

# Halfway Lake Cottages

25 Acres | Luce County, MI | \$1,595,000



HAYDEN  OUTDOORS.

# Halfway Lake Cottages

TOTAL ACRES:

25

PRICE:

\$1,595,000

COUNTY:

Luce County

CLOSEST TOWN:

Newberry, MI

*Presented by*



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### **Property Summary**

Halfway Lake Cottages is a turnkey waterfront resort on approximately 25 acres with nearly 1,700 feet of frontage on private Halfway Lake. The property includes eight rental cabins, a guest house, owner's residence, garage, and pole barn. Located in Michigan's eastern Upper Peninsula near Tahquamenon Falls and extensive trail systems, this established business offers income potential, recreational access, and a private Northwoods setting.



## Activities & Amenities

ATV/Off Road  
Beach Access  
Boating/Sailing/Rafting  
Cycling/Mountain Biking  
Dock/Pier  
Fishing  
Hiking/Climbing  
Lodge/Resort  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Skiing/Snowmobiling/Snow Sports  
Waterfront  
Wooded

## Land Details

Address: 16878 CO RD 505,  
Newberry, Michigan 49868, USA  
Closest Town: Newberry, MI  
Total Acres: 25.00  
Deeded Acres: 25.00  
Zoning: Commercial Business Improved  
Include Business?: Yes  
Income Type: Resort  
Source of lot size: Assessor/Tax Data

## Building Details

Price: \$1,595,000  
Homes: 1  
Stories: 2  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 1  
Basement: Partial finished  
Electricity Provider: Cloverland  
Gas Provider: UP Propane  
Water Provider: Well  
Outbuildings: 2  
View:  
Lake  
Wooded



## Land

Experience the beauty, peace and tranquility of the great north woods on Halfway Lake, a 65 acre private lake encompassed by a woodland setting. Fall asleep listening to nesting loons call and enjoy your morning coffee from your porch while watching an eagle catch breakfast. This is a special place in the U.P.

The property is divided between the developed resort area and a large, wooded waterfront tract that provides privacy, natural beauty, and future recreational or development potential.

The cabins, owner's residence, and supporting improvements are situated near the northern portion of the property with convenient access from either 407 (main road) or 505 (resort road). The southern portion consists primarily of mature mixed timber and undeveloped lakefront acreage, creating a secluded Northwoods setting while preserving significant shoreline ownership.

The combination of established amenities, exceptional lake frontage, and wooded acreage offers a unique balance of income-producing infrastructure and unlimited recreational opportunities.





## Improvements

The Main House has the rental office and features an open floor plan, lakeside porch room, master suite, two upstairs bedrooms, full basement with laundry facilities and half bath and the attached gazebo.

Guest House has an open floor plan with a kitchen island w/ bar stools, dining area, bunk bed, bedroom and a full bathroom.

The Eight modern cabins offer all of the comfort conveniences with the features below.

- 2 bedrooms including linens
- Bathroom with a tub and shower
- Living and dining area
- Full kitchen with Refrigerator, Microwave, Stove & oven, Dinnerware, Cookware, Coffee pot, Toaster
- Satellite TV
- Wi-Fi Internet

Cedar Dock for fishing (no license required)

Swimming, Rowboats, Canoes, Kayaks, Lifejackets

Fire ring, Charcoal grills, Gas grill, Picnic tables

Children's playground equipment

Large parking area







## Recreation

Enjoy quality lodging and amenities year round in the beautiful Michigan's Upper Peninsula.

**Rated the #1 place to stay in Newberry by Tripadvisor.**

The Halfway Lake Cottages offer anglers some excellent fishing opportunities for Northern Pike and Perch on this 65 acre private lake.

Located south of Deer Park and north of Newberry, is in Lake Superior's snow belt, averaging 200" of powder in a year.

Catering to snowmobilers by providing a trail report, ample trailer parking, the ability to park your sled cottage-side, and direct access to groomed trails. For your convenience, gas and food are just down the road.

**Trail 45 has been designated as a Pure Michigan Trail.**

Trail 45, also known as Charcoal Grade Trail, is a 44 mile multi-use that runs from Newberry to Paradise. Initially a snowmobile trail, parts are open year-round for multiple uses, from snowmobile to ORV/ATV, as well as hiking, biking and walking. The trail runs through Tahquamenon Falls State park, and along the M123 Scenic Byway.





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

 Boundary





## General Operations

Halfway Lake Cottages operates as a seasonal lodging and recreational resort serving visitors to Michigan's Upper Peninsula. The business consists of eight rental cabins, guest accommodations, and an owner's residence situated on the shores of private Halfway Lake. Guests are attracted by the area's fishing, hunting, snowmobiling, ORV riding, sightseeing, and outdoor recreation opportunities. Reservations are generated through the property's established website, repeat clientele, referrals, and tourism traffic. Daily operations include guest reservations, cabin turnover and cleaning, grounds maintenance, and management of the resort facilities. The property's manageable size allows for owner-operator involvement while providing opportunities for future growth through expanded marketing, additional accommodations, or enhanced recreational offerings.







## Region & Climate

Newberry experiences comfortable, mild summers and freezing, heavily snowy winters. Year-round, daily temperatures typically range from 10°F to 77°F. The area is known for significant snowfall and occasionally sees extreme weather like blizzards and strong wind gusts.

Located in the eastern Upper Peninsula, and receives an average annual snowfall of about 204 inches (17 feet). Because of its position in the “snowbelt” and heavy lake-effect snow from Lake Superior, the area experiences a prolonged snowy season that typically spans from late October through April.

## History

Halfway Lake Cottages has served as a destination for visitors seeking the natural beauty and outdoor recreation of Michigan’s Upper Peninsula. Nestled along the shores of private Halfway Lake, the property has welcomed anglers, hunters, snowmobilers, ORV enthusiasts, and families looking to experience the Northwoods. Over the years, the resort has developed a loyal customer base and reputation for its peaceful setting, waterfront access, and proximity to some of the Upper Peninsula’s most notable attractions. Today, Halfway Lake Cottages offers a rare opportunity to acquire an established hospitality business, a substantial waterfront landholding, and a legacy property that can be enjoyed for generations to come.

## Location

- Lake Superior (17 miles) Tahquamenon Falls (30 miles) Newberry Country Club Golf Course (15 miles)
- Grand Marais (35 miles) Sable Falls (35 miles) Seney Wildlife Refuge (40 miles) Whitefish Point (50 miles)
- Pictured Rocks (60 miles) Soo Locks (75 miles) Mackinac Island (80 miles)
- Close by attractions is the Oswald’s Bear Ranch (3 miles) If you want to be guaranteed to see a bear while visiting the Tahquamenon area.
- Nature’s Kennel (5 miles) They offer the opportunity for you to drive your own team or ride along in a sled. Day trips and overnight adventures are available.



# 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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REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

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.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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