

Oakland County – 85 Acres

85 Acres | Oakland County, MI | \$1,499,999



HAYDEN  OUTDOORS.

Oakland County – 85 Acres

TOTAL ACRES:

85

PRICE:

\$1,499,999

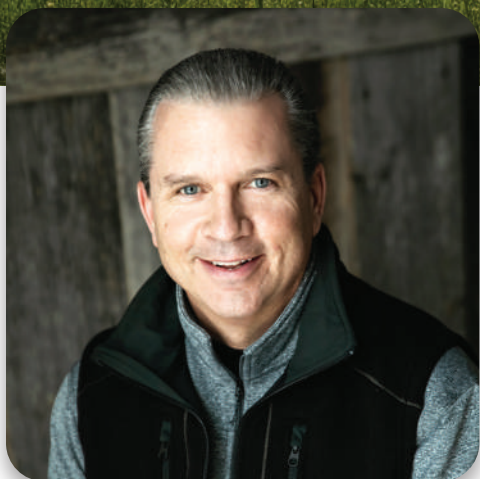
COUNTY:

Oakland County

CLOSEST TOWN:

Leonard, MI

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HAYDEN OUTDOORS®
REAL ESTATE

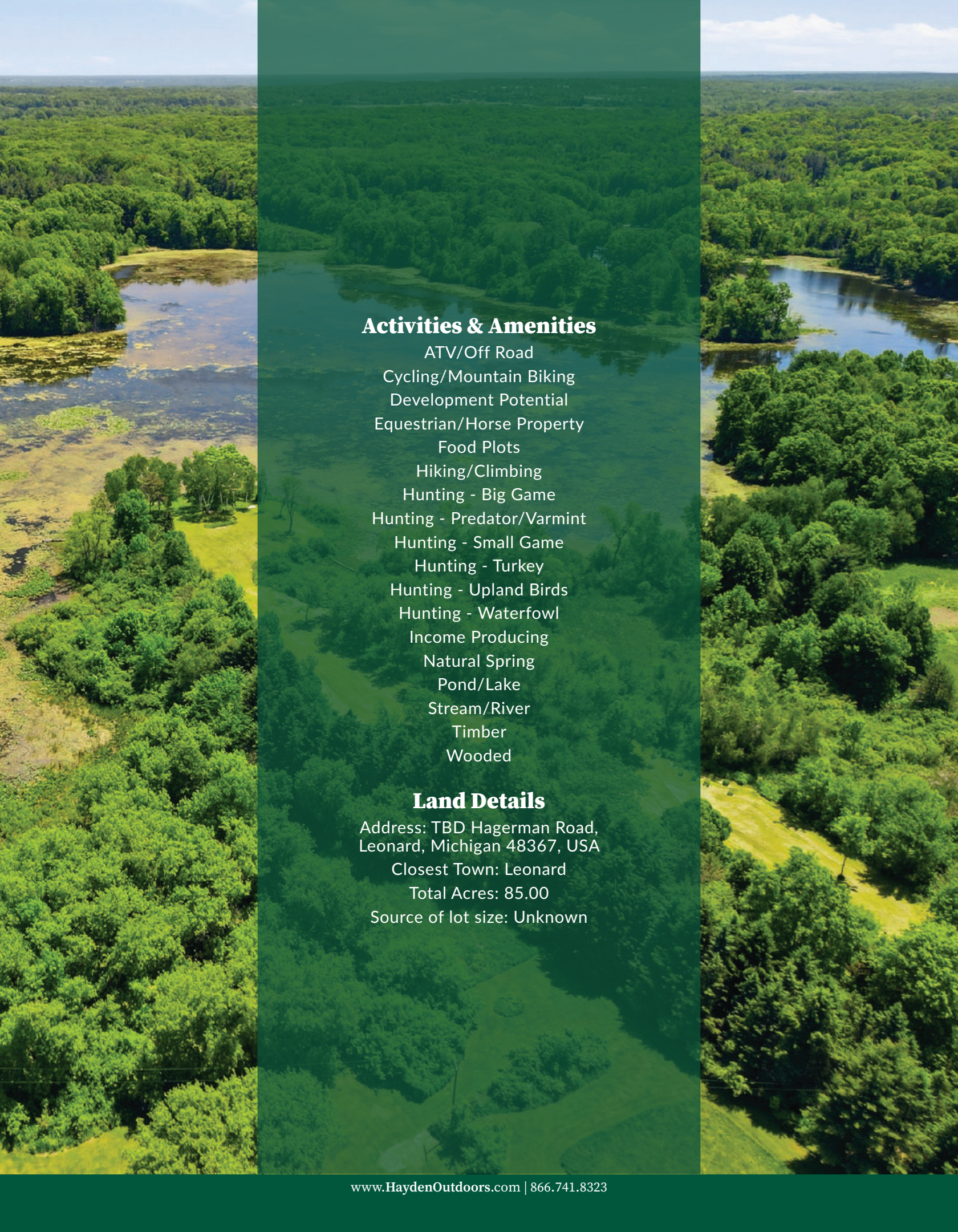




Property Summary

This premium 85-acre recreational property offers the ultimate blank canvas for luxury estate builders and outdoor enthusiasts! Whether you are looking to establish a legacy family estate, a world-class recreational property, or a weekend getaway, this expansive property delivers unmatched privacy and natural beauty. This part of Oakland County gives you that “Up North” feel close to home. Properties like this rarely come available!





Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Natural Spring
Pond/Lake
Stream/River
Timber
Wooded

Land Details

Address: TBD Hagerman Road,
Leonard, Michigan 48367, USA
Closest Town: Leonard
Total Acres: 85.00
Source of lot size: Unknown



Land

This exceptional 85-acre estate, spanning 7 versatile parcels, offers a rare, multi-faceted opportunity for exclusive residential development or a private sanctuary. The land seamlessly blends rolling pastures, fertile tillable ground, and mature hardwoods, all enhanced by a vibrant spring-fed creek and multiple wildlife marsh ponds. The mature Oak and Maple canopy on the property transitions from lush emerald greens in the summer to a spectacular display of brilliant colors throughout the fall months. Whether you are looking to subdivide or build a secluded luxury retreat, this acreage offers the ideal foundation to bring your vision to life.

One of the many highlights on this property is the 750 + feet of lake frontage on Secord Lake. Secord Lake is a quiet, 82-acre spring fed lake that is fed by the East Pond Creek, known for its great fishing for bass, northern pike, blue gill and trout. The calm, picturesque waters offer a natural wildlife haven and the perfect launchpad for kayaking and paddleboarding.

