

Michigan Outdoor Properties

Newsletter April 2023



Year in Review

2022 was a great year for Michigan Outdoor Properties. We sold a record number of properties, met a lot of new customers and made a lot of new friends. I think the highlight of our year was helping 5 Amish families relocate from Gladwin MI down to Albion MI. Not only did they use us to purchase new farms, but they also allowed us to help them sell some of their homesteads. All together we helped these Amish families buy and sell 8 different properties. Along the way, they invited us to help with a new barn raising and help butcher a pig. We are proud to call them dear friends.



One of the Amish homes we helped sell last year.

Forecast of 2023

We are still seeing a lot of interest and demand for recreational properties. Now, more than ever, people are leaving the city to buy in rural areas, to either live full time or to have a place to relax on the weekends. Inventory continues to be at an all-time low. Good properties sell very quickly and often have multiple offers. Interest rates are starting to play a factor, but fortunately, a lot of our sales are still cash, so sales haven't slowed down.



Grand Rapids Condo that we sold for a client. Yes, we also help our customers buy and sell residential Real Estate and we do a great job for you.



55 Acres Otisville, MI

A beautiful piece of recreational property located just outside of Otisville, MI in Genesee County. Property has an abundance of wildlife sign including a very healthy deer population. With habitat diversity ranging from rolling Ag fields, open hardwoods, and briar thickets with a creek running through the middle, it is the perfect place for the outdoorsman. There are numerous building sites on the property amongst the rolling hills. List price of \$279,000.

151 Acres Otisville, MI

Every once in a while, we get the chance to sell a really amazing piece of ground. This is one of those times. This property has everything that an outdoor enthusiast is looking for. Rolling hills, lowlands, water, hardwoods, open fields, mature trees, bedding areas, easy access, trail systems, and a healthy population of wild game to pursue. The property has recently come out of CRP, so if you want to put the land back into crop production that is an option also. About 1/3 of the land is potentially tillable. The sale includes a nice tractor, a brush hog, all the deer blinds. List price of \$650,000.



75 Acres, Kalkaska, MI

Approximately 700 feet of frontage on Crawford Lake and a varied mix of woods and open area, where you can build your dream home or recreational getaway. Great hunting property with trails in place and fishing on Crawford Lake. Easy to get to and convenient location just 6 miles East of Kalkaska on a paved county-maintained road 1/4-mile North of M-72. The property has about 20 acres of red pine with half of that harvestable in the coming years. There are also approximately 10 acres of maple and poplar, and another 10 acres of old growth white pine, beech, and sugar maple. The lake front is mostly bog with lots of blueberries. The water, varied woods, and open areas, provide many options for use. \$249,900.00

We need listings.

The market continues to be very active; we have lots of buyers but very low inventory across the entire market. Good properties sell quickly and for top dollar. If you have been waiting to sell, now is a great time. Give us a call today.

