

Irish Hills Farm

112.64 Acres

Lenawee County, MI

\$3,200,000



HAYDEN  OUTDOORS.

Irish Hills Farm

TOTAL ACRES:

112.64

PRICE:

\$3,200,000

COUNTY:

Lenawee County

CLOSEST TOWN:

Onsted, MI

Presented by



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Property Summary

Welcome to Irish Hills Farm! Escape the crowds to your own private 112-acre sanctuary tucked away in the breathtaking Irish Hills region of Lenawee County. This one-of-a-kind property features a majestic 4,545. Sq.Ft. custom home overlooking your own spring fed private lake. Irish Hills Farm is the ultimate Family Recreational Property, Private Estate, Corporate Retreat or Equestrian Property. Legacy properties like this rarely become available.





Activities & Amenities

ATV/Off Road
Beach Access
Boating/Sailing/Rafting
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Skiing/Snowmobiling/Snow Sports
Timber/Wooded
Water Access/Water View/Waterfront
Water Rights
State Hunting Unit: DMU 046

Land Details

Address: 6928 Springville Hwy,
Onsted, Michigan 49625, USA
Closest Town: Onsted
Total Acres: 112.64
Zoning: Residential
Tillable/Crop/Orchard Acres: 19
Water Type: Water Stock in Mutual
Ditch or Reservoir Company
Income Type: Cash Crops

Building Details

Homes: 1
Bedrooms: 5
Full Bathrooms: 5
Basement: Full finished
Parking Types: Attached Garage, Driveway
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Appliances: Dishwasher, Dryer,
Refrigerator, Hot Water Heater, Microwave,
Oven, Stainless Steel, Washer
Flooring: Carpet, Granite,
Hardwood, Laminate, Tile
Siding: Vinyl
Roofing: Asphalt
View: Creek, Lake, Private,
Scenic, Water, Wooded



Land

This Pure Michigan paradise has an abundance of Woods, Water and Wildlife.

Irish Hills Farm is the ultimate Family Recreational Property, Private Estate, Corporate Retreat or Equestrian Property. Properties like this in Southeastern Michigan are rare indeed and only come available once in a lifetime.

Experience ultimate privacy and natural beauty at this pristine recreational estate. A scenic drive through the gated access guides you past flourishing rolling pastures and dense timberland, leading to a sprawling, park-like oasis. Perfectly anchored within this landscape sits a magnificent custom home complete with an impressive outbuilding. The property's rolling ridges are framed by healthy oaks and maples, offering a vivid seasonal transformation from lush summertime emeralds to the brilliant, fiery hues of early Michigan fall.

This one-of-a-kind 112-acre property consists of 19 acres of tillable ground with the balance of the property made up of mature hardwoods, rolling pasture, lush native grasses and multiple marsh ponds making this property a wildlife paradise. The crown jewel of this breathtaking acreage is a pristine, 20-acre spring-fed lake nestled perfectly at the heart of the property. A vibrant, spring creek flows effortlessly into the western edge of the lake and exits through a custom dam on the east side, allowing you to seamlessly manage water levels. The creek then continues its picturesque journey through the eastern side of the property, creating a truly unparalleled private oasis.

There's abundant natural spring water on the property which evident by the artesian well near the vibrant creek that flows through the property.





Improvements

Perched majestically on a hilltop overlooking the lake, the custom 5-bedroom, 5 bathroom, two-story 4,500 + square foot Cape Cod home seamlessly blends modern luxury with a warm, sophisticated lodge aesthetic. Step inside to an expansive great room where a wall of windows provides panoramic views of your pristine private lake. The gourmet kitchen features premium hardwood flooring and high-end stainless-steel appliances. The lower level boasts a wine cellar, home gym and walk-in gun safe. Step outside the full glass double doors on to a large brick patio overlooking the lake which features a built-in weber grill and jacuzzi. The patio connects to a trex deck which is the perfect place to watch spectacular sunsets over the lake or watch the day come alive with your morning cup of coffee.

Outdoor enthusiasts will appreciate the large 40 feet x 80 feet heated pole barn with concrete floor and overhead door which is ideal for storing your work equipment and toys along with your hunting and fishing gear. The pole barn also features an office and heated bunk room.

Additional Improvements and Features:

There's a beautiful beach with premium sugar white sand and a rosette stone backdrop at the lakeshore just steps from the home. Perfect place to launch the kayaks and paddle boards.

New furnace installed in August of 2026. Two furnaces total.

New Air Conditioner installed in August of 2026. Two Air conditioners total.

Beautiful stone fireplace in the living room overlooking the lake.

There is a whole house Generac Generator installed with automatic transfer switch.

There's a boat launch with easy access to launch the fishing boat and custom pontoon raft that are included.

Additional well for sprinkler system and a hand water pump/hydrant next to pole barn.

Also included in the property are a John Deere 5300 Tractor, Yamaha Viking 4 Door Side by Side ATV, 12-foot aluminum fishing boat along with multiple kayaks and paddle boards.

