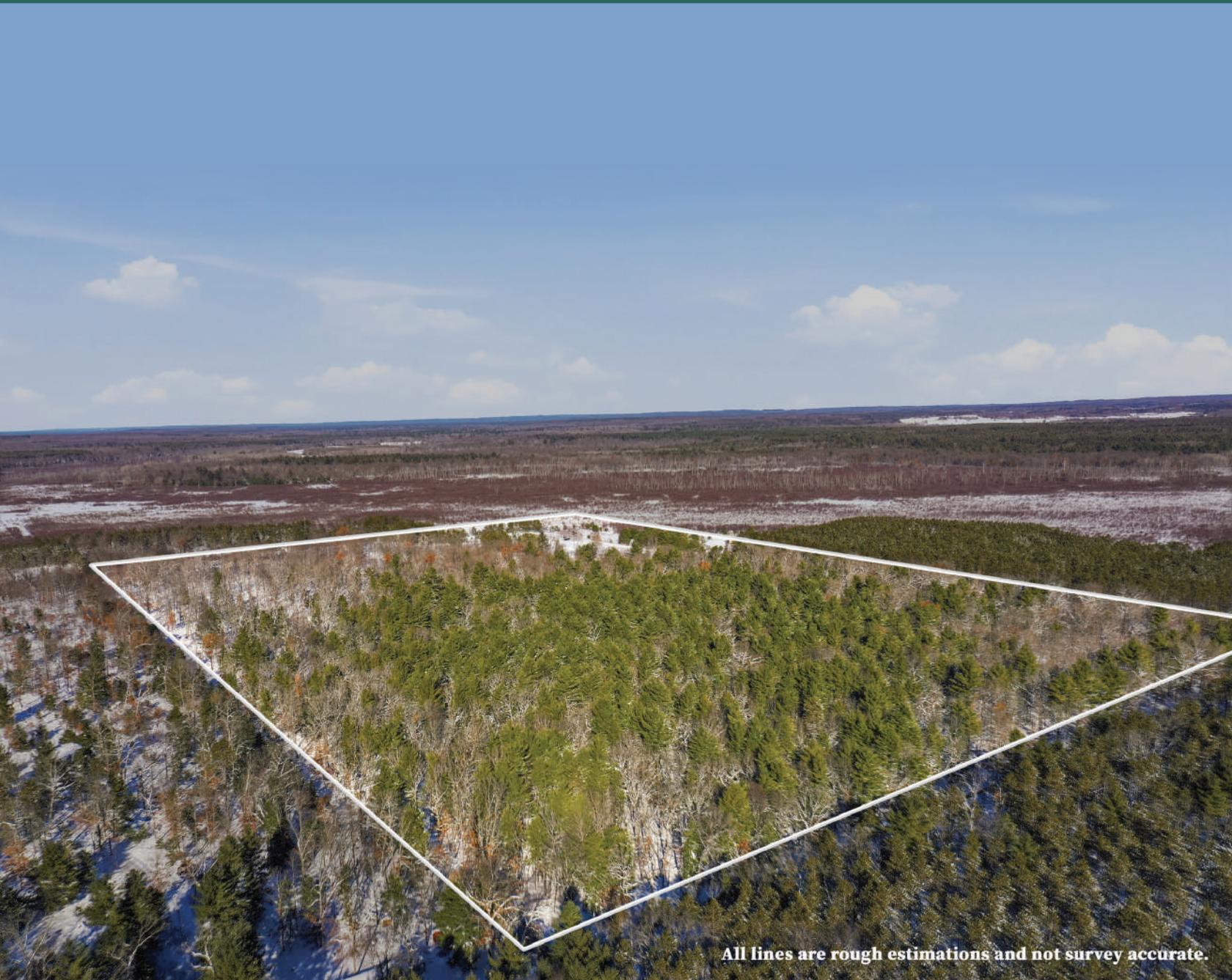


# Crooked Tine Ranch

78.00 Acres

Newaygo County, MI

\$989,000



All lines are rough estimations and not survey accurate.

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## Activities & Amenities

ATV/Off Road  
Hunting - Big Game, Small Game, Turkey  
Natural Spring  
Pond/Lake  
Propane  
Wooded

## Land Details

Address: 9283 N Willow Ave.,  
Bitely, Michigan 49309, USA  
Closest Town: Bitely  
Total Acres: 78.00  
Deeded Acres: 78.00  
Zoning: Licensed deer farm.  
Topography: Gently rolling terrain.  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): ranch  
Finished Sq. Ft.: 1,884  
Bedrooms: 3  
Full Bathrooms: 2  
Basement: Unfinished  
Parking Types: Attached Garage,  
Carport, & Driveway  
Other Improvements: New  
water well in 2025.  
Fence Type: 10' high woven wire fence.  
Heating Systems: Fireplace & Forced Air  
Foundations: Unfinished basement.  
Waterfront Features: Pond with  
a new solar powered well.  
Exterior Features: Recently stained  
wood siding and a new front porch.



