



**HAYDEN OUTDOORS.
REAL ESTATE**



Polk Road Farm

120 Acres | Oceana County, Michigan | \$795,000



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7331 E. Polk Rd., Walkerville, Mi. 49454

Water-Woods-Whitetails-Waterfowl Paradise.

This beautiful 120 acre farm features three ponds with Beaver Creek flowing through the property and has been groomed for deer hunting since 2016. The lush hay field, food plots, hardwoods, pines, thick buck brush, planted switch grass, bedding areas and the south pasture offer the ultimate habitat for deer, turkey and exceptional waterfowl. The owner remodeled the 3 BR, 2 BA house into a comfortable cabin and built the pole barn in 2017. There are unlimited opportunities for Outdoor Enthusiast.

This is a Hunting Honey-Hole.

The farm was most recently purchased in 2016. Since then, the farm has been actively managed to maximize opportunities for trophy whitetails and waterfowl. The surrounding property owners for several miles have cooperated with each other in an effort to harvest only mature whitetails. The result has been a drastic increase in the size of the deer seen and taken. Approx 10 acres of mature timber on the east property line. Several thousand acres of swamp bordering the SW corner of the farm that holds lots of mature whitetails and frequent the seven well established food plots. Two areas of the farm were planted in switch grass as deer cover five years ago. It comes back thicker every year and the deer love bedding in it. One area is the very NE corner, blocking the East food plot from the road; the other area is in the pine thicket in the SW corner that has Beaver Creek flowing behind this honey hole area. Waterfowl hunting is second to none. The large area of flooded timber, directly adjacent to a row crop field attracts hundreds of ducks and geese at a time.





Polk Road Farm Walkerville

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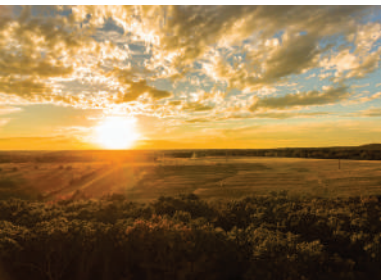
For the outdoor enthusiast, maintained trails are throughout the property to enjoy all areas for hiking, off-road vehicles, cross country skiing, snowshoeing, and snowmobiling.

The neighboring farms across the road to the north, as well as to the east and south, are all great neighbors, who look forward to meeting and working with the new owner. I will handle the introductions of the new owner to continue this important relationship.

Ready for new owners to continue the Passion.

The 3 bedroom, 2 bathroom ranch house is 2600 sq ft including the finished walkout basement that has a family room with wood stove, bunk room, one of the bathrooms, mechanical/laundry room and a cellar room.

This is a very comfortable hunting cabin with LP gas forced air heat and central air. The interior has been completely remodeled in 2017 and is finished in knotty pine and corrugated metal. The lower level family room has a wood stove and built in hunting lockers. The tile floor complements this room for easy cleanup from farm chores or hunting. The 32 x 56 pole barn was well constructed by the Amish in 2017.



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

Located 20 miles from Lake Michigan.

Hesperia is 11 miles away and has local shopping and dining. The White, Muskegon and the Pere Marquette Rivers are all within 30 miles of the farm. Fremont is 20 miles away offering big box store shopping, dining and medical facilities.

Call Kevin Doyle 231-679-5610 for a showing.



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