

Rochester Road – 80 Acres

80.00 Acres | Lapeer County, MI | \$1,299,000



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Activities & Amenities

Borders Public Lands
Development Potential
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Timber
Wooded

Land Details

Address: TBD Rochester Road,
Dryden, Michigan 48428, USA
Closest Town: Rochester
Total Acres: 80.00
Zoning: Residential



Property Summary

Escape to your own private wilderness with this breathtaking 80-acre heavily wooded parcel. This rare property perfectly balances absolute seclusion with modern convenience. It delivers a true “up north” wilderness experience while sitting just 25 minutes from Rochester. The property is a true sanctuary for wildlife, making it an exceptional tract for hunting, building a private estate, or establishing a family off-grid cabin close to home.





Land

Pristine Woods & Rolling Terrain

The acreage features heavily wooded, rolling terrain that creates a true northern Michigan feel right in your backyard. The land is densely populated with a beautiful mix of valuable hard and softwoods, including majestic Oak, Maple, Pine and Walnut trees that the owner planted on the property over 45 years ago. Navigating the ridges and valleys provides scenic views and excellent natural funnels for wildlife.

Bordering 241 Acres of Protected Parkside Living

A unique feature of this property is its southern wetland border, which directly connects to the 241-acre Addison Township Watershed Preserve Park. This extensive natural boundary drastically expands your recreational footprint. Enjoy immediate access to an endless corridor of unfragmented wilderness, enhancing your hunting, hiking, and wildlife viewing opportunities while ensuring no one will ever build behind you.

The Ultimate Wilderness Experience Close to Home

If you are searching for absolute seclusion, unmatched privacy, and a rugged wilderness experience close to home, this property checks every single box. It is the ultimate canvas for a premier hunting camp, a weekend getaway, or your dream estate tucked deep in the woods. Featuring more than 1,250 feet of premium road frontage along Rochester Road, this highly accessible acreage offers the ultimate opportunity to build a custom family estate complete with a private backyard recreational playground.

Improvements

This rural property is undeveloped and is still in its native state like it was when the owners purchased the property many years ago. Tremendous potential to groom and develop this property into your own wildlife sanctuary.

A rustic, off-grid cabin on the property offers endless potential and cozy charm. Relax on the deck and take in spectacular autumn views of the rolling terrain. The landscape overlooks the Addison Township Watershed Preserve, ensuring your scenic backdrop will never be developed.



Recreation

Live where you play!

A four-season recreational playground right in your backyard. This property serves as a natural sanctuary for local wildlife, including deer, turkey, waterfowl, and a vibrant variety of wild birds. It is the perfect retreat for anyone looking to embrace Mother Nature.

The bordering 241-acre nature park features a trail network that provides access to the water, making it a scenic, tranquil spot for hiking. Enjoy kayaking and fishing on the crystal-clear, spring-fed waters of Howard Lake. Across the southern property line, a new owner can easily clear and groom a private trail leading directly to the water. This is a rare opportunity to develop your dream recreational retreat.

This property sits right down the road from the popular Polly Ann Trail, officially designated as a prestigious “Pure Michigan Trail.” This beautifully maintained, non-motorized linear park is perfect for horseback riding, hiking, biking, or walking your dog through scenic, untouched landscapes. Spanning a former historic railroad corridor, the Oakland County portion offers 14.2 miles of pristine pathways. It stretches all the way from suburban Orion Township directly to the Lapeer County line at Bordman Road, right where this exceptional property is situated.

Just 5 miles south, the crystal-clear waters of Lakeville Lake await. This massive 460-acre, 68-foot-deep all-sports lake features a public launch and world-class fishing for walleye, pike, and bass.

Golfers can perfect their swing just 2 miles away at Heather Hills (the area’s “hidden gem”) or tackle the dramatic elevations of Copper Hills Golf Course, ranked a Top 10 Michigan public course by Golf Digest.

For daily adventures, Addison Oaks County Park is just minutes from your door, offering 1,140 acres of fun, 20+ miles of multi-use trails, a swimming beach, disc golf, and winter skiing. Seeking quiet serenity? Decompress at the nearby Addison Township Watershed Preserve with peaceful pine forest hikes and catch-and-release fishing. Your ultimate up-north lifestyle starts here!





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

The property is located just across the Oakland County Line at the N.W. corner of Rochester Road and Bordman Rd.

The primary entrance to the property is off of Lasher Road on the west side of the property. Lasher Road can be accessed off of Haven's Road, approximately 1/2 mile south of Hough Road. Once you turn on private Lasher Road, take the winding road just over 1/2 mile to the entrance off the property.

- The very popular downtown Rochester is 15 miles to the south.
- The village of Leonard is 2 miles to the South.
- Dryden is 4.7 miles to the North.
- The town of Almont is 7 miles to the Northeast.
- DTW Airport is 59 miles to the Southwest.
- Bishop International Airport in Flint is 50 miles to the Northwest.

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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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"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"

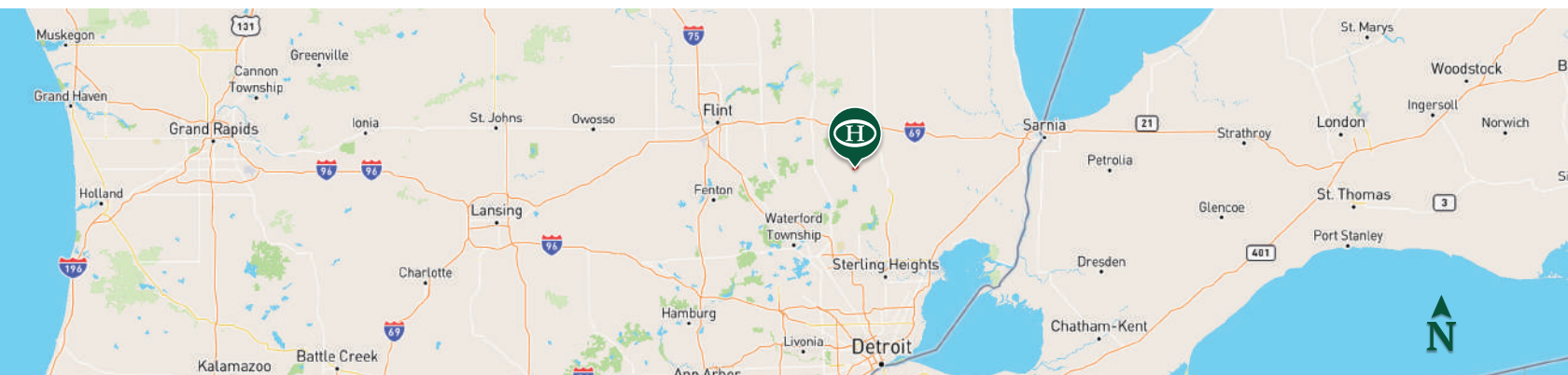
- RICK STEINER, SELLER/BUYER

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 Boundary



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