

Miller Lake 47

47.63 Acres

Allegan County, MI

\$849,000



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Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Fishing
Hunting - Big Game, Small
Game, Turkey, Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Wooded

Land Details

Address: 1306 122 nd., Hopkins,
Michigan 49328, USA
Closest Town: Hopkins
Total Acres: 47.63
Deeded Acres: 47.63
Zoning: Residential Improved
Topography: Rolling terrain.
Vegetation: Native grasses.
Estimated Taxes: \$2,026 - 4500
Source of lot size: Assessor/Tax Data

Building Details

,Homes: 1
Style of Home(s): Manufactured
Stories: 1
Bedrooms: 3 | Full Bathrooms: 2
Basement: None
Parking Types: Driveway
Outbuildings: 1
Types of Outbuildings: Pole barn 40 x 60.
Other Improvements: Gated
driveway entrance.
Fence Type: Wrought iron and wire.
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Waterfront Features:
1,700 ± feet lake frontage,
2,480 ± Creek frontage,
Pond 1/2 acre +
Siding: Aluminum, Vinyl
Roofing: Asphalt
View: Lake, Pond, Scenic, Water, Wooded



Property Summary

Water-Woods-Wildlife. Discover the ultimate private retreat on Miller Lake in Allegan County. Nestled on a beautiful waterfront property that features 47.63 acres of a rare combination of open space, rural nature, and endless recreational possibilities. This family owned property for 40 years has enjoyed hunting, fishing, boating and the serene lifestyle.

Come experience the "Up North" feel with a short drive from home.





Land

Truly a outdoor enthusiasts dream property.

Located on the private 60 acre Miller Lake, the property sits in a beautifully natural, wildlife-rich environment. Several live water springs are located throughout the beautiful property. Known for excellent fishing for largemouth bass, black crappie and bluegill.

The property is 47.63 acres featuring 1700 +/- frontage on Miller Lake with the West border being Miller Creek. Also on the property is a 1/2 acre spring fed pond that the existing house overlooks and offers a beautiful building site for a new home. The mix of hard and soft wood trees, pines, wetland areas and the abundant native grasses offer the ultimate habitat for all wildlife. Acreage of this scale in Western Michigan is prime terrain for white-tailed deer, wild turkey, waterfowl and local small-game hunting. This is a beautiful rural country and farm area.

Desirable location with convenient access from US 131. This property offers the "Up North" lifestyle in West Michigan.

Improvements

The property is gated with fencing along the entire East property line. Miller Creek is the West property line. The remodeled manufactured home is being lived in year round by a family relative, who maintains the property. A 40 x 60 pole barn including the two storage wings added for workshop areas with 220 elect. service and concrete floors throughout the building. The second manufactured home overlooking the lake will require some extensive TLC work. A concrete boat ramp is located at the lakefront for personal use.





Recreation

Four Season opportunities for boating, fishing, hunting and all outdoor recreation. The lake is known for excellent fishing for bass, black crappie and bluegill. It is designated as a peaceful, no-wake body of water, making it ideal for small pontoon boat, fishing boat, canoes and kayaks. The property has been known to hold mature whitetail bucks along with strong waterfowl hunting.

Located just 9 miles away is Gun Lake, a premier 2,680 acre all sports lake. It is renowned for its clear waters, sprawling shallow shorelines, and vibrant year-round recreational opportunities. Gun Lake has no horsepower restrictions, making it highly active during peak summer months. Popular for wakeboarding, water skiing, tubing, jet skiing, and relaxed pontoon cruising. Highly regarded for its abundant bass fishery for largemouth and smallmouth bass as well as walleye, northern pike, muskie, and yellow perch.

Yankee Springs Recreation Area is massive 5,200-acre park borders the northeastern shore of Gun Lake. It features rugged hiking loops, extensive mountain bike trails, campgrounds, and a short, accessible boardwalk trail linking to a fishing pier.

Gun Lake Casino Resort: Located a short drive to the north is a premier entertainment destination that features extensive gaming floors, dining, and live music. Its upscale hotel achieved prestigious AAA Diamond Luxury Status and features the Wawyé Oasis as a destination unlike any other in the Midwest. A beautiful glass atrium with over 32,000 square feet of paradise with live palm trees, tropical flora and other features kept at a sublime 80°. This venue features two distinctive pools, a 21+ VIP Pool and a fun-filled Family Pool. Guests can lounge in the private cabanas, take a trip to the snack bar or swim-up bar and enjoy a leisurely play beneath the bright, natural light. The energy shifts after sunset as spotlights and shimmering LEDs transform the resort into a state-of-the-art concert venue.





Region & Climate

Hopkins, Michigan, experiences a humid continental climate with distinct seasonal variations that shape daily life in rural areas. Winters from December to February bring average highs of 30-35F and lows dipping to 15-20F, often accompanied by lake-effect snow from nearby Lake Michigan, totaling 60-80 inches annually. This heavy snowfall requires regular snow removal for driveways and rural roads, impacting commuting and outdoor chores.

Summers, spanning June to August, feature highs of 75-85F with humid conditions, ideal for farming.

Buyers who thrive in Hopkins are those who embrace four-season living, such as outdoor enthusiasts, small-scale farmers, or families seeking a slower pace with resilience to weather variability. They appreciate the productive growing season for hobbies like gardening and value the natural beauty of snowy winters for activities like cross country skiing or snowmobiling.

History

Hopkins, Michigan is a tight-knit agricultural village in Allegan County known for its rich farming heritage, prime white-tail deer hunting, and scenic outdoor recreation along the Rabbit River. Named after a Declaration of Independence signer, it offers residents a quiet rural lifestyle with close proximity to larger metro areas.

Location

The property is located just southwest of the Shelbyville exit and located 8 miles to the Village of Hopkins. The Miller Lake property is sitting almost equal distance between Grand Rapids and Kalamazoo. It is roughly 25 miles to both cities with Grand Rapids north via US-131 North and Kalamazoo south via US-131 South. Gun Lake Casino Resort is 4.5 miles north.

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Buyer Process

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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.

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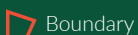


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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