

Gratiot County – 80 Acres

80 Acres

Gratiot County, MI

\$899,000



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Farm/Crops/Ag
Fishing
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Natural Spring
Pond/Lake
Wooded

Land Details

Address: 7 East Johnson Road,
Ashley, Michigan 48806, USA
Closest Town: Ithaca
Total Acres: 80.00
Zoning: Agriculture

Building Details

Homes: 1
Finished Sq. Ft.: 800
Bedrooms: 2
Half Bathrooms: 1
Water Provider: Well
Roofing: Metal
View: Wooded



Property Summary

Experience the ultimate hunters' paradise in Gratiot County! This beautiful 80-acre +/- property features an inviting cozy cabin nestled in the perfect location in the center of the property. The diverse terrain on this property offers the perfect blend of mature hardwoods, lush native grasses, wetlands, tillable acreage, agriculture, groomed trail system and a spring-fed wildlife pond—creating an unmatched haven for trophy whitetail deer.





Land

Woods, Water and Wildlife best describe this special property!

- **Diverse Hardwoods:** A highly coveted mix of mature Oaks and Maples provides excellent natural cover and mast crops, exploding with vibrant colors every fall.
- **Food & Agriculture:** This property is surrounded by agriculture in the middle of Farm Country making this the perfect sanctuary and bedding area for the deer that make this property their home.
- **Natural Clearings:** Secluded openings of lush native grasses serve as ideal bedding areas and transitional zones allow for great visibility when deer hunting.
- **Water Features:** A scenic, spring-fed wildlife pond and varied wetland areas act as a magnet for waterfowl, turkeys, and trophy bucks.
- **Seamless Access:** A well-maintained trail system lets you navigate the entire acreage with ease.

The owner of this property is a true steward of the land and has meticulously groomed this property over the years. With the perfect blend of woods, water and agriculture, this property is an absolute dream for the outdoor enthusiast. The avid deer hunter will appreciate the multiple deer blinds all easily accessible from the cabin that's nestled in the center part of the property. Truly a turnkey property ready for a new owner to take over and enjoy the ongoing legacy of the Quality Deer Management program that the current owner has been practicing for many years.

Improvements

Cozy Cabin with well & septic – sleeps 8 comfortably.

The property has a well-constructed gravel driveway back to cabin off main road.

Groomed Trail system that provides easy access to the entire property.

Lush Food Plot strategically located on the property near the spring-fed pond.

Ducks Unlimited assisted in grooming the property and creating the perfect combination of wetland areas for waterfowl and secluded bedding areas for the abundance of deer on the property.

DTE is providing an annual on-going financial benefit to the landowner for having nearby windmills on the bordering property. This financial benefit is transferable to the new owner. Contact Hayden Outdoors for more information.

The property is zoned Agricultural which offers the new owner significant property tax benefits.

The Gratiot-Saginaw State Game Area is 1/4 mile away – significantly expands your hunting and recreational opportunities.



Managed wetland area with water levels that can be easily controlled by a dam system the owner has created.

The owner has practiced a very successful Quality Deer Managed Program for many years which is evident by the many trophy bucks taken on this property.

Recreation

There are endless recreational opportunities on this property and the nearby Gratiot-Saginaw State Game Area!

The Gratiot-Saginaw State Game Area is an impressive 17,000-acre outdoor paradise is 1/4 mile down the road. Ideal for nature lovers and sportsmen, this vast, wooded landscape features a premier mix of hardwood forests, rolling terrain, and extensive wetland impoundments. It's a spectacular setting for outdoor recreation!

Key Features & Highlights of State Game area:

- **World-Class Hunting & Trapping:** Managed meticulously by the state to support thriving populations of white-tailed deer, wild turkey, ring-necked pheasants, ruffed grouse, and American woodcock.
- **Waterfowl Oasis:** Features over 700 acres of artificial impoundments, ditches, and potholes designed to attract wood ducks and migrating waterfowl.
- **Mixed Terrain:** Transitions from open grassy clearings to mature timber stands resulting from selective cutting and forest management.
- **Outdoor Recreation:** Endless miles of rustic trails for hiking, cross-country skiing, and wildlife photography.
- **Accessibility:** Easily reached via a network of two-tracks, gravel roads, and designated drop-in parking areas.

Outdoor enthusiasts will find endless adventure with this property's exceptional proximity to a vast tract of nearby public land. Fall months offer premier hunting, fishing, hiking, and backcountry camping. When winter arrives, the landscape transforms into a seasonal playground perfect for snowshoeing and cross-country skiing. While springtime offers great turkey hunting. Truly a four-season recreational property!

Agriculture

The property is located in the middle of farm country and surrounded by agriculture making it the perfect wildlife sanctuary.

Lush native grasses throughout the property including a food plot near the spring-fed pond.

The impressive number of mature oak trees on the property produce good numbers of acorns in the fall.





Region & Climate

Ashley, Michigan is located in Gratiot County and has four distinct seasons. The average summertime temperature is a comfortable 79 degrees, and the annual snowfall is approximately 32 inches.

History

Ashley, Michigan is a small village in Gratiot County. Platted in 1884 and incorporated in 1886, the town was named after the railroad promoter James Mitchell Ashley. It originally boomed as a timber and manufacturing hub before evolving into a rural community.

Location

The property address is: 7 East Johnson Road, Ashely, Michigan 48806 – Elba Township – Gratiot County.

- The property is located just 11 miles from Ithaca.
- 37 miles to Mt. Pleasant.
- 39 Miles to Saginaw.
- 44 miles to Lansing.
- 55 miles to Flint.
- 95 miles to the Metro Detroit Area.

*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

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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

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