

Hunters Land Management LLC

3012 Grant Street, Coleman, MI 48618

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

HLMforestry.com

Hunting Lease Prospectus

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|-------------------------|------------|---------------|-------------------|
| Date of Viewing: | BY REQUEST | PRICE: | \$2,000.00 |
| Viewing Notes: | By Request | | |

Property Location

| | | | | | |
|-------------------------------|--|------------------|-------------------------|--------------------|--------|
| Job I.D. # | 23-084 | 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: | 72 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 2023-2024. | | | | |

Hunting Lease Details

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|---------------------------------------|---|--------------------------------|------------------|--|--|
| Total Acreage: | 72 acres | Lease Contract Length: | Through 6/1/2023 | | |
| 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

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|---|--|--|--|--|--|
| 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 Contact Hunters Land Management LLC (517-425-2192) if interested.

Job I.D. #: **23-084**

Full Name: _____ Phone Number: _____

Email: _____

Full Mailing Address: _____

Landowner has right to refuse any/all offers. A formal contract with the Lessee will follow. Please expect up to a 14-day delay for a formal contract. Hunting lease does not begin until a formal contract is completed.

Map:

