.62

Tract 2: \$1,278.96

*Conservation easement
available upon request.*