The property is easily accessible from Rochester Road just north of the village of Leonard. There's approximately 1,250 feet of road frontage on Gerst Road and 2,700 feet of frontage on Hagerman Road.

Improvements

There are three gated entrances off Hagerman Road which provide easy access to the entire property.

Gentle lush rolling topography boasts multiple potential build site choices for your dream home, family compound or hobby farm.

Electricity and Natural Gas are easily accessible along Hagerman Road.



Recreation

Endless recreational opportunities in Addison Township!

The property is naturally loaded with wildlife and offers great hunting for deer, turkey and waterfowl.

For the horse lover, the property is just down the road from the very popular Polly Ann Trail, established as a Pure Michigan Trail in 2019. This non-motorized trail is ideal for hiking, biking, running or taking your dog for a walk. The trail runs from Orion Township in suburban Detroit on a former Pontiac, Oxford & Northern Railroad corridor. The portion of the trail in Oakland County runs for 14.2 miles from Orion Township to the Oakland-Lapeer County line at Bordman Road where this property is located.

Just 5 miles to the south is the beautiful Lakeville Lake, a 460-acre all-sports lake with a public boat launch. The lake is 68 feet deep and is one of the largest lakes in Oakland County. Offers great fishing for pan fish, bass, northern pike and walleye.

Heather Hills Golf Course, known as the “hidden gem” is just 2 miles to the southeast of the property and Copper Hills Golf Course is just 8 miles away. The award-winning public golf course was rated as one of the Top 10 public courses in Michigan by Golf Digest. The 27-hole golf course offers the highest elevation of any course in S.E. Michigan.

Addison County Park is just minutes from your door. This sprawling 1,140-acre destination is a playground for all seasons. Enjoy 20+ miles of wooded trails perfect for mountain biking, hiking, and horseback riding. In the winter, try your hand at fat-tire biking and cross-country skiing. The park also features a stunning 18-hole disc golf course, a swimming beach, and boat/kayak rentals.

