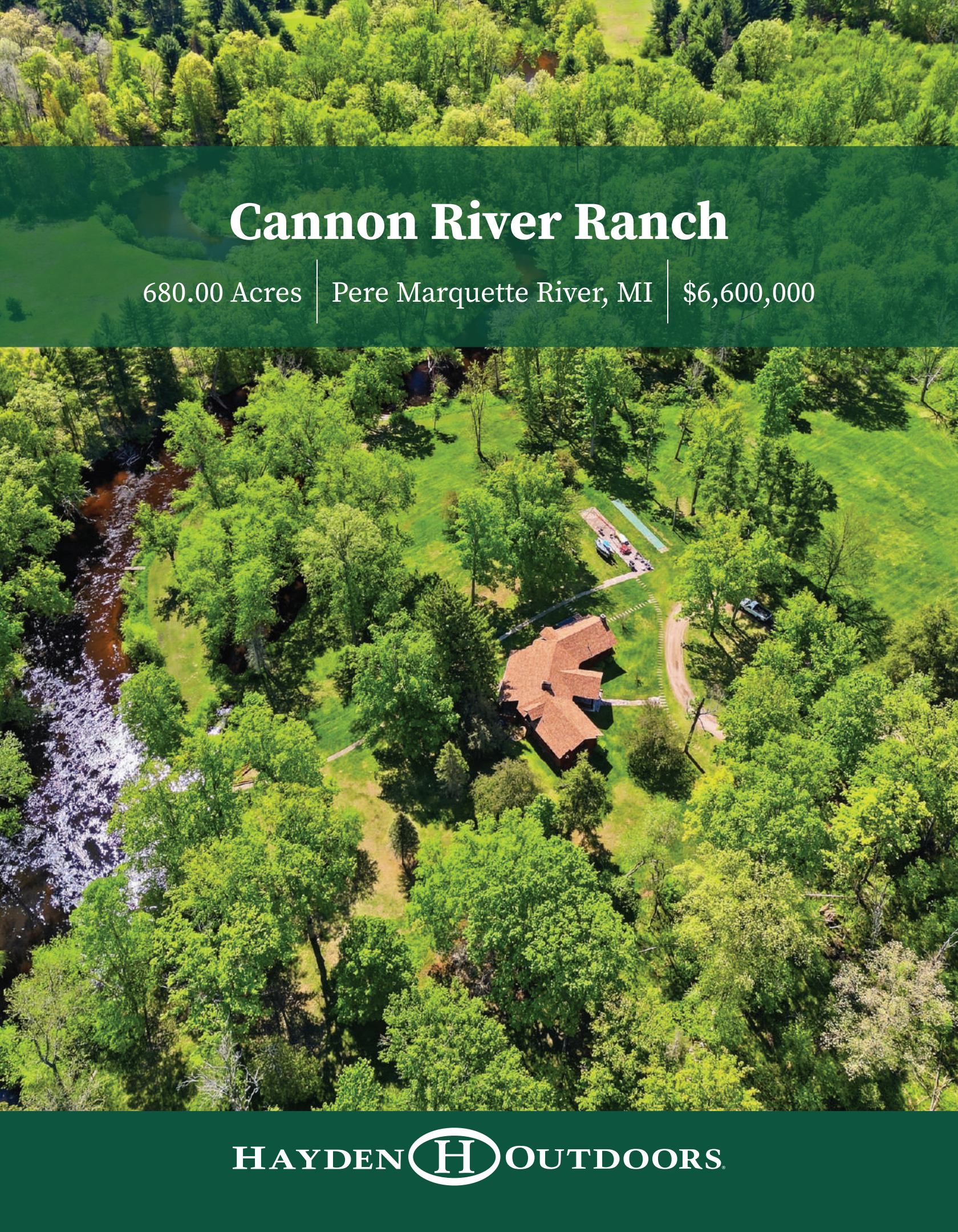


An aerial photograph of the Cannon River Ranch. The image shows a large, multi-story house with a red roof situated in a lush green landscape. A river flows through the property, with a small waterfall visible on the left side. The surrounding area is densely forested with green trees. A dirt road or driveway leads to the house, and there are several vehicles parked nearby. The overall scene is a beautiful, natural setting.

Cannon River Ranch

680.00 Acres

Pere Marquette River, MI

\$6,600,000

HAYDEN  OUTDOORS.

