

Gregory Farm

196.00 Acres | Mecosta County, MI | \$2,400,000



HAYDEN  OUTDOORS.

Gregory Farm

TOTAL ACRES:

196.00

PRICE:

\$2,400,000

COUNTY:

Mecosta County

CLOSEST TOWN:

Rodney, MI

Presented by



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**HAYDEN OUTDOORS.
REAL ESTATE**





Property Summary

This property represents a rare opportunity to own a legacy recreation paradise in West-Central Michigan. Held with loving stewardship by the same family since 1972, this exceptional 196-acre recreational tract offers the ultimate private retreat for outdoors enthusiasts. Combining vast rolling acreage, dense timber, lush pastures, and pristine spring-fed water resources that provide for the ultimate wildlife habitat.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking/Skiing/
Snowmobiling/Snow Sports
Farm/Crops/Ag/Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game, Turkey
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake/Natural Spring
Propane
Timber/Wooded
Waterfront

Land Details

Address: 17370 160th Ave, , Rodney,
Michigan 49342, USA
Closest Town: Big Rapids
Total Acres: 196.00
Deeded Acres: 196.00
Zoning: Ag
Topography: Hilly, rolling terrain.
Vegetation: Native grasses.
Pasture Acres: 30
Estimated Taxes: \$6,430 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 Story Farm House
Finished Sq. Ft.: 4130
Stories: 2 | Bedrooms: 5
Full Bathrooms: 3 | Half Bathrooms: 1
Basement: Partial finished
Electrical Amps: 200
Electricity Provider: Consumers Energy
Gas Provider: LP Gas Co.
Water Provider: 5" well
Parking Types: Detached Garage, Carport, Driveway
Outbuildings: 4
Types of Outbuildings:
Pole barn with workshops, equipment
and lean-to hay storage area.
Hip roof barn for storage.
2nd pole barn for storage.
two storage sheds.
Other Improvements: Pole barn.
Fence Type: Woven wire.
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Waterfront Features: Mud Lake Creek
Appliances: Dishwasher, Dryer, Refrigerator,
Hot Water Heater, Microwave, Oven, Washer
Flooring: Carpet, Hardwood, Laminate
Siding: Wood
View: Creek, Pond, Private, Scenic, Wooded



Land

Woods-Water-Wildlife-Privacy

This exceptional farm / recreational property has been groomed by the owners for 54 years. Whether you are looking to own a dream farm recreation property or a hunting lodge "This is the Place". Sprawling 196 contiguous acres of diverse, high-quality Michigan terrain with the ideal mix of thick hardwood stands, dense thermal bedding brush and native grasses, the spring-fed Mud Lake Creek and the 3 ponds along with the hay pastures that are perfectly suited for strategic food plots to provide the ultimate habitat. Prime hunting grounds teeming with whitetail deer, wild turkey, waterfowl and small game.

Diverse Terrain & Prime Wildlife Habitat

The topography features a beautiful blend of rolling hills and flat bottoms, creating natural travel corridors and pinch points for game. The timber consists of a varied mix of mature hardwoods and softwoods, providing both an immediate mast source for wildlife and potential future timber value. Thick swamp edges and brushy lowlands offer dense bedding cover, ensuring that wildlife stays holding on your property year-round. Multiple open staging areas are ready to be tilled into expansive food plots to draw in late-season bucks.

Water Features: Several natural spring-fed water sources with Mud Lake Creek meandering for over a quarter mile through the property that offers a cold water fishery with brook trout. The 3 pond areas over desirable water sources for the deer and turkey populations. The larger pond area could be enhanced for waterfowl hunting. The Farm's property lines are defined with woven wire fencing in most areas.

Unbeatable Location & Convenience:

While the property feels entirely secluded, it enjoys excellent accessibility from maintained county roads. It perfectly balances total privacy with proximity to local conveniences with a short drive to the city of Big Rapids, home to Ferris State University, and US-131. You can enjoy the tranquility of the deep woods without sacrificing convenient access to big store shopping, fine dining, hospital, and first class medical facilities.



Improvements

Welcome to your ultimate dream estate—a masterfully designed custom modern farmhouse that blends heritage warmth with contemporary luxury. The home was fully renovated with a significant house addition all in 1978 by well known architect and builder Jordan Shepard of Ada, Michigan. Quality custom features and energy-efficient built provide effortless, modern peace of mind.

