

# Hunters Land Management LLC

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[HLMforestry.com](http://HLMforestry.com)

## Hunting Lease Prospectus

<b>Date of Viewing:</b>	7/10/2024 – 8/8/2024	<b>Final Bid Date:</b>	7:00 p.m. Thursday, August 8, 2024
<b>Viewing Notes:</b> Property is west of Reference Address. Park anywhere along road or open trails. No need to contact prior to viewing property. <b>PLEASE stay clear of timber harvesting operations.</b> There is a “no-harvest” period of Oct. 1 – Dec. 1 in place. Harvest will likely be completed by August, 2024			

### Property Location

<b>Job I.D. #</b>	24-039	<b>Job Name:</b>	Dixon Property-North	<b>County:</b>	Ogemaw
<b>Owner:</b>	Dixon Family		<b>GPS Coordinates:</b>	44.46253, -84.15279	
<b>Reference Address:</b>	490 W Bordon Road, Rose City, MI 48654 (NOT at property)				
<b>Legal Description:</b>	121 acres located in a portion of the W1/2, SE ¼, section 14, & N ½, NE ¼, section 23, T24N, R2E, Rose Township, Ogemaw County, MI. Nye Road is the south lease area boundary. All other boundaries are the property lines.				
<b>Ownership Parcel Name:</b>	Under “Dixon Nellie M” on hunting applications (OnX, etc.)				
<b>Land Description:</b>	This property consists of a mixture of poletimber size aspen mixed with openings that have low amounts of overstory hardwood species. A clear cut of .				

### Hunting Lease Details

<b>Total Acreage:</b>	121 acres	<b>Lease Contract Length:</b>	9/1/2024 – 6/1/2025
<b>Number of Hunters Allowed:</b>	6 or less	<b>Allowed Buck Harvest #:</b>	No limit
<b>Hunting Types Allowed:</b>	White-tailed deer (archery and gun), Small Game, Fall turkey, spring turkey, trapping, predator hunting, bear hunting		
<b>Other Activities Allowed:</b>	Hiking, biking, picnicking, camping (recreational), ORVing, Mushroom/ berry picking, shed hunting, archery/firearm target shooting		
<b>Camping Allowed:</b>	Yes, In designated areas.		
<b>Access Types Allowed:</b>	Bikes, ORVS, Vehicles on established trails		
<b>Hunting Stands/Blinds Allowed:</b>	Hang-on stands, ladder stands, pop-up blinds, natural blinds		
<b>Minimum offer that will be considered:</b>	<b>\$3,000.00 is the minimum that will be considered</b>		

### Landowner Details

<b>Homestead Status:</b>	The landowner does not live on the property. No structures present
<b>Landowner Hunting:</b>	The landowner will not be participating in any hunting activities
<b>Landowner Activities:</b>	Occasional hiking during the year and camping during summer months
<b>“No Access” locations on the property:</b>	None present. Access to entire area

### Additional Details

<b>APR Restrictions:</b>	None	<b>Alcohol Allowed (camping):</b>	Yes
<b>Harvest Recording:</b>	YES, electronically	<b>Camping Length:</b>	Entire contract
<b>Trail Cameras Allowed:</b>	Yes	<b>Campfires Allowed:</b>	Yes, enclosed
<b>Food plots Allowed:</b>	Yes, approval needed	<b>Carcass Disposal:</b>	Yes, anywhere
<b>Screw-in Pegs Allowed:</b>	NO	<b>Tree Cutting Allowed:</b>	NO
<b>Baiting Allowed:</b>	NO	<b>Doe Harvest Requirement:</b>	4 or more

Please submit hunting lease bids to the following link: <https://zfrmz.com/fkRWkuMXr2lfzAJgscV7>

or send a photo via text of the completed information below:

Job I.D. #: 24-039 (Dixon North)      Bid \$ Amount: \$ \_\_\_\_\_

Full Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

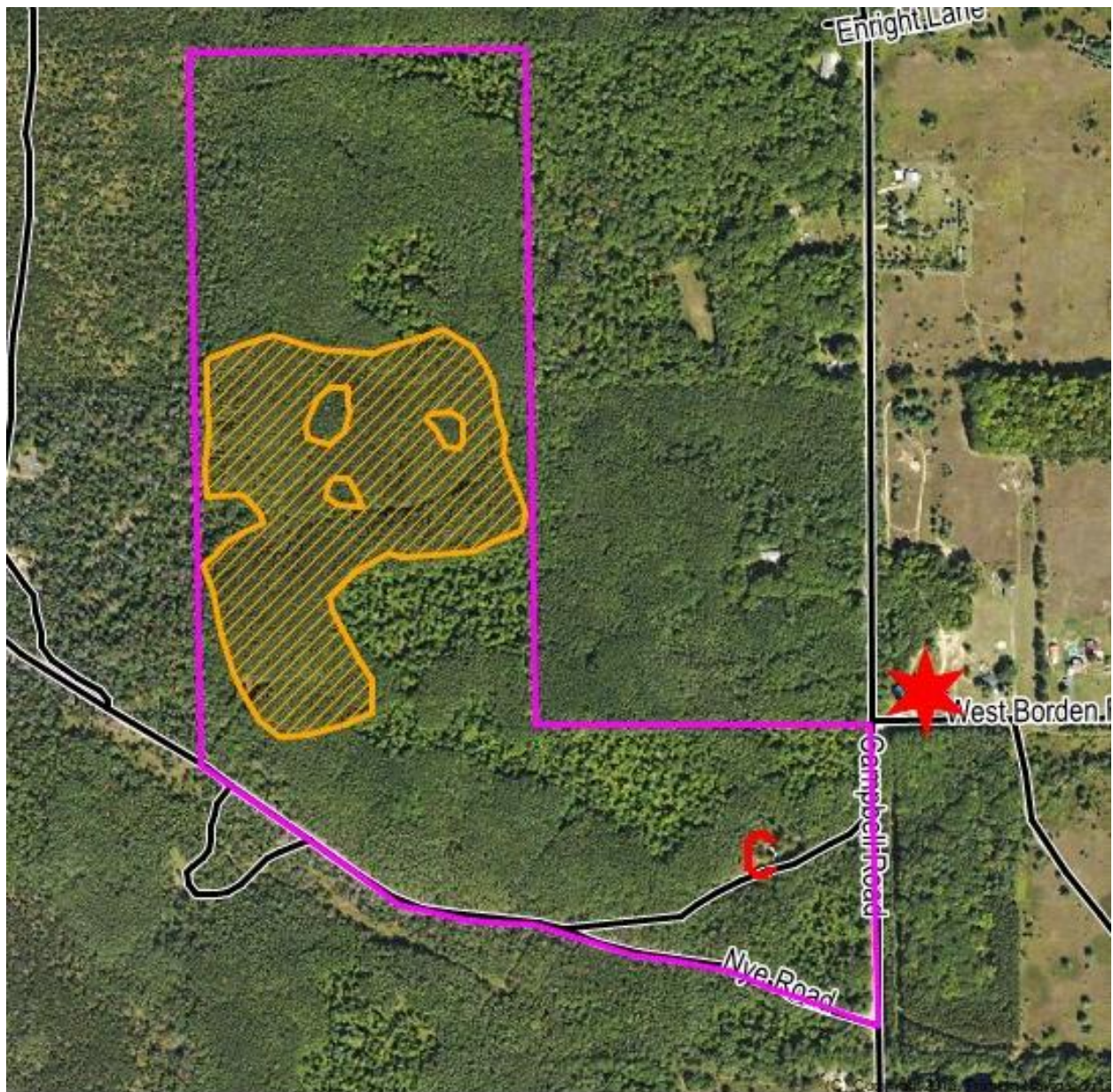
Email: \_\_\_\_\_

Full Mailing Address: \_\_\_\_\_

Sealed bid. Landowner has right to refuse any/all bids. Selected bidder will be informed within 7 days of bid closing. A formal contract with the chosen bidder will follow. All individuals who provide a bid will be informed of the landowner’s decision and all other bids provided. Please expect up to a 7-day delay from time of final bid date for response.

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**Map:**



- Legend
-  Lease 24-039 Boundary
  -  Clear Cut Area (in prog)
  -  Camping Area
  -  Reference Address