Cannon River Ranch

TOTAL ACRES:

680.00

PRICE:

\$6,600,000

COUNTY:

Lake County

CLOSEST TOWN:

Baldwin, MI

Presented by



Kevin Doyle

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Property Summary

Welcome to The Cannon River Ranch, this iconic Lodge was built in 1929 and owned by the GW Cannon Family since 1954. Known as the largest private land holding on the Pere Marquette River with nearly seven miles of frontage and over a square mile of land. The PM is a Natural River and a Blue Ribbon Trout Stream located in West Michigan. It is recognized as one of the few trout and salmon fishing rivers of this quality remaining in the country.



Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Cycling/Mountain Biking
Dock/Pier
Fishing
Hunting - Big Game, Small Game,
Turkey, Upland Birds
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Skiing/Snowmobiling/Snow Sports
Stream/River
Waterfront
Wooded

Land Details

Address: 6378 S Mac Road, Baldwin,
Michigan 49402, USA
Closest Town: Baldwin
Total Acres: 680.00
Deeded Acres: 680.00
Zoning: Commercial Business Improved
and Commercial Forest program.
Topography: Hilly, wooded.
Estimated Taxes: \$10,500 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Log and frame construction.
Style of Home(s): Adirondack Lodge
Finished Sq. Ft.: 5,652
Unfinished Sq. Ft.: 5,652
Stories: 2 | Bedrooms: 6
Full Bathrooms: 4 | Half Bathrooms: 2
Basement: None
Electricity Provider: Great Lakes Energy
Gas Provider: LP Gas Co.
Water Provider: private well
Parking Types: Driveway
Outbuildings: 3
Types of Outbuildings: Caretakers House,
River Cabin #3, River Cabin #4
Other Improvements: New roof 2025, (2)
Lp gas F/A 2020, Log chinking 2024.
Heating Systems: Fireplace, Forced Air
Foundations: Basement mechanical
room and crawlspace.
Waterfront Features: 5900 +/- lineal
feet of River frontage both sides.
Exterior Features: Dock and a walking bridge.
Appliances: Dryer, Refrigerator, Hot
Water Heater, Oven, Washer
Flooring: Hardwood
Siding: Log
Roofing: Asphalt
View: Pond, Private, River, Scenic, Water, Wooded



Land

The Ranch features 680 acres with nearly 7 Miles of pristine, private shoreline on the Pere Marquette. The property includes land on both sides of the river, a rarity that prevents future development from encroaching on the views or privacy. The PM is a designated Blue Ribbon Trout Stream and National Wild & Scenic River. The ranch is located downstream from the Fly's Only River section.

The Cannon River Ranch is a legacy property and historic lodge near Baldwin, Michigan, widely considered the finest trout property in the Midwest. Its primary uniqueness stems from its rare combination of massive scale, private River access and untouched wilderness on one of the nation's most legendary trout streams.

The Pere Marquette is a National Wild and Scenic River with new docks are not allowed the ranch's existing docks and bridge are grandfathered in, offering exclusive fishing and launching spots to experience world renowned waters for wild brown trout, rainbow and the exciting steelhead and salmon seasons.

The diverse terrain including lush forests and river bottoms make for prime habitat and a private haven for whitetail deer, turkey, grouse and bald eagles.

Untouched Wilderness

- Size: The estate spans over one square mile (680 acres) that is surrounded by protected Federal forests.
- East Side Preserve: Roughly 175 acres on the east side of the river remain completely undisturbed, with no existing structures. The land supports prime hunting for whitetail deer, turkey and grouse, alongside non-motorized activities like cross-country skiing and snowshoeing.





Improvements

The **Main Lodge** was built in 1929 with an Adirondack style log exterior with white ash and wormy chestnut lumber for the rustic finish interior.

- The great room & dining area are highlighted by vaulted ceilings and a stone wood burning fireplace. A full bathroom is located off the living area for convenient guest access.
- The kitchen offers functional amenities with stainless steel counter tops. The laundry room is adjacent to the kitchen and offers an exterior back door entrance for convenient access to this area.
- The primary main floor bedroom suite has a full bathroom and a convenient 1/2 bathroom.
- The west wing loft features 2 bedrooms and 1 bathroom.
- The east wing loft features 3 bedrooms and 1.5 bathrooms.
- The cozy screened porch room is the perfect area to listen to the rainbow and brown trout feeding on mayfly hatches.

