



HAYDEN OUTDOORS.
REAL ESTATE



Troyer Pond Homestead

14.57 Acres | Muskegon County, Michigan | \$450,000



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11305 Schow Rd., Holton, MI 49425

Water-Woods-Wildlife

Desirable "Country Living" on this 14.57 acre property that exudes privacy. The beautiful pond is enjoyed for swimming and fishing and along with the woods make this ideal for hunting and recreation. The hundreds of acres of National Forest Land is 2 miles away allowing for unlimited year-round recreation right from your doorstep.

Homestead / Hobby Farm

Custom built in 2005, this 2807 sq. ft. home features 4 bedrooms, 2 bathrooms and an unfinished walkout lower level with a 23x12 patio overlooking the pond. The attached garage also features the wood heating system and storage area. The front porch is 48x8 to enjoy the sunrises and garden area. The back deck is 24x12 overlooking the pond to enjoy viewing wildlife and sunsets. The horse barn with water, along with the fenced pasture and two animal shelters make this an ideal start for a Hobby Farm.





Troyer Pond Homestead

Woods-Water-Wildlife

This property is 14.57 acres with 6 acres of mature woods and 3 acres of fenced pasture.

Nice pond for swimming and fishing.

The home sits several hundred feet from the road for desirable privacy.

Hunting, swimming and fishing on your own property.

Exceptional horseback riding 2 miles away on the miles of two-tracks through the National Forest Land leading to the South Branch White River.

The Off Road opportunities for the side by sides, atv's and snowmobiles are abundant right from the property with miles of two-tracks through the wooded hilly terrain of the National Forest Land.

The White River and Muskegon River are 14 miles away offering exceptional steelhead and salmon fishing.

Several inland lakes close by for boating, swimming and fishing.

Lake Michigan at Whitehall is 14 miles and the famous Silver Lake Sand Dunes are 40 miles away.

Property taxes: 2024 - approx. \$3,200.

Beautiful private setting.

Custom built in 2005, this 2807 sq. ft. home features 4 bedrooms, 2 bathrooms and an unfinished walkout lower level with a 23 x 12 patio overlooking the pond. The attached garage also features the wood heating system and storage area. The home interior is accented with knotty pine ceilings and hardwood floors. The open floor plan with large kitchen and living areas make for a comfortable feel. The lower level walkout is ready to be finished by the new owners.



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

Northern Muskegon County

Holton is 7 miles. Fremont is 8 miles. Hesperia is 14 miles. Newaygo is 16 miles. Muskegon is 21 miles. Grand Rapids is 57 miles to the Gerald R. Ford Airport. Whitehall at Lake Michigan is 14 miles.

Call Kevin Doyle for a personal tour.



Kevin Doyle, Broker

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