

Recreation Land for **SALE** from



LOST LAKE RECREATION CAMP

4930 LAKE STATION, FREEMAN, MI 48622

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2314 Helen Avenue
Portage, MI 49002

- ◆ 2,650 Acres of Recreational Land
- ◆ Includes Lost Lake and Big Dollar Lake
- ◆ Abuts Large Tract of State Game Land
- ◆ Improved with Roads, Utilities, & Multiple Structures

Offered At:

\$4,500,000

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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SALIENT FACTS

PROPERTY DESCRIPTION	This property is one of the largest single-owner tracts of land remaining in Michigan. The property is mostly wooded and includes a network of trails and two-track roads through a rolling terrain. The property also includes Big Dollar Lake (18 acres), Lost Lake (45-acres), several streams, and some wet and low land areas. This property is truly a hunter's paradise!
LOCATION	4930 Lake Station, Freeman Township, Clare County, Michigan. This property is located in the northern portion of Michigan's Lower Peninsula, within Clare County.
LAND AREA	2,650 Acres
PRICE	\$4,500,000
ACCESS	M-115 to Lake Station Road
PARCEL INFO	Freeman Township; Tax parcel ID #: #009-033-100-01, #009-028-100-01, #009-027-300-01, #009-020-100-01, #009-028-400-01, #009-033-200-01, #009-029-100-01 This property is tax exempt.
IMPROVEMENTS	There is an attached schedule of primary property structures on the property, including purpose, size and age, which total approximately 41,700 sq.ft.
UTILITIES	Electric service is provided by Consumers Energy; gas is propane, septic fields for sanitary and ground wells for potable water.
ZONING	Freeman Township: "Recreation Conservation"
OTHER	There is a non-exclusive hunting lease in place from September through December annually.
LISTING AGENT	Contact Midwest Realty Group for more details.

