

Hunters Land Management LLC

3012 Grant Street, Coleman, MI 48618

(517) 425-2192, HLMforestry@gmail.com

HLMforestry.com

Hunting Lease Prospectus

| | | | |
|-------------------------|--|------------------------|------------------------------------|
| Date of Viewing: | 7/10/2024 – 8/8/2024 | Final Bid Date: | 7:00 p.m. Thursday, August 8, 2024 |
| Viewing Notes: | Property is southwest of reference address. Park anywhere along the road or open trails. No need to contact before viewing property. | | |

Property Location

| | | | | | |
|-------------------------------|--|------------------|-------------------------|--------------------|--------|
| Job I.D. # | 24-038 | Job Name: | Dixon Property-South | County: | Ogemaw |
| Owner: | Dixon Family | | GPS Coordinates: | 44.4619, -84.15328 | |
| Reference Address: | 490 W Bordon Road, Rose City, MI 48654 (NOT at property) | | | | |
| Legal Description: | 71 acres located in the NE ¼, section 23, T24N, R2E, Rose Township, Ogemaw County, MI. Nye Road is the north lease area boundary. All other boundaries are the property lines. | | | | |
| Ownership Parcel Name: | Under “Dixon Nellie M” on hunting applications (OnX, etc.) | | | | |
| Land Description: | 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 approximately XX acres occurred in the Spring of 2024. Harvest is complete. | | | | |

Hunting Lease Details

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|---|--|--------------------------------|---------------------|--|--|
| Total Acreage: | 71 acres | Lease Contract Length: | 9/1/2024 – 6/1/2025 | | |
| Number of Hunters Allowed: | 4 or less | Allowed Buck Harvest #: | No limit | | |
| Hunting Types Allowed: | White-tailed deer (archery and gun), Small Game, Fall turkey, spring turkey, trapping, predator hunting, bear hunting | | | | |
| Other Activities Allowed: | Hiking, biking, picnicking, camping (recreational), ORVing, Mushroom/ berry picking, shed hunting, archery/firearm target shooting | | | | |
| Camping Allowed: | Yes, In designated areas. | | | | |
| Access Types Allowed: | Bikes, ORVS, Vehicles on established trails | | | | |
| Hunting Stands/Blinds Allowed: | Hang-on stands, ladder stands, pop-up blinds, natural blinds | | | | |
| Minimum offer that will be considered: | \$2,000.00 is the minimum that will be considered | | | | |

Landowner Details

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

Additional Details

| | | | |
|-------------------------------|----------------------|-----------------------------------|-----------------|
| APR Restrictions: | None | Alcohol Allowed (camping): | Yes |
| Harvest Recording: | YES, electronically | Camping Length: | Entire contract |
| Trail Cameras Allowed: | Yes | Campfires Allowed: | Yes, enclosed |
| Food plots Allowed: | Yes, approval needed | Carcass Disposal: | Yes, anywhere |
| Screw-in Pegs Allowed: | NO | Tree Cutting Allowed: | NO |
| Baiting Allowed: | NO | Doe Harvest Suggestion: | 3 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. #: 24-038 (Dixon South) Bid \$ Amount: \$ _____

Full Name: _____ Phone Number: _____

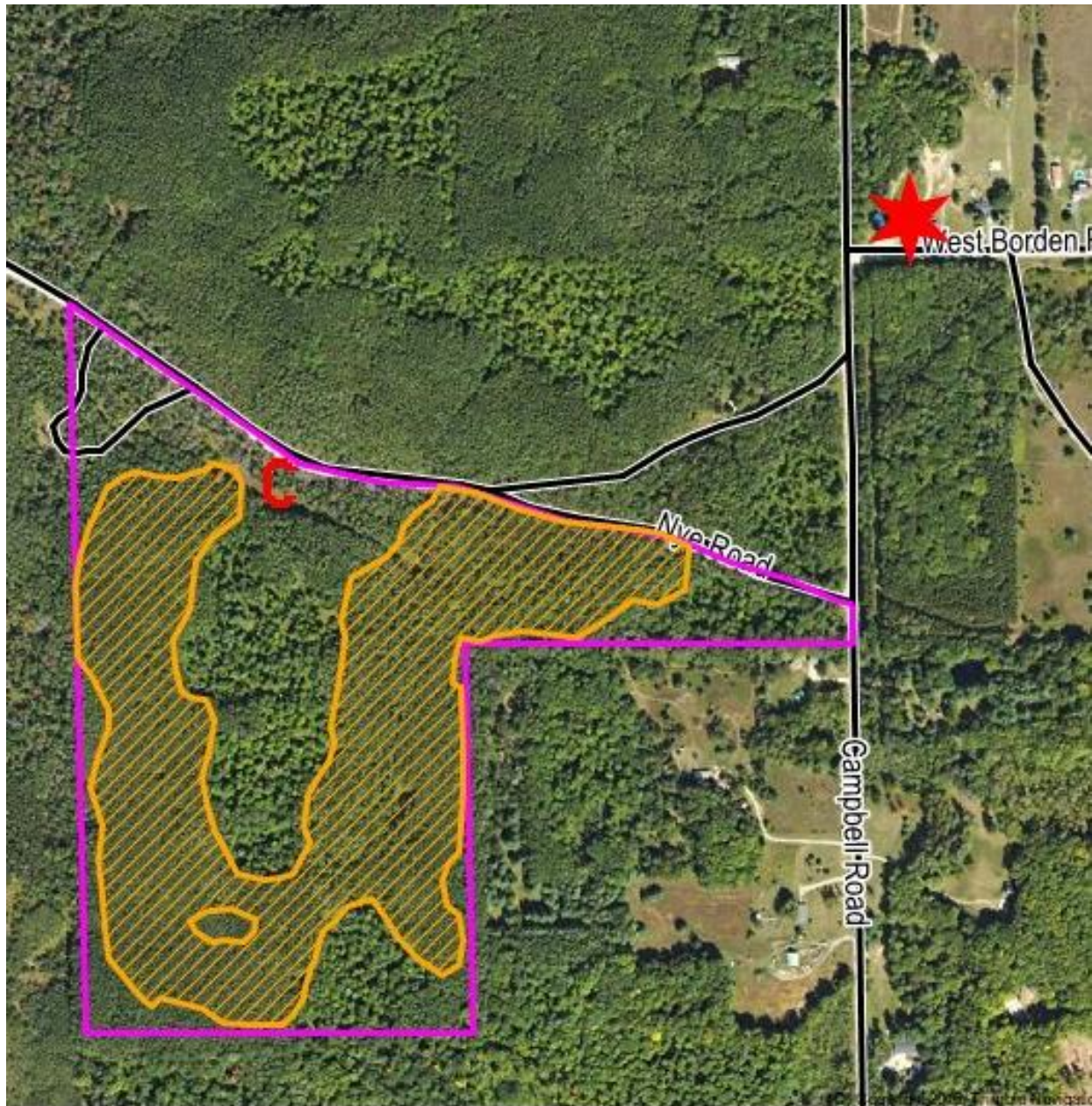
Email: _____





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.

THIS DOCUMENT IS THE PROPERTY OF HUNTERS LAND MANAGEMENT LLC. DUPLICATION, CONVERSION, OR MANIPULATION OF THIS DOCUMENT IS STRICTLY PROHIBITED.

Map:



- Legend
-  Lease 24-038 Boundar
 -  Clear Cut area (comple
 -  Camping Area
 -  Reference Address

