

FOR SALE
 **OUTDOOR REAL ESTATE SPECIALISTS**
 HUNTING 4 LAND.COM
810-597-1327

NEWSLETTER

from

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STORY OF THE MONTH – DAD & HIS TRACTORS

Over the years our family has owned a few small parcels of hunting land and fixed them up to fit our needs. One of the first things we realized when we started was that we were going to need machinery to help us in our chores of cutting trails, putting in food plots, and generally maintaining the property.

It was sort of an unwritten rule that my wife and I bought the land, and dad furnished the tractors. Dad was in his element when he was around tractors and farming. He had spent a good part of his life living on a farm in southern Illinois. He always had a story about life on the farm. He started off plowing the ground with teams of horses and donkeys, and eventually moved on to tractors and always in some state of fixing something broken. All that knowledge about tractors was invaluable.

We first bought a 20-acre parcel over near Vassar, and dad was chomping at the bit to buy us a new, well, new to us anyway, tractor and get to planting food plots. This first tractor was a 1940's variety Farmall Cub. Gotta say, I was a bit concerned when he came driving in with the Cub on the trailer. Why that thing was nearly as old as dirt!! Took dad a few minutes to explain how he'd found this tractor on the side of the road, and he'd gotten a whale of a deal. My thoughts of course were that someone might have put it out to the trash and dad picked it up before the scrapper got there. I do have to admit, after a few lessons on how it worked, it did turn out to be a big help. The tractor came with an assortment of implements that somehow attached to the tractor. Dad proclaimed, "Why I had a tractor just like this when I was growing up down on the farm", and how it was a snap to hook up implements and we'd be planting in no time. I had my doubts, but we forged ahead. After countless glasses of iced tea, piles of sandwiches, words only an old sailor should ever hear, and a load of band aids, we managed to finally get the plow attached. Yes, indeed dad was looking proud as a peacock as he rode the tractor back to the area we intended to plant. Once there he slowly lowered the plow onto the ground, dropped the tranny into first gear, gave her the gas and let off on the clutch. It actually looked, for a couple seconds, that we might have this figured out. My enthusiasm was short lived, as the plow quickly dug into the soil and apparently headed to the center of the earth. I mean that thing dug in faster than a mole on your lawn. The Farmall gave a great lurch, sputtered, and died out completely. In the end I had to grab a shovel and dig the plow out of the ground. Eventually we did finally figure out how to use the plow, and even wound up with a pretty decent food plot.

Few years later we moved and sold the tractor with the house. It wasn't long before we again bought another parcel, and dad was on the lookout for another tractor. This time when he found a tractor on the side of the road he gave me a call to help. Dad backed the truck &

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Genesee County

This is one of those rare large pieces of land in eastern Genesee County. 151-acre combo of rolling woods, grass fields, ridges, swales, a couple ponds, and lots of wildlife.

Good populations of deer and wild turkey. It's hard to find a spot that doesn't have a set of deer tracks. Deer runs, scrapes, and rubs are plentiful. Stroll back into the hardwoods; the turkey tracks, feeding areas, and roosting trees are a-plenty. If waterfowl is your thing, seller tells me this property sees a good amount of Canada geese activity too.

Lots of well-maintained trails wind around the property. Tower style deer blinds are in place overlooking fields and food plots. To help with the trail maintenance the seller is leaving a nice Ford tractor and brush hog.

At the road front of the property there is an old house and a couple of cement grain silos. The house has seen better days and has no value. The grain silos, well, I'm not a farmer to tell you if they're usable.

Otisville Area
151 Acres +/- \$625,000



No Matter Who Has It Listed, Give Me a Call

Any real estate agent can sell any other real estate agent's listing. If a buyer calls a bunch of agents, it's like starting over every single time. By walking properties with buyers, I learn what they're looking for, we narrow the search. If I know what a buyer is looking for, when a new listing comes on the market, I may be able to get it in front of them sooner.

If I email a buyer listings that are listed by other real estate agents, or share a listing to Facebook, I would appreciate a call back if you're interested, so I can schedule an appointment to walk the property, or help with getting questions answered, or to write a purchase agreement.

We all do our share of on-line surfing when shopping for anything, including real estate. I do it all the time for my clients. If you see something that looks interesting, give me a shout and I'll call the other agent for you.

