

Bordman Valley Farm

60.00 Acres | Oakland County, MI | \$690,000



HAYDEN  OUTDOORS.

Bordman Valley Farm

TOTAL ACRES:

60.00

PRICE:

\$690,000

COUNTY:

Oakland County

CLOSEST TOWN:

Dryden, MI

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, & Waterfowl
Natural Spring
Pond/Lake
Stream/River
Timber
Wooded

Land Details

Address: 5414 Bordman Road,
Dryden, Michigan 48428, USA
Closest Town: Dryden
Total Acres: 60.00
Zoning: Agriculture

Property Summary

Enjoy living "Life on the Land" in this highly desirable area of Northern Oakland County! This beautiful 60-acre farm features rolling terrain, lush fertile farm fields, majestic hardwoods, a beautiful wildlife pond and a vibrant spring fed creek that offers excellent wildlife habitat. There are several quality homesites available on this property. Also ideal for a Private Estate, Hobby Farm, Equestrian or Residential Development opportunity!

Land

This 60-acre property is contingent on township approval for a parcel split of the original 100 +/- acre family farm. Note: The owners will consider selling the whole farm (100 +/- acres, home, barn, etc.,) and other potential parcel splits that offer more frontage on Hagerman Road and Bordman Road.

Bordman Valley Farm has over 300 feet of main road frontage and offers very easy access to Rochester Road to the west and M-53 to the east. A perfect mix of productive tillable ground combined with mature hardwood timber makes this property so well-suited for the ultimate sprawling estate with a wide range of other productive uses, from growing crops, to grazing cattle or horses across the healthy grass pastures.

- Gentle lush rolling topography boasts multiple potential build site choices for your dream home, family compound or hobby farm.
- Majestically lined field edges with beautiful oak and maple trees that turn from an emerald green in the summertime to spectacular vibrant colors in the fall.
- Location, location, location – just 15-20 minutes from the very popular downtown Rochester and the metro Detroit area.
- Properties like this in Oakland County are rare and do not become available too often.

Family owned for over 50 years; the owners are true stewards of the land and believe in the principle to leave the land better than you found it.

Improvements

An established trail system provides easy access to the entire property. Ideal for that morning walk with your dog, hiking, horseback riding, ATV's and hunting.

Recreation

Endless recreational opportunities on the Bordman Valley Farm property!

This pristine property is rich in wildlife and offers excellent deer, turkey, and waterfowl hunting. Sandhill cranes and a variety of wild birds are frequent visitors. For horse lovers, it borders the Polly Ann Trail—designated a Pure Michigan Trail in 2019—offering 14.2 miles of non-motorized path through Oakland County, with an additional 20 miles extending north into Lapeer County. Ideal for horseback riding, hiking, and mountain biking.





Recreation, cont'd

Just 5 miles south is Lakeville Lake, a 460-acre all-sports lake with public access, offering great fishing for bass, panfish, pike, and walleye. Nearby recreation includes Heather Hills Golf Course (2 miles southeast) and Copper Hills Golf Course (8 miles away), a top-rated 27-hole course with the highest elevation in Southeast Michigan.

Agriculture

The rolling meadows on this property feature approximately 35+/- acres of highly fertile tillable ground with great drainage. The tillable ground is easily accessible from the main road. A high percentage of the timber on the property is mature and valuable. Lush native grasses throughout the property.

Water/Mineral Rights & Natural Resources

The property conveys all existing mineral right ownership.

General Operations

The family has passionately cared for and groomed this property for over 50 years. Their knowledge and history of the property and area will be passed on for valuable reference to the new owners who will begin their "Family Legacy" at the Bordman Valley Farm property.

Region & Climate

Oakland County, Michigan gets 33 inches of rain, on average, per year. The US average is 38 inches of rain per year. Oakland County averages 37 inches of snow. Over the course of the year, the temperature typically varies from 17°F to 82°F and is rarely below 1°F or above 90°F.

Location

Oakland County is considered one of the best places to live in Michigan!

The nearby Village of Leonard, a small town tucked into the northeastern corner of Oakland County, is 2.5 miles to the south. The property is 15 miles north of the very popular downtown Rochester, Michigan. The village of Dryden is 6 miles to the north, and the town of Almont is 6 miles to the northeast. The area offers nearby convenience of restaurants, grocery shopping and gas stations plus medical facilities and pharmacy.

Located 31 miles from Oakland County International Airport, 45 miles from Bishop International Airport in Flint and 59 miles to Detroit Metropolitan Airport.

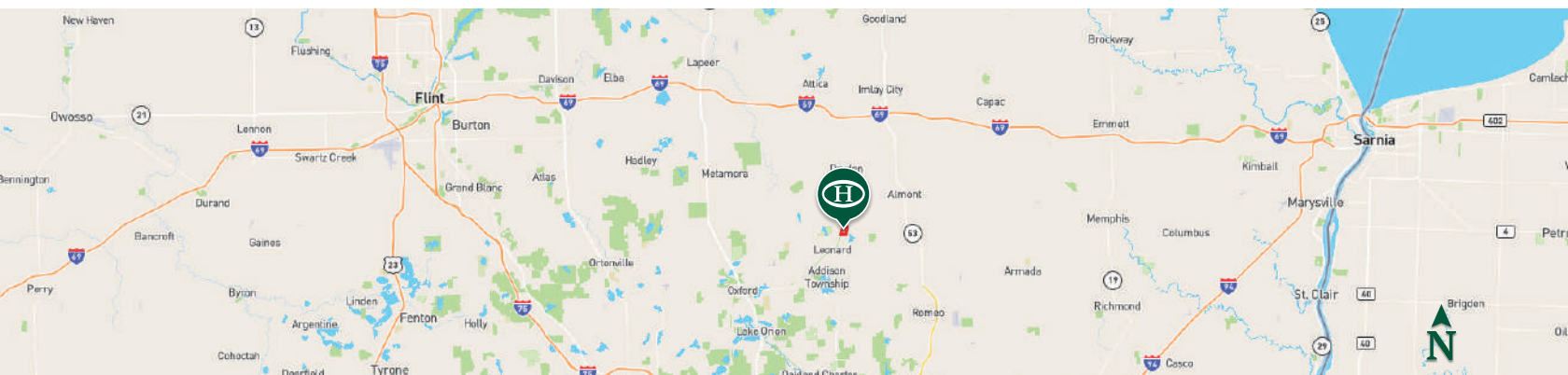


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 Boundary

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



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