



HAYDEN OUTDOORS.
REAL ESTATE



Hart Lake Ranch

215.00 Acres | Lapeer County, Michigan | \$1,595,000



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6715 Hart Lake Rd., Otter Lake, Mi. 48464

Summary:

Welcome to Hart Lake Ranch! One of the finest recreational properties to become available in South Eastern Michigan. This spectacular 215 acre property, family owned for 20 years, is an absolute Outdoor Paradise! This beautiful heavily wooded property with hilly terrain has over 2,800 ft of frontage on 3 Private Spring Fed Lakes. Woods, Water and Wildlife gives you the ultimate Pure Michigan Experience!

Property Description:

Heavily wooded, hilly terrain with a gated entrance and an established mapped out well maintained trail system. Excellent deer, turkey, and waterfowl hunting. Several Big Bucks taken on this property! There's a natural 2 acre pond with wild water lilies, cattails and a variety of native grasses along with 2 grass clearings ideal for food plots. Abundance of wildlife habitat. A cozy camper trailer with a bunk room is set up right off the main trail. Makes for a great camp! Many desirable building sites for your dream home or cabin. You would never know that you're less than hour drive from the metro Detroit area.

Details on the 3 Spring Fed Lakes: Hart Lake is 19.5 acres, max. depth 63 ft. Lake frontage 1,400 ft. +/- Powder Horn Lake is 13.5 acres, max. depth 44 ft. Lake frontage 936 ft. +/- Mud Lake is 8.7 acres, max depth is 28 ft. Lake frontage 495 ft. +/-





Hart Lake Ranch Otter Lake, Mi.

Features:

Family owned since 2003.

Rolling, hilly wooded terrain with over 2,800 ft +/- of lake frontage on 3 private spring fed lakes.

A cozy camper trailer with bunk room is set up and makes for a great camp.

New Fiber Optic High Speed Internet recently installed along Hart Lake Rd. Ideal for today's remote worker.

Existing woven wire fencing on property lines. Trails are mapped and named.

The Village of Otter Lake is 1.2 miles .
The town of Millington is 5.3 miles.
Birch Run is 20 miles.

48 Miles from the very popular Downtown Rochester, Mi.

Bishop International Airport in Flint, Michigan is 33 miles.

Saginaw Bay, one of the finest Walleye fisheries in the Country is 42 miles.

Lapeer State Game Area is 4 miles. Holloway Reservoir Regional Park is 5 miles.

2 1/2 miles to the west is The M-15 Recreation Heritage Route that offers summer festivals, shopping, restaurants and activities for camping, fishing, biking, hiking and horseback riding.

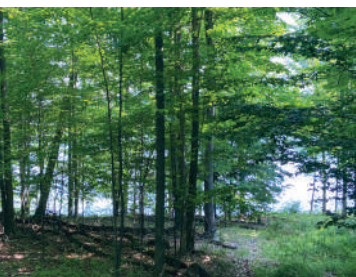
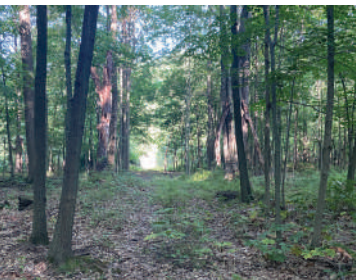
215 acres

2023 Taxes: \$10,900

More About The Property:

The Hart Lake Ranch Property is home to one of the highest elevations in Lapeer County. Great Fishing on 3 Private Spring Fed Lakes for Largemouth Bass, Black Crappie, Bluegill and Yellow Perch. Lakes are ideal for Kayaking, Paddle Boarding, Canoeing and Small Boats.

Well maintained Trail system is perfect for Off Road Vehicles, Snowmobiling, Mountain Biking, Hiking, Horse Back Riding, Cross Country Skiing and Snow Shoeing. The 2,700 Acre Murphy Lake State Game Area borders the west side of the property significantly expands the footprint and potential possibilities of the Hart Lake Ranch!



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Directions:

1.2 miles N..E. from the Village of Otter Lake. Michigan.
Marathon Township, Lapeer County.