If I show you another agent's listing, I become your Buyer's Agent. You get to use my experience of working for almost 2 decades in the recreational land market. I will walk the property with you and encourage you to look at things like wetlands or checking with local agencies about how much taxes will go up after purchase, or land use restrictions, or a number of other things I've encountered. I will NEVER push you to buy something. Never. As I always say, it's just trees and dirt, don't lose sleep over a purchase and never rush into signing a purchase agreement.

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Continued from page 1

trailer into the guy's driveway, attached the loading ramps, fired up the tractor and proceeded to pull it onto the trailer. As soon as he got the front of the tractor on the trailer, the weight of the tractor pushing down on the rear of the trailer lifted the rear wheels of dad's F150 a couple feet off the ground! Unfortunately, the driveway sloped rather steeply toward the road, and without the rear wheels of the truck touching the ground we no longer had any brakes to hold the truck and trailer in place. Yes indeed, truck, trailer, tractor, dad and I were slowly rolling toward the main highway with no brakes to stop us. Fortunately, dad had presence of mind to throw the tractor in reverse and back off the trailer. That resulted in the rear of the F150 making a nice crash landing back on the driveway, stopping the circus from rolling into the road. It was quite a sight for all involved. In the end dad decided the tractor was too heavy for the trailer and drove it 8 miles to our new place. This, however, was not the tractor's last attempt at maiming us.

We decided to replace an old drainage culvert on the new land and entrusted the tractor to do the grunt work. We dug around the tube enough to attach a heavy piece of cable and hooked it to the tractor. In this scene I was at the wheel, gave her the gas, let out the clutch, and very quickly proceeded to pull a wheelie a drag car driver would have been proud of. The front wheels were at least 3 feet in the air, and the tractor stalled out in that position. My first inclination was to jump off, but once seated on this thing, getting off was not an easy process, let alone in a wheelie position. Dad slowly made his way over to me and explained the finer points of how to operate a tractor when pulling large objects. He was smart enough to stand just far enough back to be out of my reach while I eventually calmed down. With his help I was able to get the tractor restarted and got all four wheels back on the ground.

Our last adventure involved a brush hog to clear an area of chest high brush and weeds preparing a food plot. Brush hogs are VERY dangerous pieces of machinery. Basically, a horizontal buzz saw that chops off, or flings everything from its path. Very efficient, but buddy, you better be ever watchful and ready when operating one. On this particular HOT day, the tractor, brush hog and I were slowly easing our way thru the brush - chopping and flinging. I was careful to only mow a couple feet of width at a time. Yeah, I respected the hog! Dad had been watching the operation for a few minutes when he motioned me to come over so he could show me how this was supposed to be done. He told me I was going too slow, not mowing a big enough path. I jumped off the tractor and away dad went, chopping and flinging. This time, instead of mowing a couple feet of brush, dad went head long right into the middle of the bushes. For a couple seconds I thought he might actually make it, but then the tractor sputtered her last and quit. Now we had a real problem. Not only was the tractor stalled, but from the looks of things the brush he was chopping had now wound its way around the tractor and had him pinned to his seat. I took my time wandering over to see if I could be of assistance. Yeah, I was enjoying this a little bit. The student had now not only taught the master but had to get a chain saw and come to the rescue. Took me quite a few minutes of chain saw work to free dad from his seat, and he was ready to let the student take over the driving again.

Dad has long since passed but I'm sure glad we had those memories, and he was able to pass along some of that wisdom. I'm happy to report that my son and I are now making memories with other tractors and brush hogs and that we still have all our fingers and toes!

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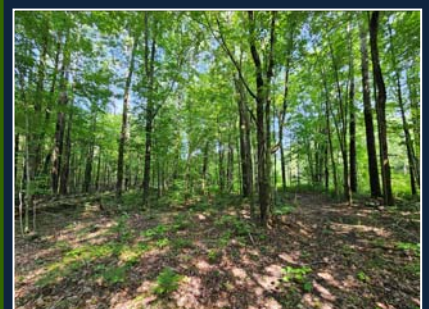
**Alcona County – North of Glennie
21 Acres +/- \$69,900**

ATTENTION if you've been searching for secluded NE Michigan land this is a must see.