The great room featuring a stone fireplace with wood burning insert offers an abundance of natural light through the over-sized door walls and vaulted ceiling. The American-style kitchen is the ultimate hub of this modern home, celebrated for its expansive footprint, open-concept flow, and focus on social gathering. The main floor also features a formal dining area with a slider to the outside covered patio. The office room, a half bathroom and walk-in pantry add convenience to everyday living. The custom built-ins, front door with stain glass, custom wood spiral staircase, railing and all of the quality trim work is exceptional.

The main floor has a guest suite with a private entrance that features a kitchen and living area, bedroom and full bathroom that offers a comfortable extended stay at the Farm. The 2nd floor features the master suite and full bathroom and 3 guest bedrooms with the large walk through bathroom offering comfortable sleeping arrangements. A laundry/craft room is an added convenience next to the master suite. The finished basement features a sunken family room with a brick faced wood burning a fireplace, a large sauna room, another laundry room, storage area and the mechanical room.

The LP gas forced air, central air, in-ground sprinkler system, 5" well and septic system are all in good working order. The roof is an aluminum shack shingle look.

Outside, the expansive covered porch area is welcoming for beautiful sunrises, morning coffee, or relaxing in the sunken hot tub while enjoying the wildlife from this private setting on a dead-end road. The quiet beauty at the Farm is special. Whether you envision owning a legacy family retreat or a hunting and recreational lodge, this property has it all.



Recreation

Exceptional Four Season Recreation

This property offers some of the best whitetail deer and turkey hunting in West Central Michigan.

Mud Lake Creek that meanders through the farm for over a quarter mile offers crystal-clear cold water serving as a thriving ecosystem for the native brook trout.

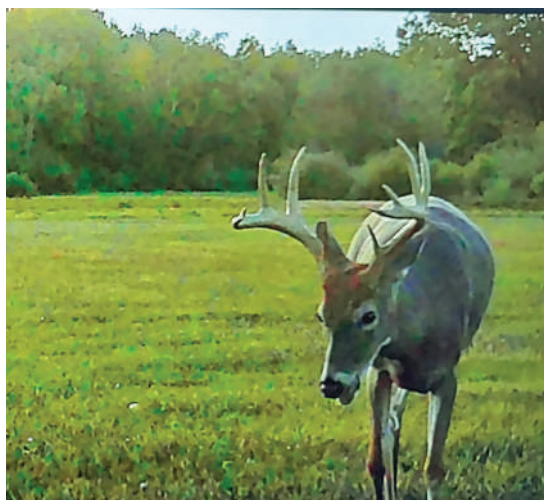
An established network of interior trails allows for easy navigation, tractor access, and quiet entry to hunting blinds. Beyond hunting, the property serves as a year-round recreational hub for atv's, hiking, mushroom foraging, snowmobiling, and cross-country skiing.

Tucked away in a quiet rural corridor bordering the Haymarsh Lake State Game area and several inland lakes. The Haymarsh State game area is a 6,737-acre outdoor enthusiast paradise featuring a primitive, unpaved nature trail system that winds through the surrounding wetlands and forests.

The Haymarsh Lake is 375-acres that support strong populations of northern pike, largemouth bass, black crappie, yellow perch, bluegill, and sunfish. The lake area is known as a hotspot for its winter bluegill ice fishing. There are two unimproved boat launch sites on the lake. Gas-powered motors are restricted to protect the habitat, making it ideal for kayaking and canoeing,

A continuous tract of hilly upland and dense lowland forest provides excellent wildlife habitat. It is known for whitetail deer, ruffed grouse, and rabbit hunting. The natural marshes and four historic man-made flooding impoundments create ideal environments for hunting wood ducks, geese, and migrating woodcock.

The Haymarsh Game Area adds to the footprint of the Gregory Farm to enjoy unlimited outdoor recreation.





Agriculture

The pristine 196 acre property features beautiful rolling, hilly terrain with approximately 30 acres of pasture grass in 3 different fields and another 30 acres on the east side that is autumn olive, crab apple trees and native grass areas that are used as deer bedding areas.