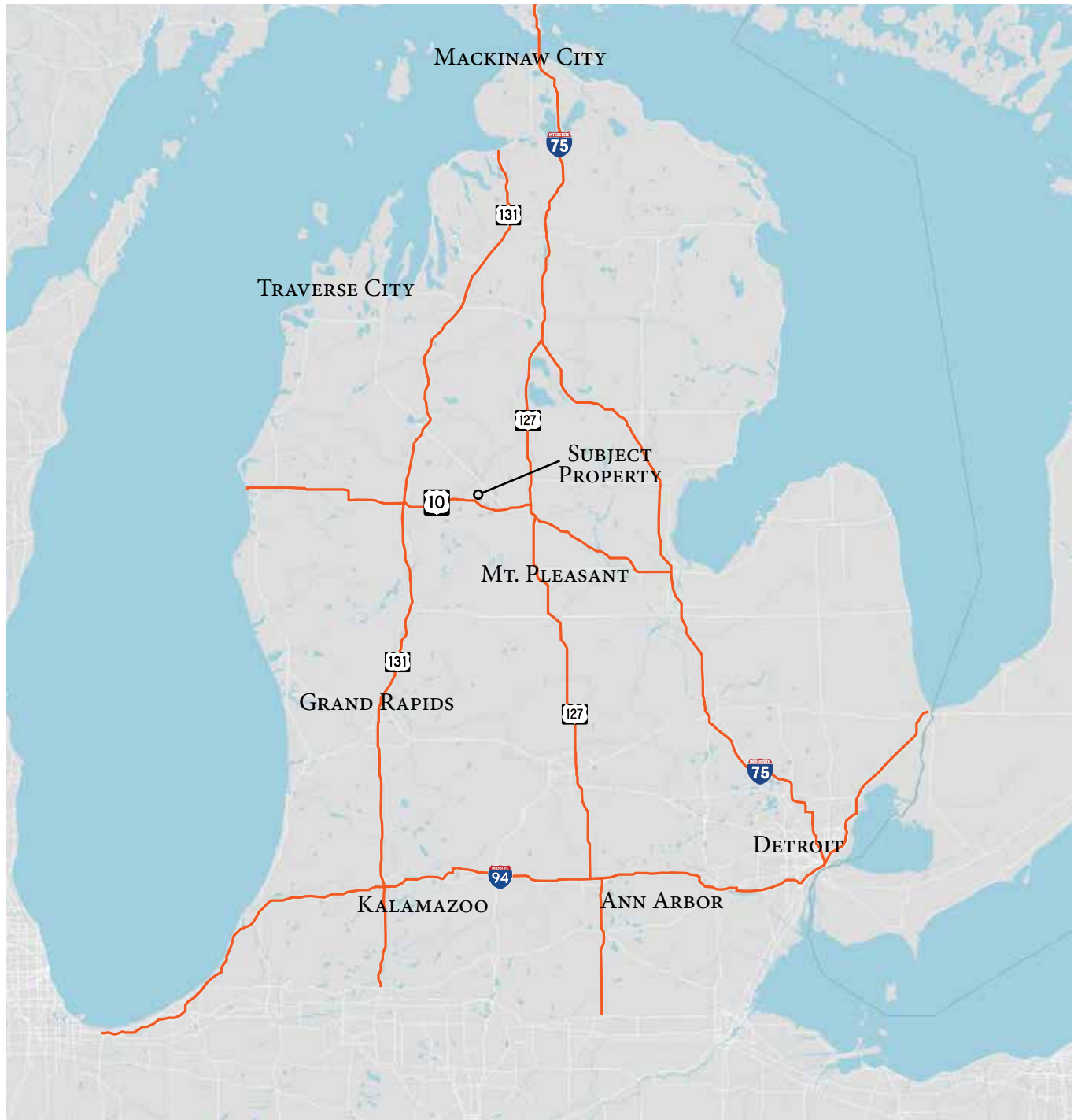
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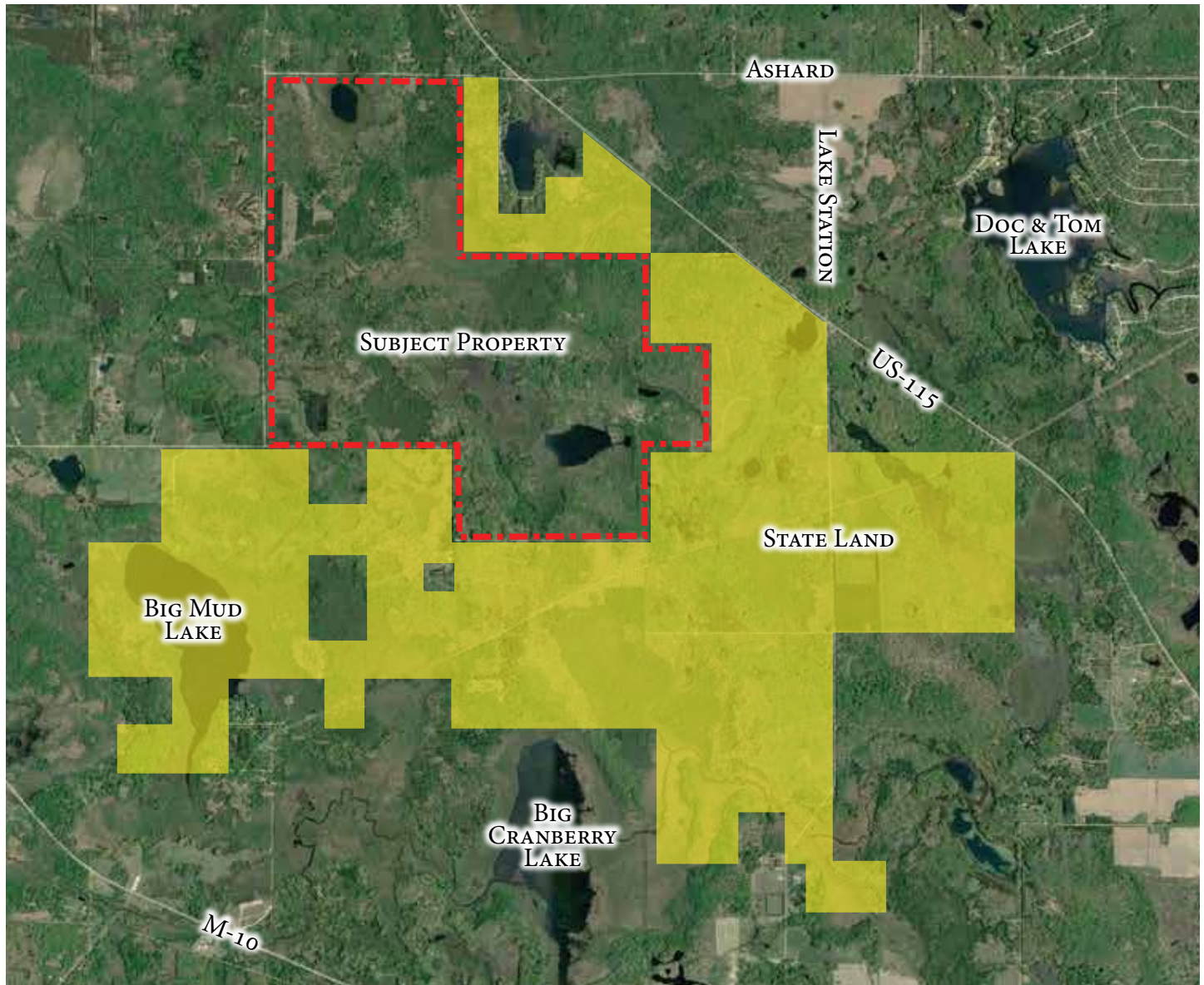
Regional Map