Irish Hills Farm is a turn-key recreational property!



Recreation

There are endless recreational opportunities at Irish Hills Farm!

This property offers World Class Deer Hunting. The owners are avid deer hunters and practice Quality Deer Management. Several established deer blinds are strategically placed throughout the property. The abundance of agriculture, woods and water make this property a whitetail haven. Lenawee County is consistently one of the top counties in the state for producing mature trophy whitetails.

Excellent Turkey, Waterfowl and Upland Game Bird hunting.

Great Fishing in the spring fed 20-acre lake for Largemouth Bass, Pike, Crappie and Bluegill.

Enjoy Boating, Kayaking, Paddle Boarding and Canoeing on the private lake.

The well-maintained groomed trail system throughout the property is perfect for Horseback riding, Hiking, Mountain Biking and ATVs.

Wintertime activities include Snowmobiling, Ice Fishing, Cross Country Skiing, Snow Shoeing and Ice Skating.

The W.J. Hayes State Park is located just a short 10-minute drive away, this 654-acre state park is nestled on the shores of Wampler's Lake and Round Lake. It features a large swimming beach, modern campgrounds, a boat launch, and updated amenities perfect for fishing, kayaking, paddle boarding and boating.

Onsted State Game Area is roughly an 8-minute drive from the property. This rustic, peaceful area is packed with wetlands, tree covers, and secluded spots like One Mile Lake. It is a premier local destination for rustic hiking, hunting, and quiet paddling where motors are prohibited.

Chateau Aeronautique Winery & Blue Skies Brewery: Situated less than 5 miles away, this entertainment venue offers a recreational social hub for adults, hosting live tribute band summer concert series every weekend alongside craft beverages.

There are several highly rated public golf courses nearby including Gauci Golf Resort, Devils Lake Golf Resort, Wolf Creek Golf Club and Hill's Heart of the Lakes Golf Club.

Irish Hills Farm checks all the boxes for the outdoor recreation enthusiast!





Agriculture

This property is surrounded by agriculture making it the perfect sanctuary and bedding area for the many deer that make this property their home.

There is approximately 19 acres of tillable ground on the property. This highly productive acreage features an active crop rotation, currently planted in soybeans for this season and alternating to corn next year to maintain optimal soil health and yield.

There are lush native grasses throughout this property making it a wildlife paradise. A high percentage of the timber on this property is mature and valuable.

Region & Climate

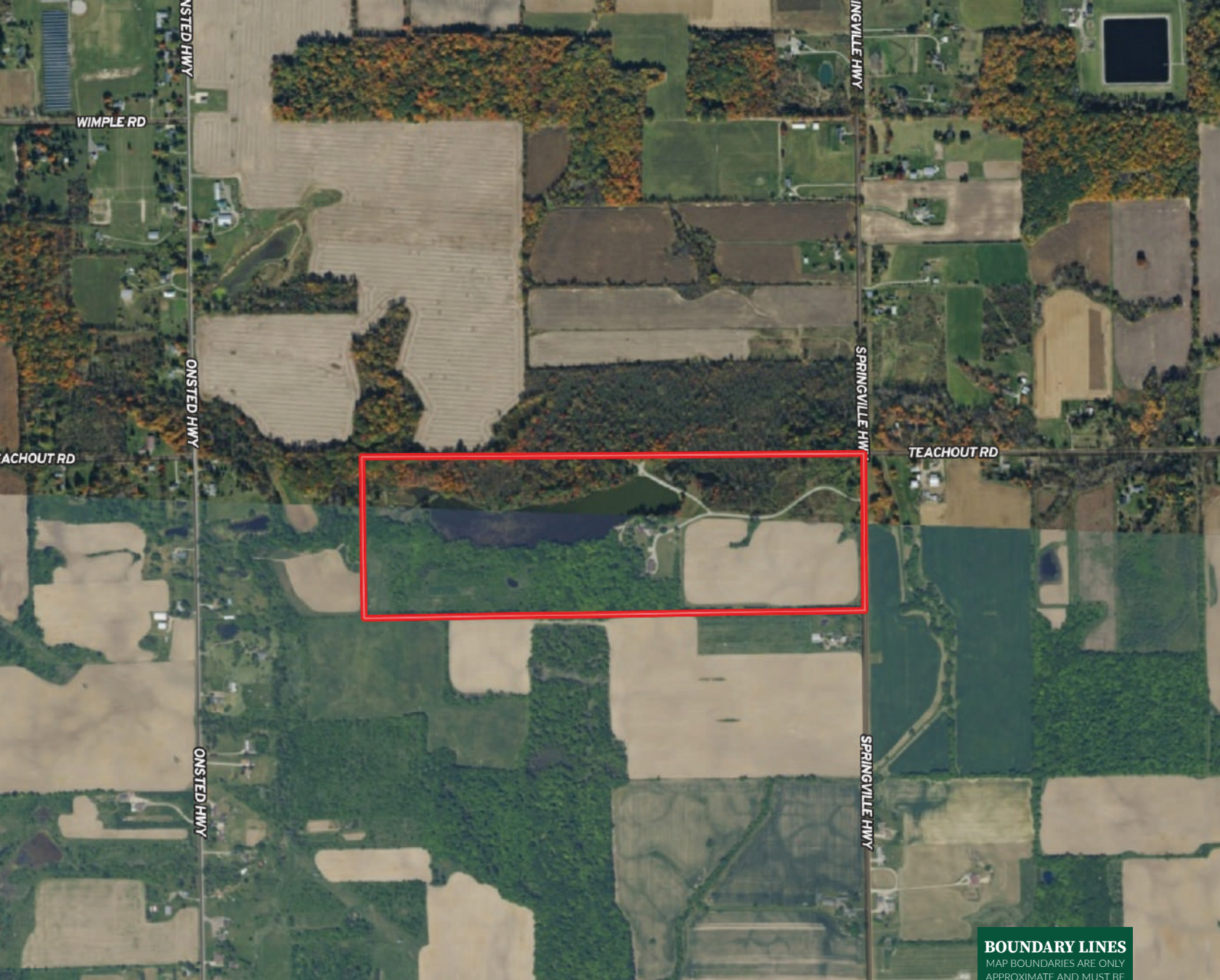
Lenawee County, Michigan is located in Southeast Michigan and has four distinct seasons. The average summertime temperature is a comfortable 79 degrees, and the annual snowfall is approximately 32 inches.

