



I would like to thank all of our clients for making 2025 one of Michigan Outdoor Properties best years yet! We achieved this top 100 producers award for 2025. This award is given to the top 100 agents (out of 7000 total licensed agent in the west Michigan area). The top 100 producers had to sell at least 14.5 million in total sale for the year to achieve this award. It was our pleasure helping everyone buy and sell some amazing properties this year. We truly appreciate the trust you put in us to help you buy and sell your real estate. We look forward to reaching this goal again in 2026.

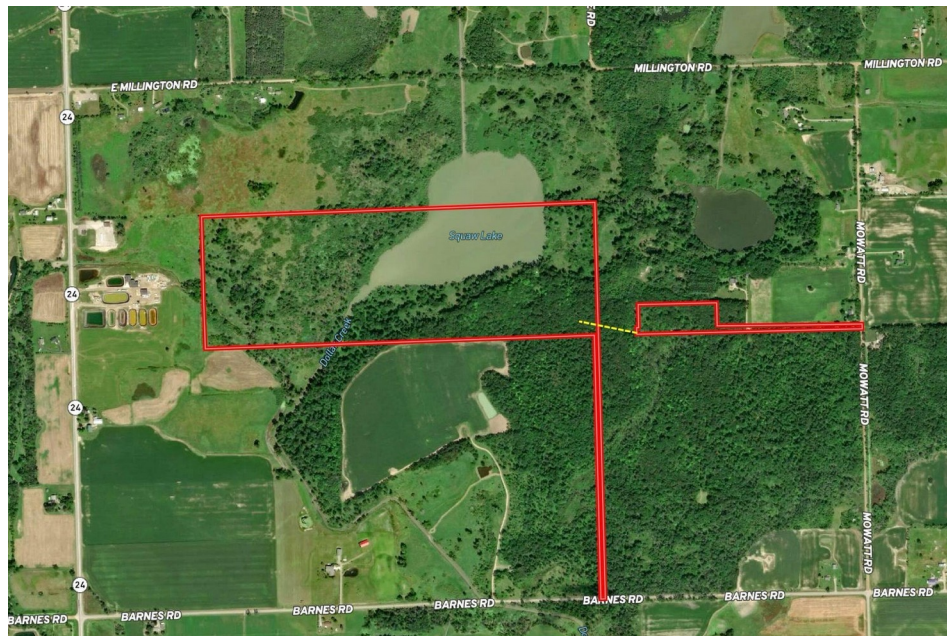
So far this year has started out with a lot of snow and very cold weather. Hopefully you are embracing the weather and getting outside to enjoy Michigan's winter activities. The ice conditions are now great for ice fishing and the snowmobiling trails haven't been this nice in a lot of years. Lots of fresh snow has also made downhill skiing, cross country skiing and snowshoeing a great outdoor activity.

We have had a lot of great pictures come in from our clients having a successful deer hunting season as well. Some nice mature bucks have been harvested by a lot of our hunting clients. Keep those pictures coming in, we love to see them.

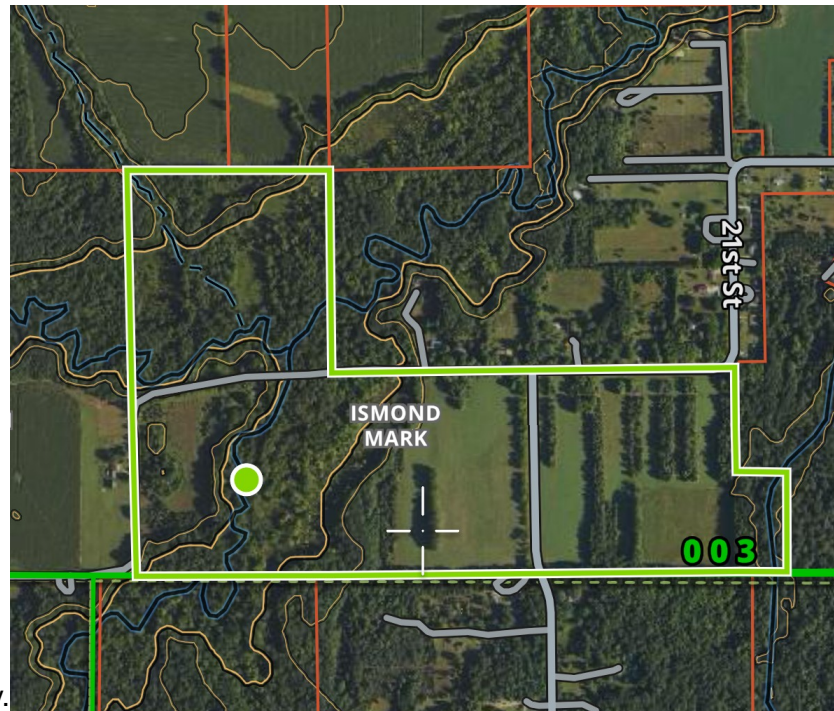
## Featured Properties

The first is an exceptional 163-acre property offering the perfect balance of recreation, farming, and income potential. The centerpiece is a charming 1,600 sq. ft. farmhouse featuring 4 bedrooms, 1 full bath, a large family room, and a deck off the dining area overlooking the land. The acreage is truly diverse, with three creek bottoms (owner states that there are trout in the streams), multiple food plots, and 45 acres currently planted in crops, with an additional 35 acres available for cultivation. Formerly a Christmas tree farm, the property still holds scattered evergreens, adding character and charm. A rich stand of valuable timber provides future income, highlighted by the rare presence of blight-free American chestnut trees.

This property was purchased by a former deer herd management specialist who recognized its topography and habitat as ideal for producing trophy whitetails. The result is a property already designed for world-class hunting opportunities. Beyond hunting, the land offers strong farming potential, abundant wildlife, and endless possibilities for outdoor enthusiasts. This rare



combination of tillable ground, timber value, water sources, and proven hunting habitat makes it



a true one-of-a-kind opportunity.

The second featured listing is in North Branch Michigan. It is approximately 130 acres made up by 3 adjoins parcels. Property is mostly wooded, with 3000+/- feet of frontage on Squaw Lake. An awesome waterfowl and fishing lake. The lake is 35 acres in size with only 3 landowners having access to the lake. The property sets back in the middle of the section so it's very secluded. The driveway meanders back thru the forest to a one room Amish built rustic cabin is about. The land is a combination of high rolling hardwoods, lower wooded areas and lots of lake frontage. Tremendous hunting opportunities with plenty of wildlife found here, including deer, turkey, small game, and waterfowl on the lake. If you enjoy the outdoors this is a place for you.