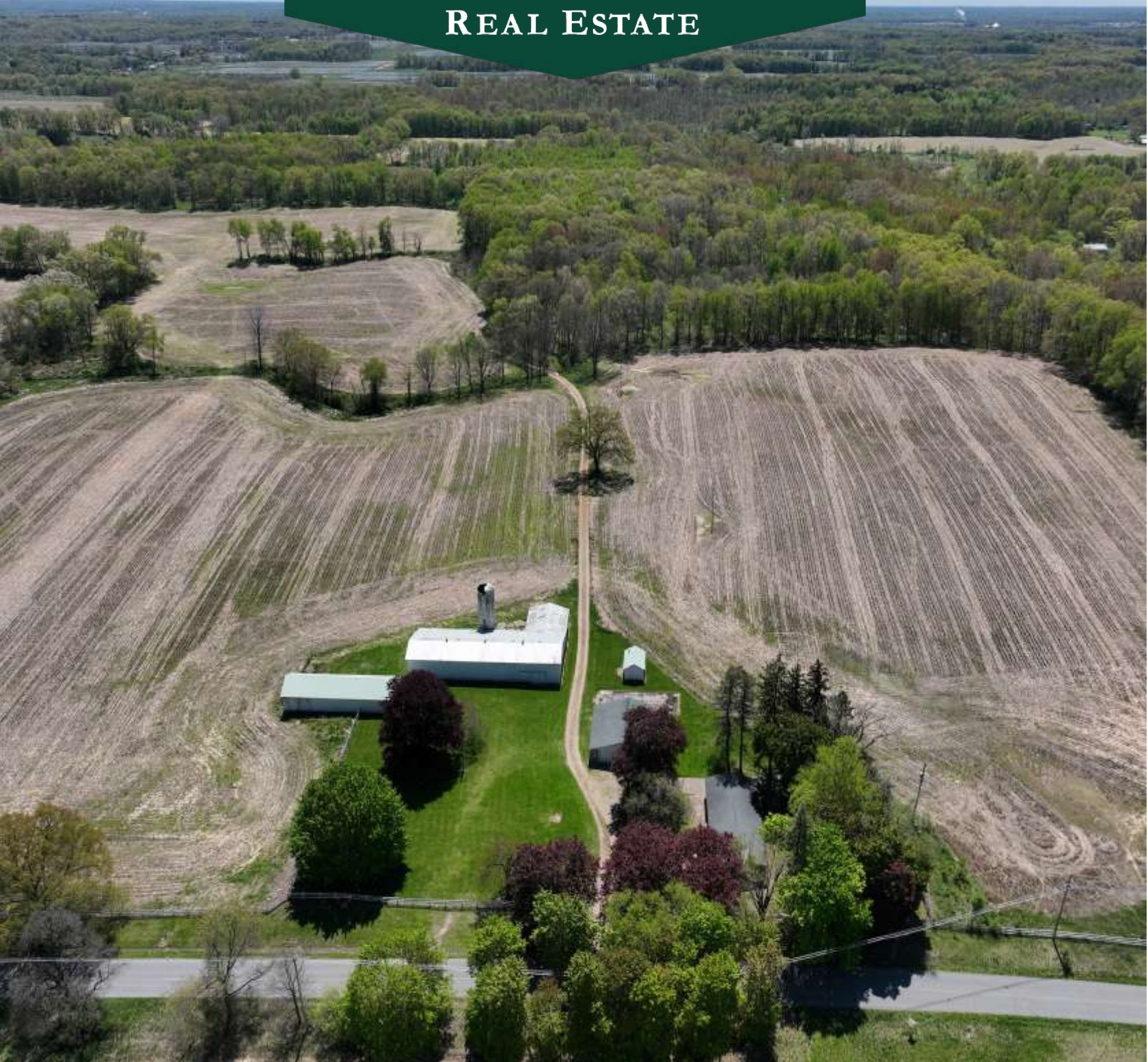




HAYDEN OUTDOORS.
REAL ESTATE



Brown Ridge Farms

112.00 Acres | Calhoun County | \$1,349,000



Brown Ridge Farms

112.00 Acres | 27350 H Drive N, Albion, MI 49224 | \$1,349,000

Calhoun County, MI

Summary:

Welcome to Brown Ridge Farms! This beautiful 112 +/- acre farm consists of heavily wooded hilly terrain, tillable ground, multiple outbuildings and a beautiful home that is perfectly located in the center of the property on a majestic bluff overlooking the spring fed creek that runs through the property. This property, with its current amenities, is perfect for a hobby farm, an equestrian property or family hunting property in Big Buck Country!

Property Description:

The property has over 1,300 feet of main road frontage that provides easy access to the private gated entrance to the property which is surrounded by an impressive custom 3-rail white horse fence. Just inside the gate is a beautiful park-like setting that takes you down a well-maintained driveway past multiple outbuildings to the center of the property. The property consists of approximately 60 +/- acres of fertile tillable ground that has been farmed for over 30 years and approximately 50 +/- acres of mature heavily wooded rolling terrain. There's a spring fed creek that runs through the property from the northeast to the southwest part of the property. The abundance of agriculture, woods and water make this property a wildlife paradise. The property offers tremendous deer hunting. Calhoun County is consistently one of the top counties in Michigan for producing mature bucks! This property has it all including a potential revenue opportunity (solar lease) for the new owner! Contact Hayden Outdoors for more details.





Brown Ridge Farms

Features:

Beautiful 3 Level 2500 sq ft. custom home perfectly located in the heart of the property.

Large metal horse and haybarn with four horse stalls and Grain Silo

Approx 3,000 square foot metal pole barn. Great place to store work equipment and toys.

There are 2 different high quality concrete block garages with overhead doors.

1,300 feet of main road frontage.

Spring fed creek runs through the property.

Well maintained and groomed driveway.

Excellent Deer and Turkey hunting.

Nearby Winnipeg and Prairie Lakes offer great fishing for Largemouth bass and Pan fish.

More About The Property:

There is a beautiful 3 level 2,500 square foot house with 5 bedrooms, and 2 bathrooms nestled in a well-hidden private setting in the center of the property. The home features redwood siding, a wraparound deck and a screened in porch overlooking the spring fed creek which is the perfect spot to enjoy your morning cup of coffee and the solitude and beauty of Mother Nature. The large windows throughout the home allow ample amounts of sunlight in and offer tremendous views of the beautiful mature Oak and Maple trees that line the ridges and change from an emerald green in the summertime to gorgeous vibrant colors in the early to mid-fall. The lower level of the house has an attached garage and great workshop area.



Land Details:

Total Acres: 112.00

Zoning: Farm / Agricultural

Tillable Acres: 60 +/- acres

Wooded Acres: 50 +/- acres

Estimated Taxes: \$6,200

5 miles from the nearby town of Albion.


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Denny Doyle

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Directions:

The address is 27350 H Drive North, Albion, Michigan 49224. Take 28 Mile 2.5 Miles North of I94 to H Drive N. Go 1/2-mile West on H Drive N. Property is on the south side of H Drive N. 23 miles west of Jackson. 55 miles west of Ann Arbor and 56 miles south of Lansing.

Contact Denny Doyle for more details:

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