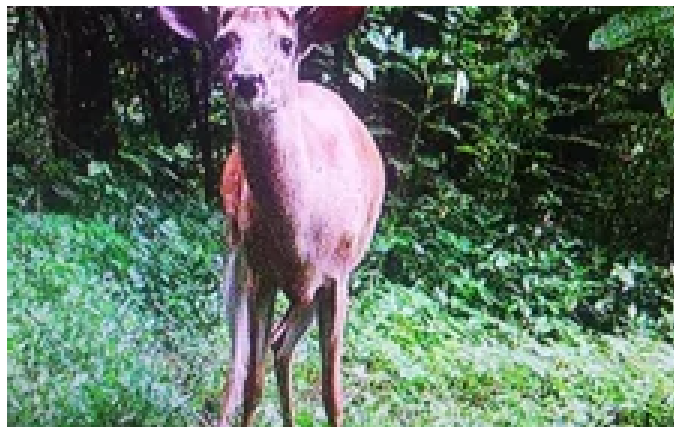


90+ Acres St. Joseph County
25854 Featherstone Rd.
Sturgis, MI 49091

\$789,000
90.500± Acres
St. Joseph County



90+ Acres St. Joseph County
Sturgis, MI / St. Joseph County

SUMMARY

Address

25854 Featherstone Rd.

City, State Zip

Sturgis, MI 49091

County

St. Joseph County

Type

Hunting Land

Latitude / Longitude

41.853982 / -85.451222

Taxes (Annually)

4766

Acreage

90.500

Price

\$789,000

Property Website

<https://www.mossyoakproperties.com/property/90-acres-st-joseph-county-st-joseph-michigan/28533/>



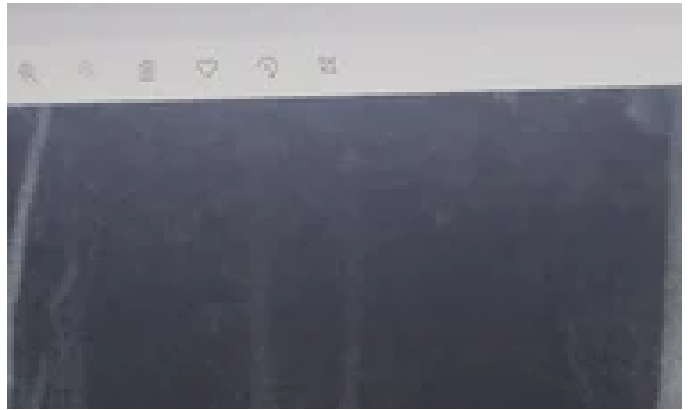
PROPERTY DESCRIPTION

Looking for a high end hunting and recreational parcel in Southwest Michigan, look no further! This 90+ acre parcel located just 5 miles North of Sturgis, Michigan is loaded with wildlife. Quality deer, turkey, waterfowl, and small game make this parcel their home. Look at the photos as they tell you the story of what this parcel has to offer for hunting opportunities. There are several food plot locations throughout the property. An existing trail system meanders its way through the property providing great access to all areas. The trail system also offers excellent ATV and hiking opportunities for the family to enjoy. There is also a 2 year old pole barn on the property to provide storage, with a portion finished off providing a place to relax after a day of hunting or outdoor activities. Power to the barn runs off a combination generator/ solar/ battery system. The property is also enrolled in the Qualified Forest Program, which provides a 16 millage tax reduction on your annual tax bill. Parcels of this size and quality just don't come available very often in this part of Michigan. Contact Brandon Cropsey on his cell at 269-816-3010 for your own personal showing.