The nearby Addison Township Watershed Preserve is a serene, natural oasis perfect for the quiet observer. Enjoy peaceful hikes through pine forests, birdwatching, and catch-and-release fishing on the small lakes.





Region & Climate

Oakland County, Michigan gets 33 inches of rain, on average, per year. The US average is 38 inches of rain per year. Oakland County averages 37 inches of snow. Over the course of the year, the temperature typically varies from 17°F to 82°F and is rarely below 1°F or above 90°F.

History

The local town of Leonard is located in Oakland County's Addison Township. It began growing as soon as it got its post office in 1884 which became named after resident and businessman Leonard Rowland. The town became incorporated in 1889.

Location

Oakland County is considered one of the best places to live in Michigan!

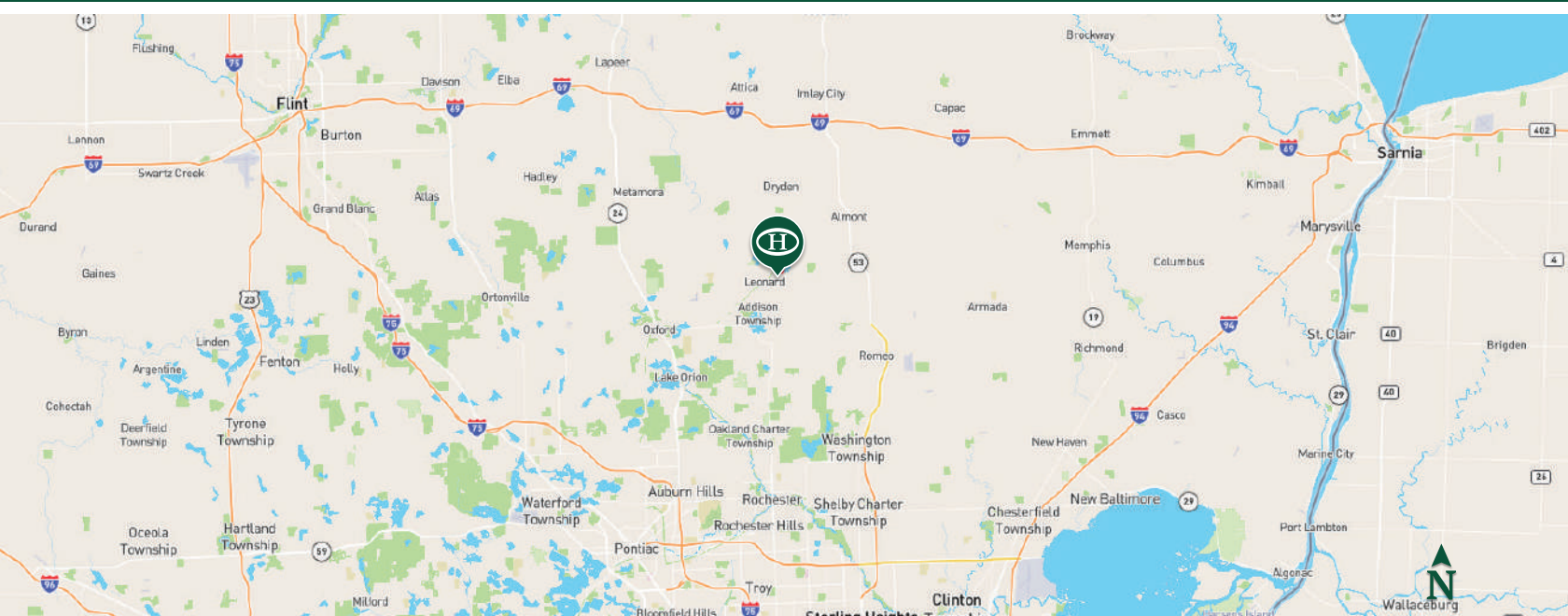
The Village of Leonard is a small town tucked into the northeastern corner of Oakland County. The property is 15 miles north of the very popular downtown Rochester, Michigan and 6 miles to the west of downtown Almont. The area offers nearby convenience of restaurants, grocery shopping and gas stations plus medical facilities and pharmacy.

Located 31 miles from Oakland County International Airport, 45 miles from Bishop International Airport and 59 miles to Detroit Metropolitan Airport.





 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





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

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