

Robinson Rd 80

80.00 Acres | Sanilac County, MI | \$899,000



HAYDEN  OUTDOORS.

Robinson Rd 80

TOTAL ACRES:

80.00

PRICE:

\$899,000

COUNTY:

Sanilac County

CLOSEST TOWN:

Sandusky, MI

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Farm/Crops/Ag
Hunting - Big Game, Predator/
Varmint, Small Game, Turkey
Income Producing
Mineral & Water Rights
Rental Property

Land Details

Address: 1675 Robinson Road ,
Ubly, Michigan 48475, USA
Closest Town: Sandusky MI
Total Acres: 80.00
Deeded Acres: 80.00
Zoning: Ag
Topography: Rolling terrain.
Tillable/Crop/Orchard Acres: 70
Timber Land Acres: 10
Mineral Rights: Yes
Source of lot size: Assessor/Tax Data

Property Summary

Escape to 80 acres of prime recreational and income-producing land in the heart of Michigan's Thumb region. With 70± acres of tillable ground and 10± acres of timber and fence rows, this property is a haven for hunting and outdoor activities. Also, a great income producing property with the farmland.

Land

This is a great property that has a 1/4 mile of road frontage and runs a 1/2 mile deep. The property has rolling hills and connects with State Land at the Northwest corner for endless hunting potential. The land is currently being farmed in corn and hay with endless opportunities.

Recreation

The property is home to whitetail deer, turkey and small game. This is obvious from the abundance of deer trails and buck rubs. Several deer and turkey were seen while walking the property. The property borders state land at the northwest corner for endless trails for hiking and exploring the beauty of "Mother Nature". Port Sanilac is a 25-minute drive to Lake Huron for a major access point, offering a marina, public boat launch, and beach.

Agriculture

The property is currently under lease with a local farmer. If planted at time of sale, the farmer has complete rights to the crop and will be allowed to harvest in the fall.





Water/Mineral Rights & Natural Resources

All water and mineral rights go with the sale of the property.

Region & Climate

Ubly, Michigan, is located in USDA Plant Hardiness Zone 6a, according to the 2023 USDA Hardiness Zone Map.

- **Climate Characteristics:** The area has a humid continental climate, characterized by significant seasonal temperature variations.
- Ubly, MI has a humid continental climate with warm summers and cold winters. The average high temperature in the summer is 77 degrees Fahrenheit, while the average low temperature in the winter is 15 degrees Fahrenheit. Precipitation is spread throughout the year, with an average of 33 inches annually. Snowfall can be heavy in the winter months and thunderstorms are common in the warmer months. This area experiences four distinct seasons, all of which bring their own set of unique weather conditions and variations to the area. Snover, Michigan gets 32 inches of rain, on average, per year. The US average is 38 inches of rain per year. Snover averages 43 inches of snow per year. The US average is 28 inches of snow per year. On average, there are 173 sunny days per year in Snover. The US average is 205 sunny days.

Location

Ubly, Michigan, is located in the “Thumb” region, about 20–25 miles west of Lake Huron. Key nearby coastal points for accessing the lake include Port Sanilac (roughly a 25-minute drive east via M-46 and M-25) and Lexington. The area is known for its proximity to Port Sanilac Lighthouse. Ubly, Michigan is a quaint and charming place to relax and regroup and a place to have fun. With many opportunities for recreation; camping, fishing, boating, golf – you won’t be disappointed. It’s all nearby.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

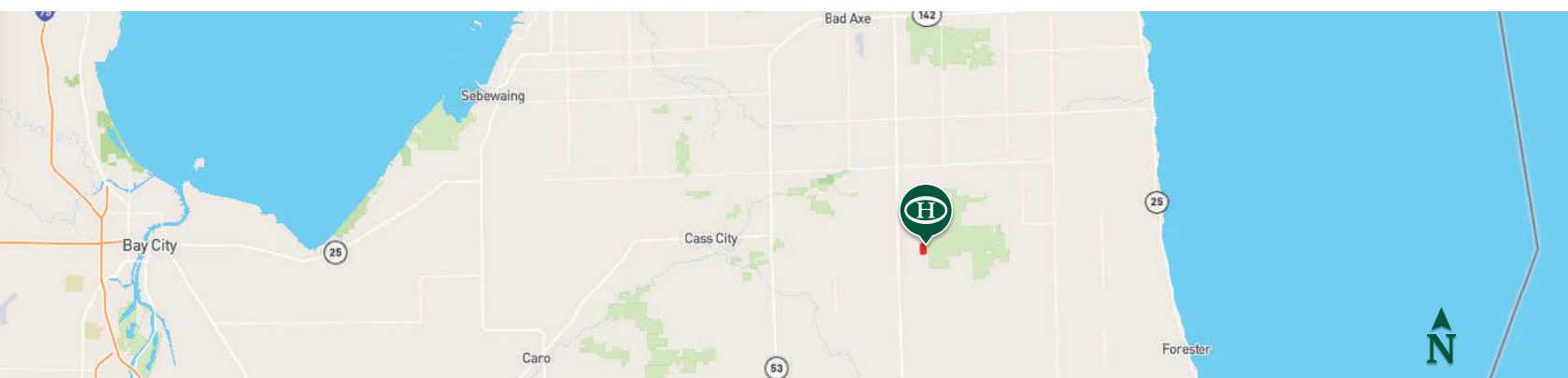




 Boundary

BOUNDARY LINES

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



HAYDEN OUTDOORS

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