21+ mostly wooded acres accessed via a private road easement. Power runs along the northern edge of the property. Plenty of wildlife, including deer, turkey, small game, and an occasional bobcat. There are trails winding thru the property for footpath or ATV usage. Toward the NW part of the land there is an active food plot in place. Nice tall oats I believe.

Property has been surveyed with both corner and line stakes in place.

Only a short distance to Barton City, Jewell Lake, and the Huron National Forest. The Stout Rd. ATV trailhead is less than a mile to the south.



Real Estate Market

For those of you looking for hunting or recreational land or a home, you know Michigan had been experiencing the most competitive real estate market in history. Home sale price increases had been in the double-digit range with vacant land increases not far behind. The issue had been and still is the lack of listings making competition high.

Recently we have started to see a slight slowing in the market. Most of this has been brought on by a changing economic climate and rising interest rates. We've seen rates jump from 3% to over 8% within the last year. That can make a BIG difference in payments and what buyers can afford.

If you are in the market to buy, be ready when something comes on the market. If you are financing, make sure you are preapproved. When a new listing hits the market be prepared to visit the listing as quickly as possible as there are still plenty of buyers in the market.

BUT remember, at the end of the day you need to be comfortable with ANY purchase. Don't overpay beyond what you are capable of comfortably spending. If you want to enjoy your property for years to come, losing sleep over a payment will rob you of that joy.

What is a dual agent? A dual agent is a real estate agent who acts on behalf of both the seller and the buyer in a transaction. The dual agency is disclosed in the purchase agreement to both seller and buyer. A dual agent has the duty to be honest and deal fairly and in good faith with both parties. Sometimes a dual agent can streamline the transaction, have more info about the property than an agent acting solely for a single party, and may have the ability to reduce a commission. Still, some people are leery of a dual agency relationship because the loyalty of the agent is shared between the buyer and seller. If at any time a client is uncomfortable in a dual agent scenario, I am happy to co-broker a sale so everyone is comfortable with the transaction.

See My New Listings... PRONTO!

As quickly as possible I post new listings to www.Hunting4Land.com and on my Facebook page at [Hunting4Land LLC](https://www.facebook.com/Hunting4Land.LLC). Check often. On Facebook I will also post other listings that I think would appeal to recreational buyers. If you like something I post that isn't my listing, I would appreciate a call back to work with you as your buyer's agent.

Al's Hometown Kitchen

Big shout out to my buddy Al for providing another delicious recipe.

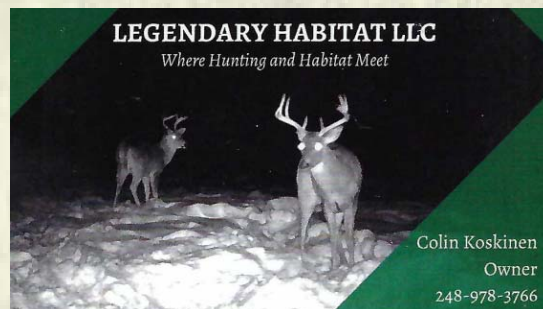
Hello everyone. Rick and I are in the kitchen again. Today I'm going to suggest a simple appetizer for a small get-together. We are targeting Michigan wild harvested turkey. This is so simple and fast on the BBQ grill.

What you're going to need:

BBQ grill, meat skewers, metal (not wood) knife, toothpicks, Michigan wild turkey breast and/or thigh meat, one-pound sliced bacon, your favorite BBQ sauce.

The recipe can be made with both breast meat and deboned thigh meat. First, your favorite sliced bacon needs to be cut across the slab, dividing the slices into thirds. Then cut the breast and thighs into bite sized cubes. Try to make the chunks all the same size so they will all cook evenly. Wrap the bacon around the turkey chunks and secure with a toothpick. It's okay if the bacon only stretches 3/4 of the way around the chunk. Load up the skewers with the wrapped turkey chunks. Put the turkey skewers on the grill, medium flame, apply the BBQ sauce. Turn the skewer every two minutes, basting the turkey repeatedly until the BBQ sauce caramelizes. Cut one of the chunks to be sure it is cooked all the way through.

Simple and so tasty. Al says yum!



Need Help Around Your Hunting Camp?

Legendary Habitat LLC, Colin Koskinen 248-978-3766 or www.legendaryhabitat.com is a habitat consultant helping clients hold and attract wildlife & educate clients on wildlife movement, biology, and management.