Main Lodge recent improvements:

- New roof in 2025.
- Exterior log chinking in 2024.
- The (2) LP gas furnaces new in 2020.

River Cabin #3:

- 17.95 acres with 1,400 lineal feet of river frontage
- 3 Br, 2 BA
- Free standing gas log fireplace
- Laundry room & forced air furnace
- Property survey dated 1-18-24.



Improvements

River Cabin #4:

- 6.12 acres with 889 lineal feet of river frontage
- 3 BR, 2 BA
- Laundry room & forced air furnace
- Property survey dated 3-15-25.

Parcel "E":

- 7.5 acres with 595 lineal feet of river frontage.
- Property survey 3-15-25.

Caretaker's House:

- Log construction
- Barn
- Two outbuildings for equipment storage

Purchase Options:

- Lodge, Caretaker House, outbuildings with 158 acres and 2,100 +/- River frontage on both sides.
- East side 175 acres with 8,000 +/- feet River frontage.

Cabins #1 and #2 have sold this Spring 2026. Located on the North end of the Ranch. Details available by inquiring.





Recreation

The Cannon River Ranch offers Year Round Recreation.

This stretch of the PM River mainstream is designated as trout waters, and the system supports a renowned cold-water fishery. It is a designated "Blue Ribbon" trout stream and also supports excellent runs of salmon and steelhead from Lake Michigan.

Hatches of mayflies, caddis, and stoneflies provide tremendous dry fly angling for resident rainbow and brown trout. It is recognized as one of the few trout fishing rivers of this quality remaining in the country.

The PM River is considered to be Michigan's clearest and cleanest free flowing river that offers exceptional canoeing and kayaking.

- **Fly Fishing:** World-class opportunities for resident brown trout, rainbow trout, steelhead, and king salmon.
- **Paddling:** Ideal for kayaking, canoeing, and tubing; it takes approximately one hour to float through the ranch's property.
- **Private Trout Pond:** A dedicated pond on-site fed by the river for additional fishing.
- **Winter Sports:** Seasonal activities include cross-country skiing, snowshoeing, and snowmobiling enjoyed on the established trail system.
- **The Ranch** borders the Manistee National Forest with its thousands of acres of woods, streams and lakes and along the Lake Michigan shoreline that offer year-round outdoor activities including hunting, off-road vehicle use, biking, camping, hiking, cross country skiing and snowmobiling.

Lake Michigan is 30 miles away in Ludington.







Region & Climate

Baldwin, Michigan experiences a classic four-season climate with cold winters and warm summers. The average temperature ranges from a low of 15°F in January to a high of 81°F in July. Annual snowfall is moderate at 83 inches, with January being the snowiest month, averaging 25.6 inches. Total annual precipitation is moderate at 37 inches, peaking in October. Humidity levels vary, with dew points rising to comfortable levels of 60°F in summer. Baldwin receives about 2,283 hours of sunshine yearly, with July offering the clearest skies and January the cloudiest.

The PM River is a waterway for all seasons that flows into the Pere Marquette Lake in Ludington, which has always been known as a hot spot for those seeking outdoor adventure.





History

"The Cannon Lodge" as it's known to anglers, has been a private family/corporate retreat for over four generations. Situated on a wide-open bend on the famed Pere Marquette River, the lodge was hand-built in the 1929 by Robert Irwin, who owned a furniture manufacturing company in Grand Rapids. The main lodge is crafted in the classic Adirondack style, with an exterior made of native northern pine and an interior outfitted with rare wormy chestnut. A nearby footbridge spans the river, giving you immediate access to countless adventures amid sand dune hills and winding forest trails. You can also access a large cedar dock, where you can launch a kayak to explore over four miles of private waterfront, on both sides of the river.

In 1978, sixty-six miles of the Pere Marquette were designated a National Scenic River.

Most notably, the Pere Marquette River was the location of the first brown trout introduction in the United States (1884). Rainbow trout were planted in 1885, and this early introduction developed into a self-sustaining steelhead population. Coho and chinook salmon were introduced into Lake Michigan in 1966.