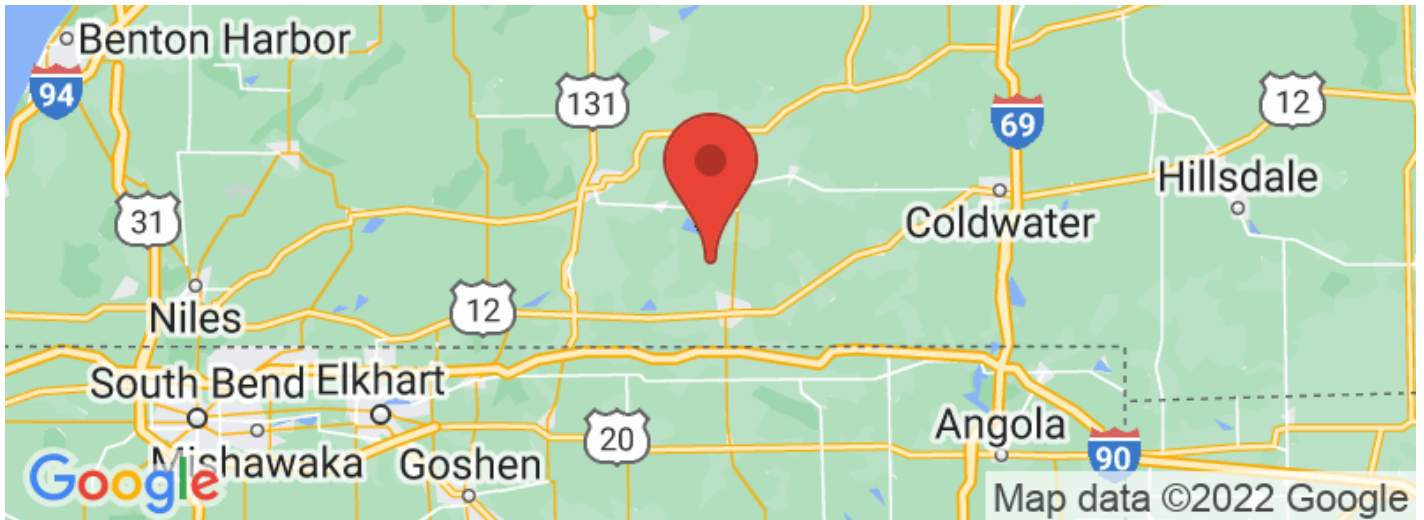
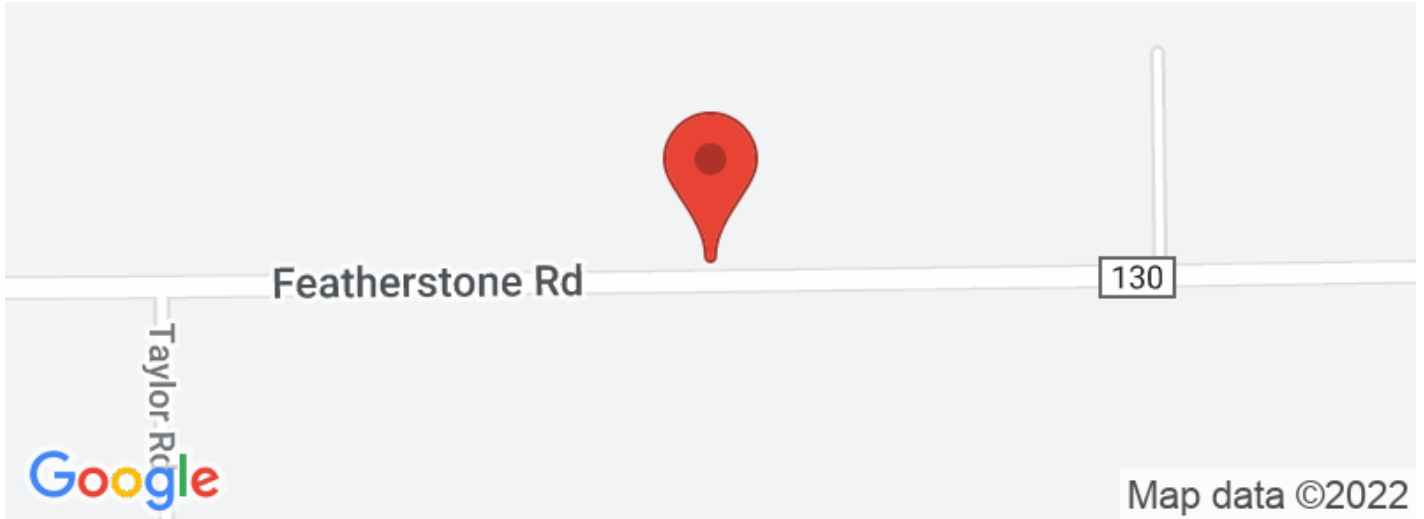


90+ Acres St. Joseph County
Sturgis, MI / St. Joseph County

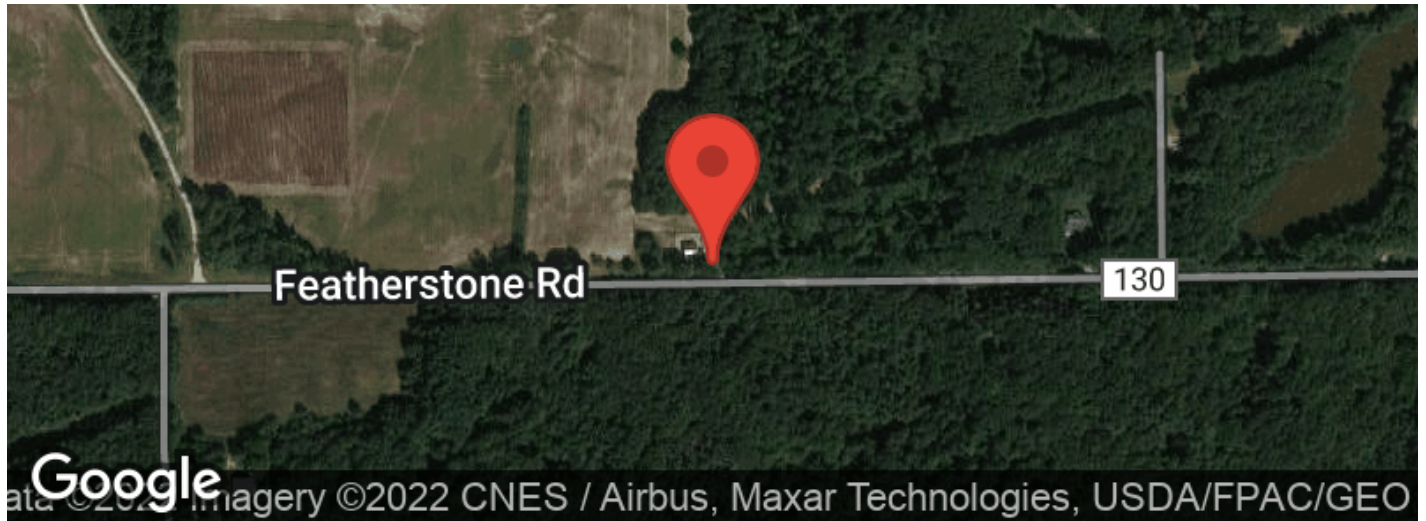




Locator Maps



Aerial Maps



90+ Acres St. Joseph County
Sturgis, MI / St. Joseph County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brandon Cropsey

Mobile

(269) 816-3010

Email

bcropsey@mossyoakproperties.com

Address

16714 Dutch Settlement St.

City / State / Zip

Vandalia, MI 49095

NOTES



NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Sturgis, MI 49091
(269) 357-7036
MossyOakProperties.com