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Midland County - Shepherd Area 4 Acres +/- \$34,000

Now here's a heck of a location for your new home or hunting cabin. 4 fully wooded acres, corner lot with frontage on quiet gravel roads. Power runs across the front of the property. Only a mile off M-20 smack dab between Midland and Mt Pleasant. Hundreds of acres of state land a ¼ mile north or west from this property.

The property is a great mix of oaks, maples, poplars, and a few white pines. Age structure of the trees is "younger," most of them are in the 5-to-9-inch diameter. Good sign from deer, turkey, and small game. Wandering down the road front, I ran into quite a few sets of tracks.

The lot does have a little bit of roll to it and appears to be a mostly sandy topsoil.





Why Hunting 4 Land Is Different

1. I try hard to stay connected with like-minded outdoor lovers through advertising, using services that disseminate my listings to land specific websites, by taking part in outdoor shows, and by producing this outdoor newsletter.

2. I don't hire an electrician or other professional without experience in their field. I don't believe people looking to buy recreational property want to work with real estate agents who don't have experience in the outdoors. I've spent a lifetime hunting, fishing, hiking, camping, etc. and we have owned our share of recreational property over the years. Hopefully, my experience can help others in their search.



3. I know my listings like they were my own; I've walked them from corner to corner. When you look at my listings you'll see a lot of pictures, trail camera photos, drone footage, videos, and detailed descriptions. You will NEVER see just one picture taken from the road.

4. Gimmicks, quotas, and pushy sales pitches aren't my thing. When I started working for Michigan Outdoor Properties almost two decades ago and came up with Hunting 4 Land as my website - that was a big deal for me. I'm just a regular, hardworking guy who like most Michiganders spent almost 30 years working in an auto related industry. I was excited to be out of the shop and valued (and still value) every minute I get to spend outside doing what I love; looking for signs of wildlife, spotting runways, scrapes & rubs, admiring forests, and enjoying the quiet.

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Wildlife Feeding

Sounds like a new House Bill is making the rounds that would allow wildlife feeding again. House Bill 4593 was introduced by Representative Ken Borton, Republican from Gaylord. The bill, if approved, would legalize the feeding of deer, elk, birds and other wildlife to prevent starvation and/or for recreational viewing only. The feed would need to be within 300 feet of a residence and no more than 2 gallons at a time. The bill would not make it legal for baiting or to take game for hunting purposes. This bill still has a lot of arguments and debating to go thru before it is sent for final approval by the Governor. It is very similar to another bill which was vetoed by Governor Whitmer in 2021.

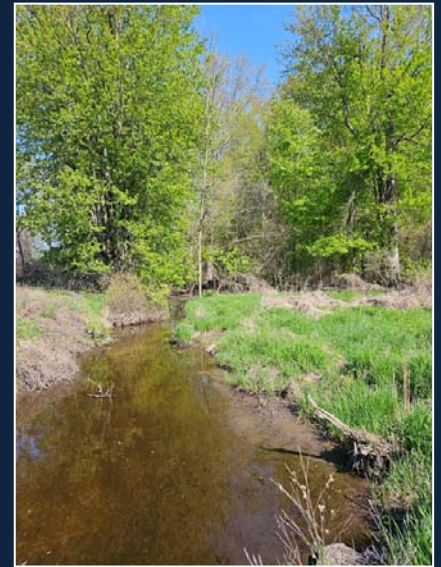
CWD

Chronic Wasting Disease continues to show up in the deer herd, based on numbers from DNR testing. 2021 data, the latest seen, showed about 7,200 deer were tested and of those 25 showed as testing positive for the disease. There were 3 deer testing positive from Isabella County, which is the first for that county. Counties showing deer testing positive are Clinton, Dickenson, Eaton, Gratiot, Ingham, Jackson, Kent, and Montcalm. Based on recent news, the state's first CWD case in the lower peninsula showed up on a deer farm in Kent County in 2008. The first case in the UP showed up in Dickenson County in 2018, found in a 4-year-old doe harvested on a crop damage permit.

Pheasant Hunting Initiative

For those of us who enjoy pheasant hunting in Michigan it appears there will now be 13 release sites for birds this coming fall. Birds will be released at 4 new locations this fall along with 9 sites from last season. The 4 new locations are Cass City State Game Area, Crane Pond State Game Area, Stanton State Game Area, and Dansville State Game Area. The pheasant release program is funded by a \$25 license that is required of all pheasant hunters who hunt on Public Lands in the Lower Peninsula. A big thank you goes out to Ken Dalton who put in a ton of effort to get the Michigan Pheasant Hunting Initiative up and running.

FOR SALE



Genesee County – Otisville Area
55.15 Acres +/- \$279,000

55+ acres of hunting / recreational land located just outside of Otisville in Genesee County. Property is a combination of farmland, woods, thickets and a county drain crosses it providing a water source for the wildlife. Sounds like a heck of a nice spot for deer, turkey and small game to call home. Not surprisingly there's lots of sign from the wandering critters.

Property is located less than a mile from both M-57 and M-15 so there's easy access to local amenities. The acreage has nearly a 1000' of road frontage providing good access to the property and the opportunity for building if you desire.



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**HOW TO PURCHASE
VACANT LAND**

Land is purchased and requires similar steps as purchasing a home.

New Mortgage: About 95% of recreational land is financed with a new mortgage. Several financial institutions offer financing. A major Vacant Land lender is Greenstone Farm Credit (greenstonefcs.com).

Cash: Whether a buyer has cash or a new mortgage, at closing the seller gets paid in full. Will a seller take less money because someone has cash? That has not been my experience. Sellers prefer a cash sale, and a cash sale usually closes faster than if it's financed.

Land Contract: These are rare because most sellers are still paying on a bank loan themselves and therefore can't offer it for sale on a land contract. When we do see a Land Contract it can involve credit checks, down payment similar to a bank, short term balloon pay off, and limit your property uses. I've never had a seller offer a land contract with zero or a low-down payment.

Home Equity Loan: You owe 100K on your home, it's worth 300K, and you get a loan for the difference... that's a Home Equity Loan. If this is an option for you my advice is to get the loan approved before you look for land. It's disappointing to learn you have less equity than you thought, especially if you've already set your sights on a specific piece of property.

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Lost Boy in the UP

This story of an 8-year-old boy from Wisconsin was from earlier this spring but impressed me so much that I wanted to share the highlights. The boy got separated from his family while camping in the Porcupine Mountain State Park in the UP. He was helping his family collect firewood and was told to go back to camp when he finished picking up the wood. Seems the boy actually wasn't quite sure what direction camp was located and before he could ask for directions his family was out of sight. So, he chose a direction and started walking. Unfortunately, he wound up getting lost and spent 2 days wondering the Porcupine Mountains. The area where they were camping was near Lake Superior with rough terrain and rivers that were running cold and high from melting snow and rain. Overnight temps fell into the 40's.

When the family figured out the boy was lost, they called for help. More than 150 people took part in the search, using ground searching and helicopters. The first day the boy heard a chopper fly over and he said he ran out waving his hands trying to attract attention, but no luck. After his second night in the woods, he heard people hollering his name and he was able to locate the rescuers.

When the boy was asked later about his experience, he said he prayed that "he would be found and wouldn't be stuck out there for the rest of his life". He also said the sandwich and Cliff bar his rescuer gave him tasted "really good". He told the folks on Good Morning America, that despite his experience, "I'm still going to go camping." The boy kept his head together under very tough conditions and didn't let a harrowing experience keep him from doing something he enjoys. There's a lot of adults that can learn a lesson from that young man, me included.



Jeff Johnson
Owner
989.297.5267

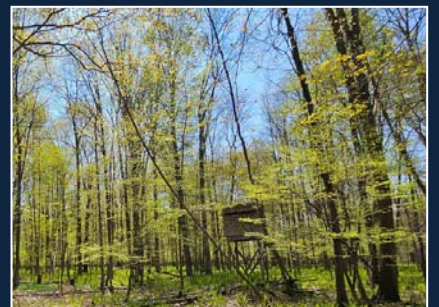
Custom Property Solutions
Tree Removal • Brush Hogging
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**Arenac County – Turner Area
258 Acres +/- \$875,000**

If you are looking for a very secluded main residence or the ultimate hunting camp, this 258-acre property has you covered. The 1,900 sq.ft. home overlooks a large wetlands area with ducks, geese, cranes and many other marsh birds. Enjoy large family parties under the pavilion, which is located next to the large, stocked pond in the expansive back yard. Loads of wildlife including deer, turkey, small game, waterfowl, and even a bear have been known to wander thru. The property owners have been restricting the deer harvest to 8-point bucks or larger and it shows with the number and quality of the deer on the property. The property is a mix of both high ground and wetland areas. The woods have a good variety and sizes of hard and softwood trees. Enjoy walking, ATV riding or biking the many miles of well-maintained trails throughout the property. In addition to the ponds there are a couple of county drains on the property and the Au Gres River is located just a few feet west of this property.



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Ways to Offset Recreational Land Costs

By Kimberly Coe, GreenStone FCS,
 Financial Services Officer, Cadillac Branch

When purchasing recreational land, the expense can seem to add up. First, there is the 20 percent down and the closing costs (which may add another 2 to 2.5 percent). Buyers will also want to factor in the monthly interest, the loan principal payment, any liability and/or structural insurance, and the real estate taxes. It may seem like a lot, but buyers shouldn't fret. There are a few programs available that can be used to help reduce and offset costs for things such as the tax base and management costs.

There are several programs available in different areas; here are a few to get you started:

Ducks Unlimited offers various conservation programs. The organization is a leader in wetland conservation as well as waterfowl conservation. Through a Ducks Unlimited program, landowners may be able to offset the cost of restoring and managing the land to a wildlife habitat.

Quality Deer Management Association is another organization that may be able to assist with the cost of a land restoration project through education, seed costs, or deer management.

There are also a number of government-funded programs. The Qualified Forest Program (QFP) offers conservation programs and tax exemptions; the Conservation Reserve Enhancement Program (CREP) offers conservation, restoration and tax base exemptions; and the Farmland Preservation Program (FPP, also formerly known as P.A. 116) also offers tax exemptions.

These are just a few of the programs available to help offset expenses. Local university extension offices often have information on these and other programs in your specific area. The key is to research and take the time to get the appropriate forms submitted and the necessary inspections complete. After that, retreat to your peaceful paradise, and enjoy!

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Big Black Bear Tagged

A young man from Marquette took quite a bear during the 2022 bear season. He had the largest bear entered in the Michigan Bear Hunters Association. The bear had a live weight of 578 pounds and a dressed weight of 503 pounds. The skull was measured at 20 12/16, which qualifies for a spot in the Boone and Crockett Records. The bear came out of the Carney Unit in the UP. The hunter was hunting alone when he took the bear and had a heck of a struggle getting it out of the woods after the hunt. Can you imagine all the effort involved at wrestling 500 pounds of dead weight thru the woods? Why that would be like dragging three average sized whitetails thru the leaves back to the truck in November. Hats off to that lucky young man.


Camp Grayling

After a many months-long session of both public and Michigan Tribal governments input the DNR has rejected a proposed 20-year lease of 162,000 acres of state forest land to the Department of Military and Veteran Affairs. A National Guard training camp currently is located in the area and the DMVA was looking to increase the footprint of their training area.

It appears that the military could still apply for a limited land use permit for portions of the state forest. The permits would allow the National Guard to train in specified areas and would restrict their use in protected areas.

Just as a side note, in all my years in the woods I've never come across any military folks training. That could be a little startling! A year or so ago, on my way bowhunting, I did see a road sign that said, "Tank Crossing". Heck yeah! I pulled over and commenced to looking for tracks. How cool would that be to actually see a tank runaway!!

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Group Land Purchase

Below is part of a Greenstone
 Farm Credit story by Tom Peterson.

Gathering friends or family members together to purchase land for recreational purposes can be a good way to enjoy outdoor activities without carrying the complete financial burden of the land. However, successful group purchases of land require thoughtful planning.

Establish an LLC or Holding Group - If the purchase involves more than two people, it is best to establish an LLC to handle the financial obligations. Establishing an LLC will require articles of organization prior to the closing of the loan.

Have a Written Plan - Plans should include everything from payment dates and amounts, to who can use the land and when. We highly recommend creating a schedule for the land indicating who is using the land and for what purpose. It is also important to establish rules, such as how others outside of the group can use the land. Unfortunately, poor communication on the front end of the arrangement often results in bad situations down the road. It is often best to consult with an attorney to structure a formal plan.

Establish a "Slush" Fund - Like owning any property, funds will be needed for maintenance, improvements, taxes and other costs associated with the property. Determining a monthly amount for each member to contribute provides the money necessary for ongoing expenses. Many groups will create a designated account to hold these funds and make loan payments and cover other expenses.

Ownership Transfers - The process should take into consideration situations including individuals wanting to sell their portion, inability to pay, and death. Often times, GreenStone is able to restructure the ownership without incurring additional fees normally realized in refinancing.

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**Vacant Land Mortgage
Interest Rates on the Rise**

Many of you may not be aware that there are several lending institutions that will mortgage vacant land – not just for a construction loan – but for good ole recreational land from small parcels to unlimited acreage. Adjustable or fixed-rate financing options are available and some offer 30-year amortization terms. Down payments are generally in the 20% and higher range. Pole barns, outbuildings and other site improvements can be included in financing with some lenders. Competitive interest rates exist but unfortunately, those rates have started to climb. If you would like more information one of the major vacant land lenders in Michigan is GreenStone Farm Credit Services and can be found at www.greenstonefcs.com.

LISTINGS NEEDED!

Have you ever considered selling your hunting land or maybe your place up north? I sell real estate all over the state and would welcome the opportunity to list your property. Give me a call and I would be happy to provide a market analysis. It's a seller's market, so now is a great time to list property.

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New Hunting Boots: LITE BOOTS (liteboots.com)

I've always been a fan of wearing knee high rubber boots when walking in the woods. I've found that knee boots give me the protection needed to keep my feet dry, and they also work at keeping my feet from leaving a big scent trail. I've also noticed over the past couple three years that wearing the knee-high boots has helped in my battle with ticks. I'm guessing the little buggers may not be able to hang onto the slippery rubber surface. The only problem I've faced has been the issue of how much knee-high rubber boots weigh. It's an issue that has grown in intensity for me as I passed that 60-year-old plateau.

This spring I stumbled onto an add on Facebook for a boot company known as Lite Boots. I clicked on the ad and did some research about their product. Their claim of the "lightest 16-inch waterproof boot ever made" grabbed my attention. Back in April I ordered a pair of boots to give them a test run.

A few days later the box of boots showed up on the doorstep. When I grabbed the box my first thought was someone had taken the boots out of the box during shipment and left me with an empty box. I just couldn't believe by the weight of that box that there could be anything inside. However, when I opened the box there were 2 knee high boots, less than 2 pounds for both boots. It was pretty amazing really.

So, I've been wearing the boots now thru spring turkey season and on 3 or 4 property walks and I have to say I'm impressed. Extremely lightweight, no leaks, no cracking and best of all a breeze at putting them on and off. Kinda like wearing a pair of Crocs.

The only issue I have had so far has been one the company warns about in their brochure. When you're not wearing them avoid storing them in areas of direct sunlight or high heat as they can shrink and deform. In other words, the boots are not a fan of being stored in a hot environment. Don't leave them in the trunk of the car or closed inside your hot truck cab. I left mine closed up in the truck for a few weeks and did experience them shrinking. The boots do have a 30-day money back warranty. I contacted the company and the person in customer service was great to work with. My new replacement boots showed up on the porch yesterday. I went up one boot size and will be keeping them stored in the house when not in use.

I highly recommend Lite Boots!

**Commonly Asked
Questions**

Taxes: Once a property is sold property taxes come "uncapped" which means taxes will go up. You will not pay the same amount as the previous owner. To get an estimate of what taxes will be after the sale, contact local officials.

Building Codes / Zoning:

Things like campers, pole barns, sq. ft. requirements, driveways, etc. can be regulated by local governments. Before you purchase property make sure to contact local officials.

Deposits: A deposit, also called an Earnest Money Deposit (EMD) is required from the buyer once both buyer and seller have agreed on price/terms and the Purchase Agreement (PA) is fully signed. \$1,000 is an average amount for a deposit but can be part of the negotiations. The check is deposited into an Escrow Account until the date of closing at which time it will be applied to the purchase price.

Binding Contract: A Purchase Agreement is a binding contract. Once it is signed, if a buyer or seller changes their mind for any reason other than something written in the PA, legal action can take place by the buyer or seller. Do your due diligence and sleep on it before you sign on the dotted line.

FOR SALE



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