### Property Summary

Crooked Tine Ranch is a licensed high fenced deer farm with several trophy bucks in the herd of approximately 80 deer. A new breeding pen along with the new well water sources, silo storage, feeders and blinds make this a turn key opportunity. The newly updated ranch house features 3 bedrooms, 2 bathrooms, fireplace and a back deck that provides comfortable amenities to enjoy the exceptional deer herd and the property year round.





## Land

If it's an Obsession and the Passion for whitetail deer, this is it!

Nestled off the beaten path in God's country, surrounded by over 8,600 acres of the Manistee National Forest that offers a truly surreal setting.

The property is a licensed high fence deer farm. The fence inspection was recently completed for the 3 year permit cycle. The ranch has not been hunted in four years.

The diverse rolling terrain is completely wooded with a mixture of oaks and pines. The native bedding grass areas, a pond and a watering hole are fed by a solar powered well. Great habitat for this healthy whitetail herd.

This is a great opportunity for the passionate whitetail deer person who enjoys raising and managing these beautiful animals.

## Improvements

The ranch house features 3 bedrooms, 2 bathrooms, fireplace, back deck and attached garage. Newly remodeled offering a comfortable year round atmosphere to enjoy your own deer herd.

A new 5 inch well was installed to supply the house and a water hydrant for the feeding area. A silo feed storage and feeders are in place. The new blinds are strategically placed for viewing and hunting.

The carport is used for equipment storage.

A recently installed solar powered well is located next to the pond.





## Recreation

This is a Whitetail Deer Hunter's Dream property.

The ranch borders 8,600 acres of the Manistee National Forest land that gives a large platform for bird hunting and hiking with some access roads for off-road riding and snowmobiling.

The Pere Marquette River is 12 miles away offering World Class Trout and Salmon fishing. The famous Little Manistee River is 25 miles away along with several inland lakes to enjoy.

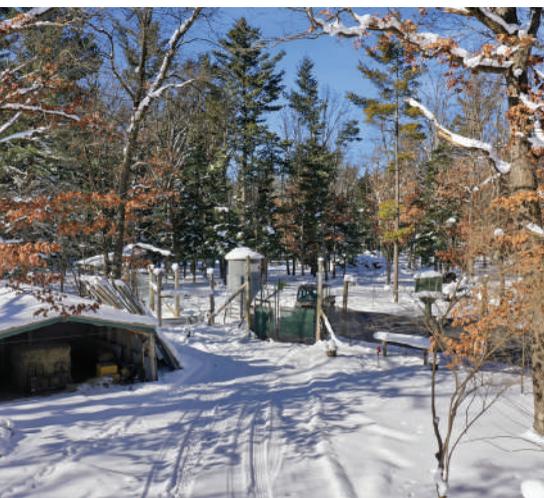
Silver Lake Sand Dunes is 40 miles and Ludington is 48 miles.

The ranch is located in northern Newaygo County, known as a mecca for Four Season recreational opportunities.

## General Operations

"From a young age, I knew deer hunting was my true passion, and deer camp quickly became my favorite time of year. The tradition of hunting with my dad, uncles, and friends sharing stories and creating memories was something I always eagerly anticipated. However, as time passed and we all grew older, those trips became less frequent, and the spirit of deer camp slowly faded away. That's when my father and I decided to create Crooked Tine Ranch, a place to bring back the classic deer camp experience. It's a spot where we can make new memories, welcome new friends, and share stories of successful harvests together."

*\*The owners since August 2024, already own and operate a deer breeding farm near St. Johns, Mi. and have realized that the distance and the time involved to care for the ranch is the reason for selling.*





## Region & Climate

Enjoy the Pure Michigan Four Seasons weather.

Great Lakes influence: The nearby Great Lakes help moderate the climate, making it slightly milder and moister than other north-central states.

Fall (September–November): Autumn brings cooler, crisp air. High temperatures range from the low 70s in September to the 30s by November. The season is known for vibrant fall foliage.

Winter (December–February): Winters are freezing, windy, and snowy. Average high temperatures are in the low 30s, and lows can drop into the single digits. Snow can linger into mid-April.