Location

The property is located at 6928 Springville Highway, Onsted, Michigan 49625 in Lenawee County.

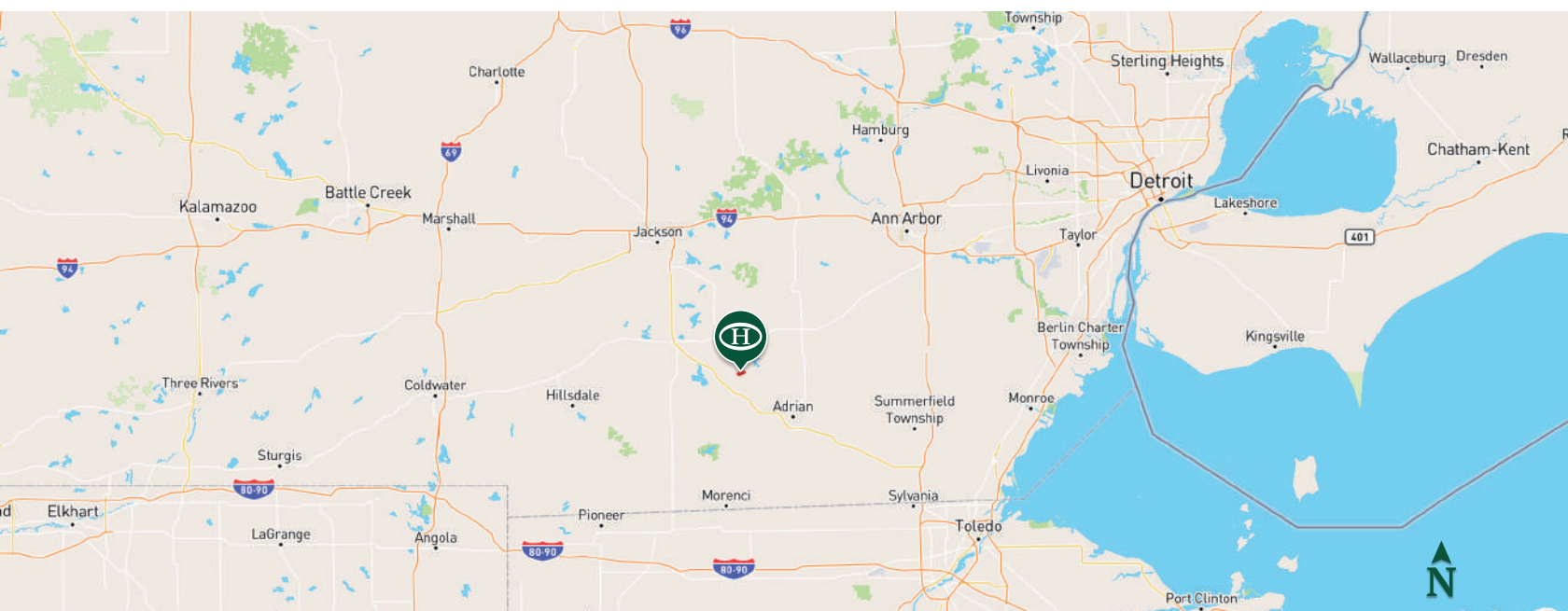
- The town of Onsted is 3 miles to the northwest.
- Town of Tipton is 8 miles to the northeast.
- The town of Adrian is 12 miles to the southeast.
- Jackson is approximately 25 minutes to the north.
- Ann Arbor is 38 miles to the northeast.
- The DTW Airport is 55 miles to the northeast.
- Toledo is approximately 50 miles to the southeast.





 Boundary

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





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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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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