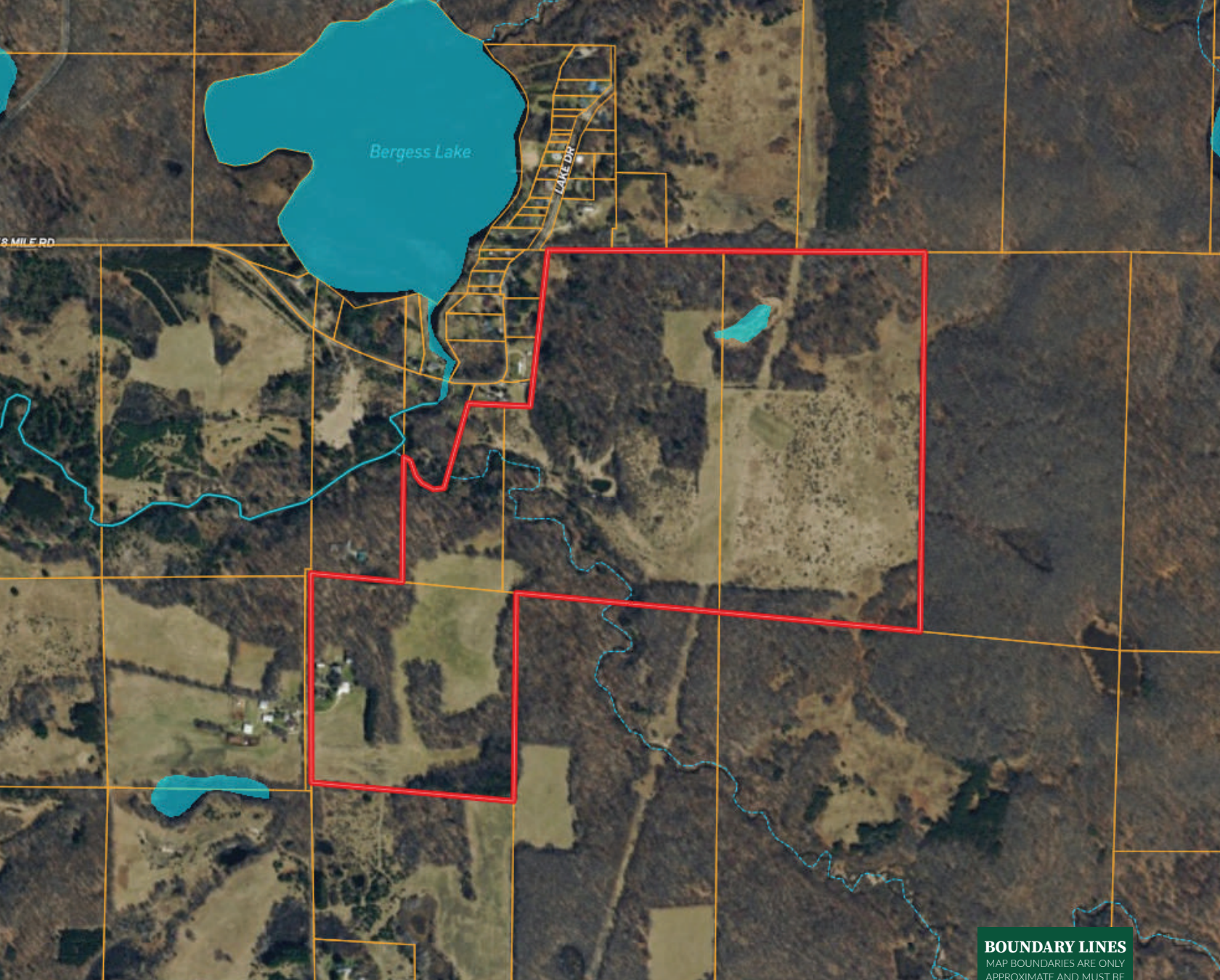
Region & Climate

Mecosta County features a humid continental climate characterized by four distinct seasons. The county sees an average of 160 sunny days per year and experiences some form of precipitation roughly 132 days of the year. Annual Rainfall/Precipitation: 36 to 37 inches. Annual Snowfall: 59 to 67 inches.

Location

Located about 3 miles to the City of Big Rapids which offers the Corewell Health Hospital, Medical facilities, big store shopping, fine dining, home to Ferris State University and US 131 hwy.

- Grand Rapids is approximately a one hour drive.
- Several inland lakes and the Muskegon Rivers are an easy drive from the Farm.
- Several quality golf courses are in the Mecosta County area.



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

 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 Fair 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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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 1990s, 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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