Spring (March–May): Spring is Bitely's shortest season, with temperatures gradually warming. Average highs climb from the 40s to the 70s, with lows rising from the 20s to the 40s.

Summer (June–August): Summers are warm, with average high temperatures reaching the mid-70s to low 80s Fahrenheit and lows typically in the mid-50s. It is the best time for activities on the area's many lakes.

## Location

Located in Northern Newaygo County, the Village of Bitely is 6.5 miles away.

Baldwin is 15 miles and Big Rapids is 19 miles away. Grand Rapids is 60 miles.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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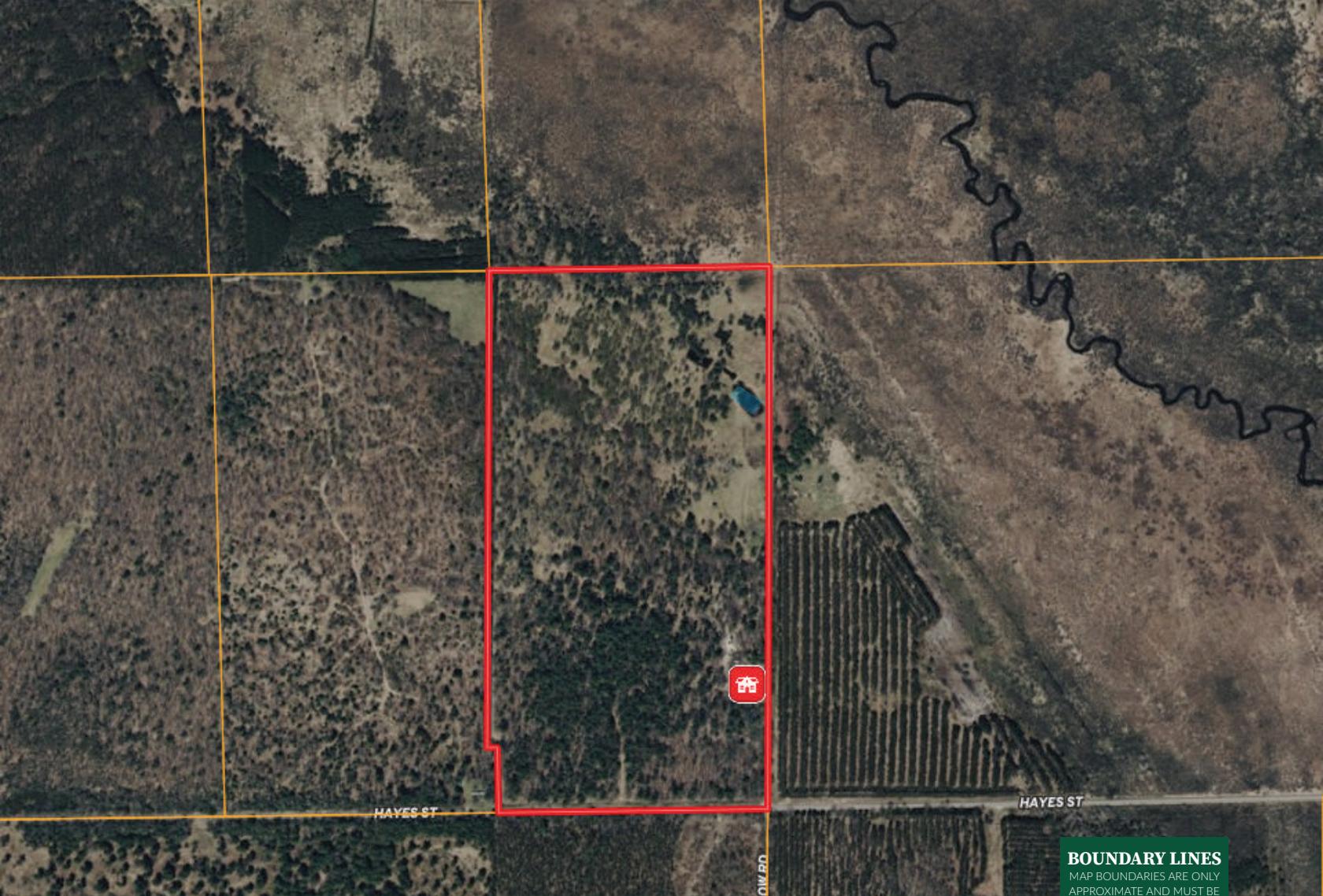


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials





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

Boundary Main House



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