

Hillsdale County – 95 Acres

95.00 Acres | Hillsdale County, MI | \$849,000



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Mineral Rights
Natural Spring
Timber
Wooded
State Hunting Unit: 030 MI

Land Details

Address: TBD Tamarack Road,
Pittsford, Michigan 49271, USA
Closest Town: Hillsdale
Total Acres: 95.00
Zoning: Agriculture



Property Summary

Located in the heart of Hillsdale County—renowned for its world-class whitetail genetics and premier turkey hunting—this stunning 95-acre parcel offers the perfect blend of tillable ground, rolling hardwoods and lush meadows. Whether you are looking to build your dream secluded homestead, manage a premier hunting tract, or expand your investment portfolio, this property checks every single box.





Land

Properties of this scale and habitat diversity rarely hit the market in Hillsdale County. The topography changes create beautiful scenic views while naturally structuring the movement of the many deer that make this property their home. Surrounded by agricultural in every direction, this property is a turnkey blueprint for a premier hunting property.

Property Features:

- **Rolling Hardwoods:** Towering mast-producing timber provides excellent thermal cover, natural funnel choke points, and ideal locations for your tree stands and elevated blinds.
- **Tillable Ground:** Fertile acreage offers the perfect destination for food plots to hold mature bucks year-round.
- **Lush Meadows & Bedding:** Thick, native grass meadows offer critical nesting habitat, secure bedding areas, and excellent edge-card effect where field meets forest.

Whether you're hanging tree stands, carving out ATV and trail-riding routes, or managing the land for trophy bucks, this versatile acreage is primed for outdoor adventure.

Enjoy the peace of the countryside while remaining just a short drive from local amenities. Don't miss your chance to own a piece of pure Michigan outdoor paradise!

Improvements

The property is enrolled in a Diverse Grassland Conservation program through the NRCS (Natural Resources Conservation Service) since 2017. The Diverse grassland planting consists of a mixture of planted short and tall native grasses and wildflowers reminiscent of short and tall grass prairies that once were common in southern Michigan. The financial benefits of this conservation program are transferable to the new owner.



Recreation

There are endless recreational opportunities in this part of Hillsdale County!

Hillsdale County is historically known as Michigan's "Big Buck" capital due to milder winters and abundant food sources producing several legendary trophy bucks in the record books over the years.

Escape the hustle and bustle to your own 95-acre private sanctuary in the highly sought after Hillsdale County. This expansive property offers endless opportunities for quiet country living and recreation. With a beautiful blend of deep woods and open meadows, the land provides excellent deer & turkey hunting. The rolling terrain on this property is ideal for hiking, horseback riding, or simply enjoying the abundant local wildlife. When winter arrives, the landscape transforms into a seasonal playground perfect for snowshoeing and cross-country skiing. While springtime offers great turkey hunting. Build your custom dream home, a weekend hunting cabin, or a family estate with ultimate privacy, all while remaining conveniently connected to the charming local amenities of Hillsdale. Truly a four-season recreational property!

Outdoor enthusiasts will find endless adventure with this property's exceptional proximity to a vast tract of public land known as the Lost Nation State Game Area. This 2,400-acre hidden gem is a great destination for deer hunting, target shooting and hiking along the North Country Trail. Other top regional highlights include off-roading at the very popular Bundy Hill Offroad park along with a great fishing, swimming and camping destination at the Lake Hudson Recreation Area.



Agriculture

This property is located in the middle of farm country and surrounded by agriculture making it the perfect sanctuary and bedding area for the many deer that make this property their home. The food plots and lush native grasses throughout this property make it a wildlife paradise. A high percentage of the timber on this property is mature and valuable.





Region & Climate

This area in Michigan has 4 distinct seasons with very moderate overall climates. The average summertime high temperature is a comfortable 79 degrees, and the annual snowfall is approximately 35 inches.

History

The village of Pittsford was platted in 1855. In those days communities followed the railroad in order to be established in a favorable location. The village of Keene, approximately two miles north of the current village, was literally uprooted. Buildings were torn down and reassembled to make way for the railroad between Toledo, Ohio and Elkhart, Indiana. In the 1874 Hillsdale County Directory, it was stated that Pittsford “is situated in a good grain and fruit country.” The Directory went on to say that the “principal manufacture is brick.

Location

The property borders to the north 8500 Tamarack Road, Hillsdale, MI 49271.

- The town of Hillsdale is 15 minutes to the northwest.
- The town of Adrian is 30 minutes to the east.
- Jackson is approximately 40 minutes to the north.
- Ann Arbor is 70 miles to the northeast.
- The DTW Airport is 80 miles to the northeast.
- Toledo is approximately 60 miles to the southeast.

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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.

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- RICK STEINER, SELLER/BUYER

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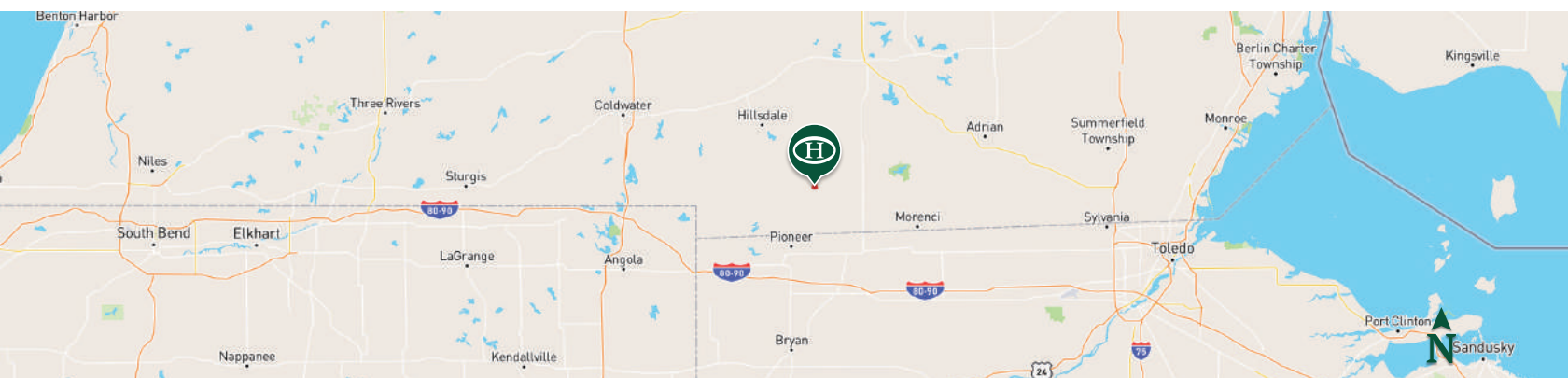




 Boundary

BOUNDARY LINES

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



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