

LAND AUCTION

480 AC± | 1 TRACT | ALGER CO, MI



ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/24/26 BIDDING ENDS AT: 1 PM ET

AUCTION HELD AT: ONLINE ONLY

480± Acres Of Upper Peninsula Hunting Land With Off-Grid Camp, Trout Stream, and Trails In Alger County, Michigan

Located in Michigan's Upper Peninsula, approximately 4.5 miles south of M-28 in Alger County, this 480± acre hunting and recreational property offers an established hunting camp, diverse northern Michigan timber, approximately five miles of trails, and nearly 0.8 miles of the West Branch of the Laughing Whitefish River. Comprised of three parcels being sold together, this property has served as a family hunting camp for more than 50 years. With a rustic off-grid cabin, established hunting locations, documented wildlife activity, and extensive recreational opportunities, this Upper Peninsula property offers the opportunity to continue a longstanding hunting tradition while making the land your own.

In an era when hunting success is too often measured by inches of antler, it's easy to forget what makes hunting truly meaningful. The stories shared around the woodstove, the friendships forged in the woods, and the memories passed from one generation to the next. For more than 50 years, this property has been more than a hunting camp. It has been a place where the experience matters more than the harvest. Because here, the Tradition is the Trophy.

The land itself provides the foundation for that experience. Rolling hardwood ridges transition into mixed timber stands, lower cedar-covered ground, and the wooded corridor surrounding the West Branch of the Laughing Whitefish River. Tree species observed throughout the property include maple, beech, white pine, hemlock, cedar, white birch, wild cherry, red oak, and other native species. This mixture of upland hardwoods, conifer cover, and lower wetland areas creates a diverse habitat for whitetail deer, black bear, ruffed grouse, wild turkey, rabbits, and other wildlife associated with Michigan's Upper Peninsula.

One of the property's notable characteristics is its relatively undisturbed timber. During the property inspection, no evidence of recent logging activity was observed, with no apparent timber harvesting in approximately 30 years or more. Although a formal timber inventory has not been completed, the forest composition offers an opportunity to consult with a professional forester to evaluate timber resources and develop a long-term management plan. Potential timber stand improvement practices, selective harvesting, and wildlife habitat enhancements could be explored while maintaining the property's existing forest character. Buyers interested in managing a large tract of northern Michigan hunting land will appreciate the opportunity to evaluate these options based on their individual objectives.

For hunting enthusiasts, the property offers a history that spans more than five decades of family use. Whitetail deer and black bear have been primary hunting pursuits, along with ruffed grouse, wild turkey, and small game. Coyotes, bobcats, and beavers are also among the wildlife reported or observed on the property. Multiple existing tree stands and enclosed hunting blinds provide established hunting locations, while the property's varied terrain and cover offer opportunities to evaluate additional stand sites, wildlife travel corridors, and habitat improvements.

Nearby Towns and Cities

Regional mileage estimates from the property vicinity at 46.4251, -87.0635. These are not verified turn-by-turn driving distances, and actual road mileage may vary.

Location	Approximate Distance
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Deerton, Michigan	5-8 miles
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Au Train, Michigan	12-16 miles
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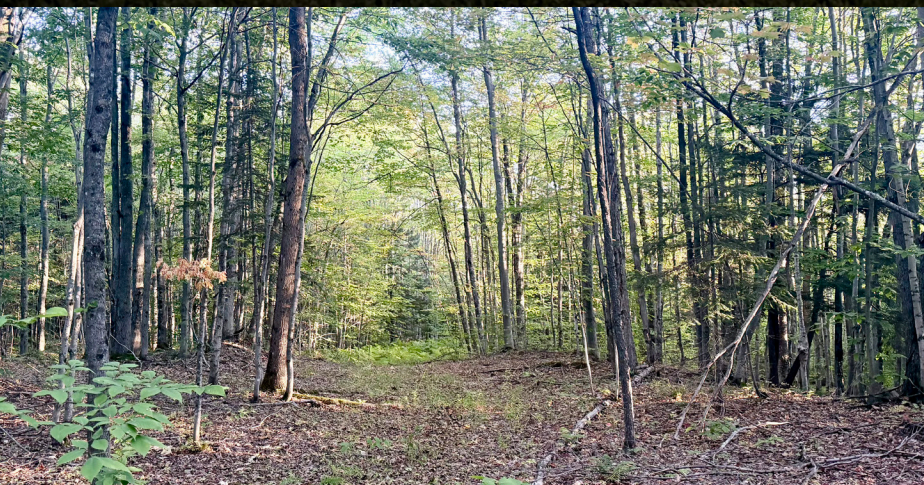
Munising, Michigan	25-30 miles
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Marquette, Michigan	25-30 miles
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Chatham, Michigan	15-20 miles
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Taxes:	\$1128.00
Possession:	At closing
Survey Needed?:	No survey needed
Brief Legal:	480± acres located S ½ and S ½ NW ¼ and S ½ NE ¼ S33 T47N R22W Alger County, MI
PIDs:	PINs 02-007-233-006-00, 02-007-233-005-00, 02-007-233-002-00
Lat/Lon:	46.42430, -87.06055
Zip Code:	49855

BUYERS PREMIUM:	5%
TAXES:	Prorated to date of close
TENANCY:	No tenants
RENTS:	No rents
MINERALS:	Seller-owned rights will convey
CLOSING COSTS:	Seller to provide title search and title insurance, balance split 50/50
CLOSING DATE:	On or before 30 days from seller acceptance
DOWN PAYMENT:	10%
POSSESSION DATE:	At closing
SURVEY:	No Survey Needed
SELLER:	Farney Family
SALE ORDER:	By the acre
SALE METHOD:	Sells Subject to seller acceptance



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CHRIS GARZA, AGENT: 810.705.2215 | chris.garza@whitetailproperties.com
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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (6505388676) | Ronald Strong, Michigan Broker, License # 6505388676 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215 | Shawn Kelley, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 517.212.1973

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