

# Predmore Road 12

12.29 Acres

Oakland County, MI

\$389,000



HAYDEN  OUTDOORS.

# Predmore Road 12

TOTAL ACRES:

12.29

PRICE:

\$389,000

COUNTY:

Oakland County

CLOSEST TOWN:

Rochester, MI

## Activities & Amenities:

Development Potential  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Natural Spring  
Hiking/Climbing  
Hunting - Predator/Varmint  
Hunting - Turkey  
Hunting - Waterfowl  
Timber

## Land Details:

**Address:** V.L. East Predmore Road,  
Oakland, Michigan 48363, USA

**Closest Town:** Rochester

**Total Acres:** 12.29

**Deeded Acres:** 12.29

**Leased Acres:** 0.00

**Estimated Taxes:** \$4,200

**Source of lot size:** Assessor/Tax Data

## Property Summary

This beautiful 12.29 acre property is located just 8 miles north of the very popular downtown Rochester. The heavily wooded property with hilly terrain and a natural wildlife wetland area is the perfect spot to build your dream home! Enjoy private country living with an easy commute to the metro Detroit area. Oakland Township is a highly desirable area and much less densely populated than the neighboring townships to the west, south and east.

## Land

The property is heavily wooded with rolling hilly terrain. There's a beautiful tree-lined entrance to the property from Predmore Road. Approximately 200 feet into the property, the newly constructed driveway takes you over a new culvert that was professionally installed between the two vibrant wildlife wetland areas. The driveway then gives way to a much higher elevation on the south end of the property with spectacular views overlooking the entire property. This is the perfect spot to build your dream home! Very private setting with vacant land on each side of the property which is a rare find in this part of Oakland County.

The property is naturally loaded with wildlife, namely deer, turkey and many species of wild birds that make this property their home. A perfect haven to watch wildlife and enjoy private living with nature! Please see Trail Cam pictures below for recent wildlife photos.

## Improvements

The owner has made the following improvements to the property:

- Select timber cutting and excavating at the entrance and throughout the middle of the property in preparation for the road / driveway that was put in.
- Several loads of crushed stone were brought in for the new road / driveway.
- Approximately 200' into the property from the entrance, a new culvert was professionally installed between the two vibrant wetland areas.
- A wetland protection permit was obtained by the Michigan Department of Environment, Great Lakes and Energy (Water Resources Division) for installation of the culvert.
- There is a recent survey that was done on the property.



## Recreation

The beautiful Cranberry Lake Park is less than a mile to the West off of Predmore Road. The park is 213 acres and located between Predmore Road and Romeo Road (32 Mile Road). It encompasses the western shoreline of Cranberry Lake.

The park boasts numerous hiking, biking, and horseback riding trails. Park users can park in the lot just west of the restored Flumerfelt barn or in the mowed lot at the north end of the park just south of 32 Mile Road. The north end of this park's trail system is connected to Addison Oaks County Park as part of a primary East-West Connector Pathway in the Township's Safety Path and Trail Network.

## Region & Climate

This area of Michigan has 4 distinct seasons with very moderate overall climates. The average summertime temperature is a comfortable 79 degrees, and the annual snowfall is approximately 32 degrees.

## History

The charter township of Oakland was one of the original 25 townships in the territory of Michigan when counties were further divided into townships in 1827. The township's

boundaries and area (36 square miles) were finalized in 1837 when Michigan gained statehood.

