

Hunters Land Management LLC

3012 Grant Street, Coleman, MI 48618

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

HLMforestry.com

Hunting Lease Prospectus

Date of Viewing:	6/24/2022 – 8/11/2022	Final Bid Date:	7:00 p.m. Thursday, August 11, 2022
Viewing Notes:	Property is southwest of reference address. Park anywhere along road or open trails. No need to contact before viewing property		

Property Location

Job I.D. #	22-059-S	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:	77 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. Forest Management on aspen (clear cut harvest) is scheduled to occur in 2022-2024.				

Hunting Lease Details

Total Acreage:	72 acres	Lease Contract Length:	8/15/2022 – 6/1/2022		
Number of Hunters Allowed:	6 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				

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:	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. #: 22-059-S

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:

