



HAYDEN OUTDOORS.
REAL ESTATE



Brooks Lake Sanctuary

62.00 Acres | Lapeer County | \$1,200,000



Brooks Lake Sanctuary

62.00 Acres | 5950 Lake George Road, Dryden, MI | \$1,200,000

Summary:

This stunning 62-acre property is nestled just across the Oakland County line in the highly desirable area of Southern Lapeer County on Brooks Lake. The spectacular heavily wooded hilly terrain and elevation on this property make this a one-of-a-kind property in S.E. Michigan. Brooks Lake Sanctuary checks all of the boxes for the buyer looking for their own private estate or recreational outdoor paradise. This property is truly unique and presents a rare and valuable opportunity to create your forever Private Sanctuary!

About The Property:

Seclusion and Solitude best describe the Brooks Lake Sanctuary Property!

Features heavily wooded hilly terrain with over 400 feet of lake frontage on private Brooks Lake. The North end of the property has great views of the beautiful and private Whigville Lake. This property is home to some of the highest elevation in Southern Lapeer County and boasts spectacular views. There are multiple desirable building sites for a home or cabin with lake views. Tremendous potential to create your own beachfront estate and have a 62 +/- wildlife haven in your backyard. Majestic Oak and Maple Trees line the ridges of the hilly terrain and go from a lush green in the summertime to spectacular vibrant colors in the fall.





More About The Property:

There's a natural 10 +/- acre marsh wetland area with cattails and a variety of native grasses that attracts many species of ducks, geese and wild birds. The lush grass clearing in the central part of the property is ideal for the avid deer hunter to put in food plots. Over 2100 ft of road frontage on Lake George Road provides you easy access to the local village of Leonard or the short 20-minute drive to the very popular downtown Rochester. This rural property is undeveloped and is still in its native state like it was when the owners purchased the property approximately 30 years ago. Tremendous potential to groom and develop this property as you desire. The Brooks Lake Sanctuary is Perfect for the Outdoor and Wildlife Enthusiast!



Brooks Lakes Sanctuary

Features:

Excellent Deer, Turkey and Waterfowl Hunting.

Great Fishing on Brooks Lake for Bass, Pike and Pan Fish.

Kayaking, Paddle Boarding, Canoeing and Small Boats are perfect for Brooks Lake.

For the horse enthusiast, this property is in the heart of horse country with several nearby Equestrian Properties.

Wintertime activities are cross country skiing, snow shoeing, ice skating and ice fishing.

Brooks Lake Sanctuary is the ultimate Four Season Recreational Property!

Land Details:

Total Acres: 62 +/- Acres

The property is comprised of approximately 80% mature hardwoods, 15% thick underbrush and approximately 5% marshy wetland area.

Tremendous deer sign and cover on this property.

A high percentage of the timber on this property is mature and valuable.

Lush grass clearing in central part of the Property is ideal for Food Plots



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Denny Doyle

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Directions:

Address: 5950 Lake George Road, Dryden, MI 48428.

DTW Airport is 58 miles to the Southwest. Bishop

International Airport in Flint is 35 miles to the Northwest.

The Village of Leonard is 3.5 Miles to the East.

Please contact Denny Doyle for a personal showing:

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