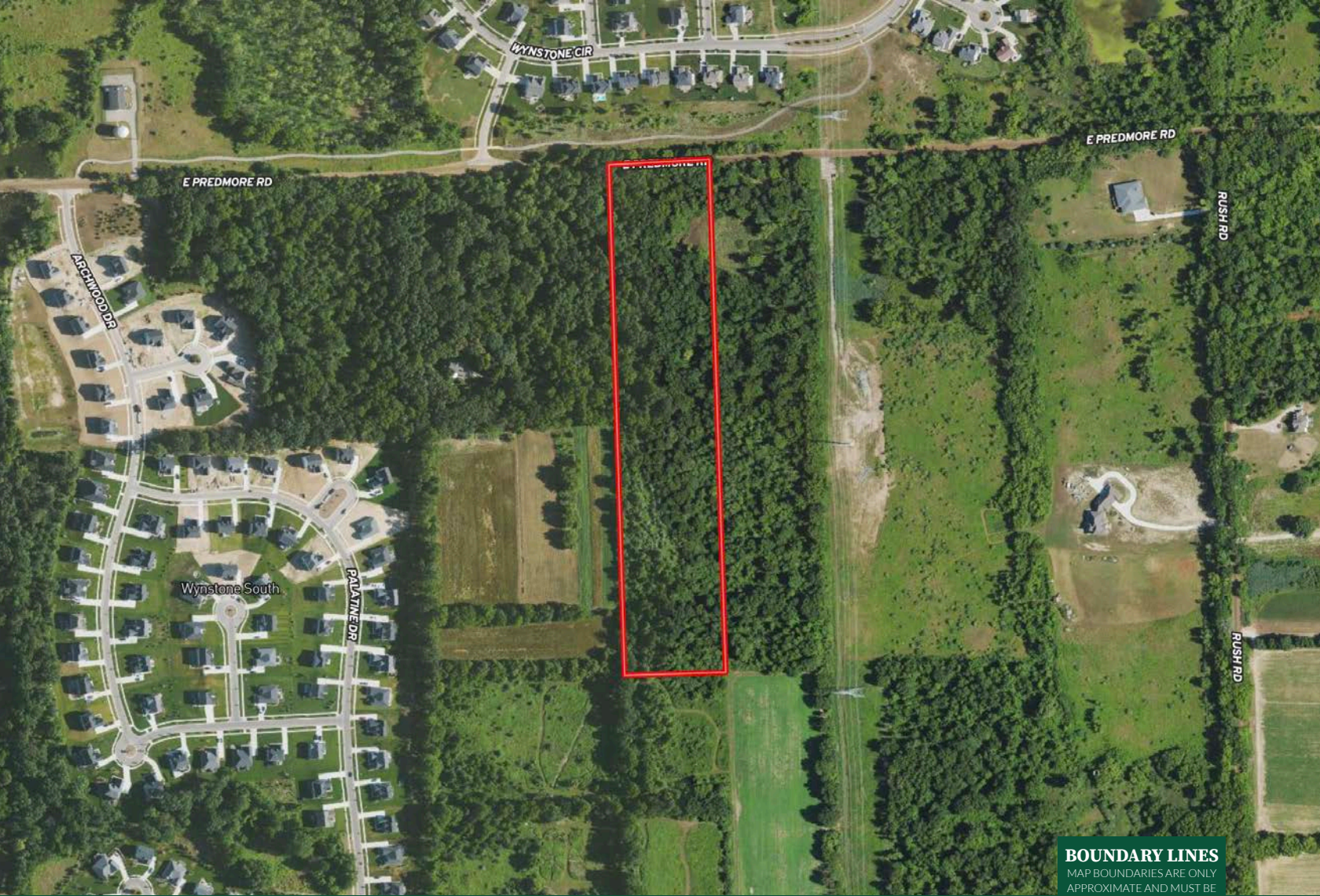
The charter township of Oakland is colloquially referred to as "Oakland Township". It is much less densely populated than neighboring townships to the west, south and east. Oakland Township retains many elements of a rural, wooded residential bedroom community. Local ordinances and zoning laws aim to limit commercial and industrial development while maintaining a cap on population density through a master plan.

## Location

The property is located just 8 miles north of the very popular downtown Rochester. DTW (Detroit Metropolitan Airport) is 49 miles to the south and Bishop International Airport (Flint) is 48 miles northwest of the property. Oakland International Airport in Waterford is 24 miles to the southwest.

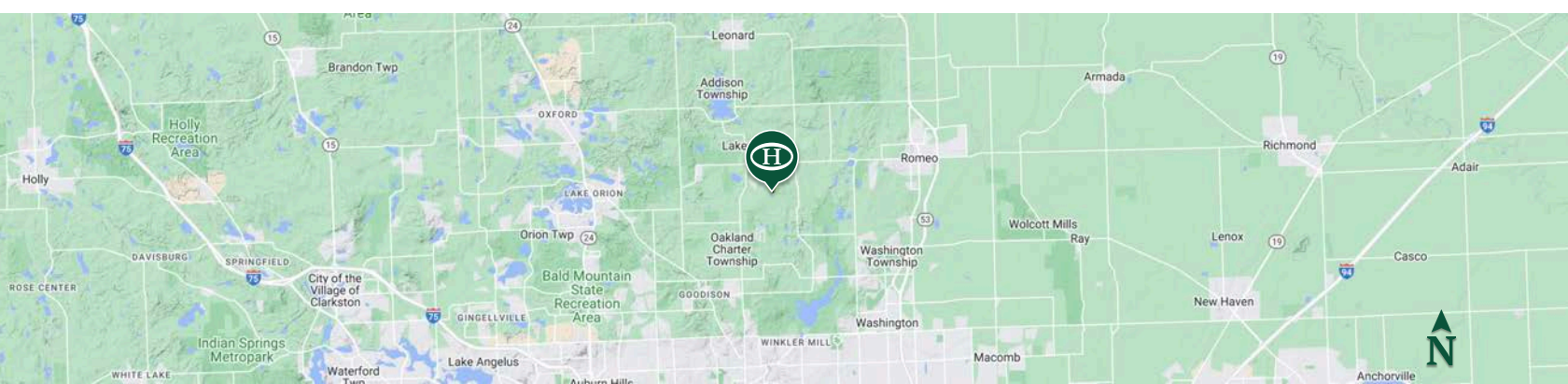
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**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

 Boundary



# HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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