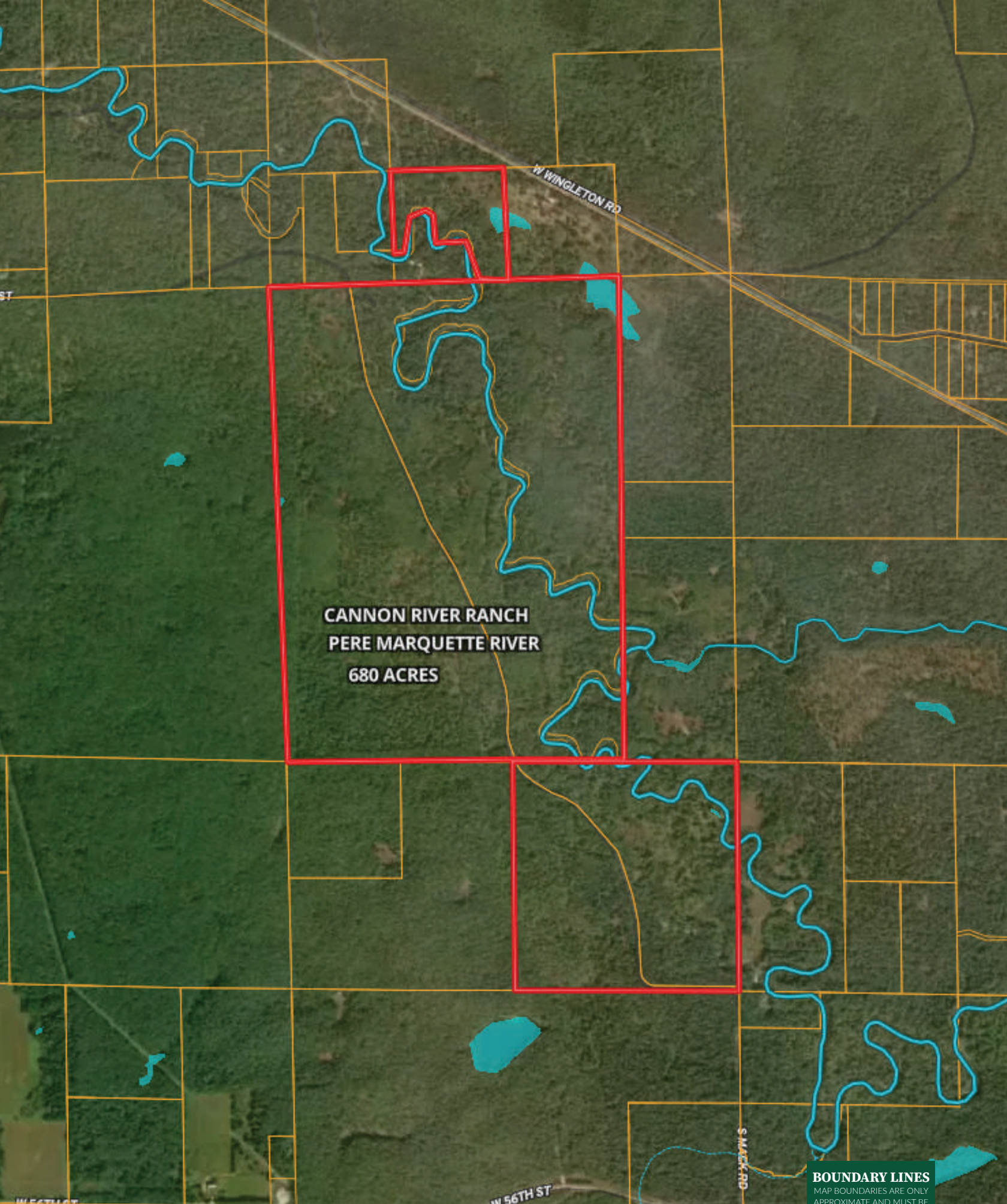
The Pere Marquette River is located in Michigan's Lower Peninsula. The river system begins east of Baldwin and empties into Lake Michigan at Ludington and is the longest unregulated river system in the Lower Peninsula. The river is a nationally known, high-quality fishing stream which supports large populations of resident trout, steelhead, and salmon. From M-37 to Gleason's Landing, the state has designated the river as quality fishing water requiring catch and release with flies only.

Location

The Village of Baldwin is 7 miles away.

Ludington is a 30 mile drive to Lake Michigan.





CANNON RIVER RANCH
PERE MARQUETTE RIVER
680 ACRES

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

 Boundary



Hayden Outdoors

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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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

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testimonials





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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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