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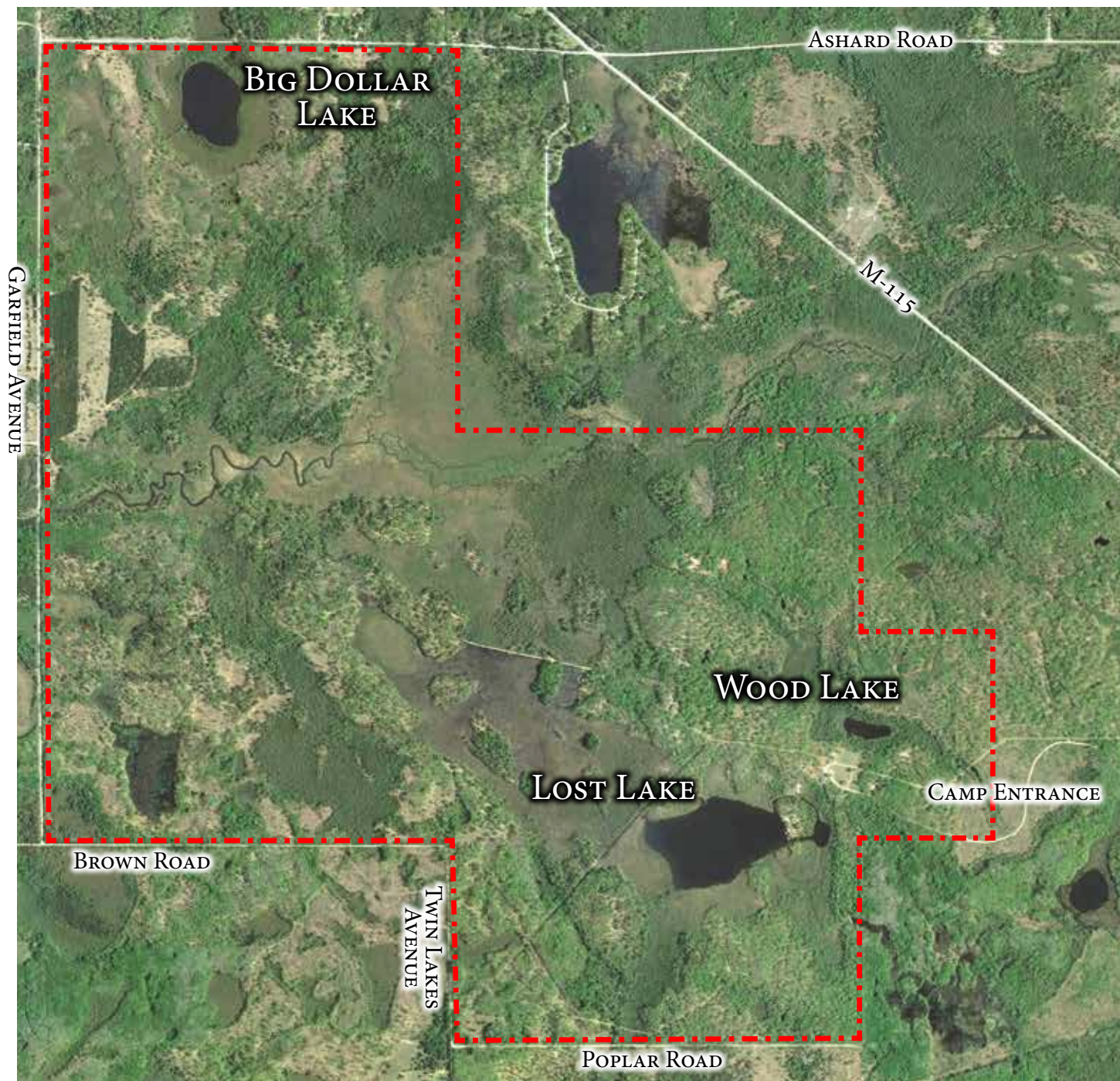
Area Aerial Map



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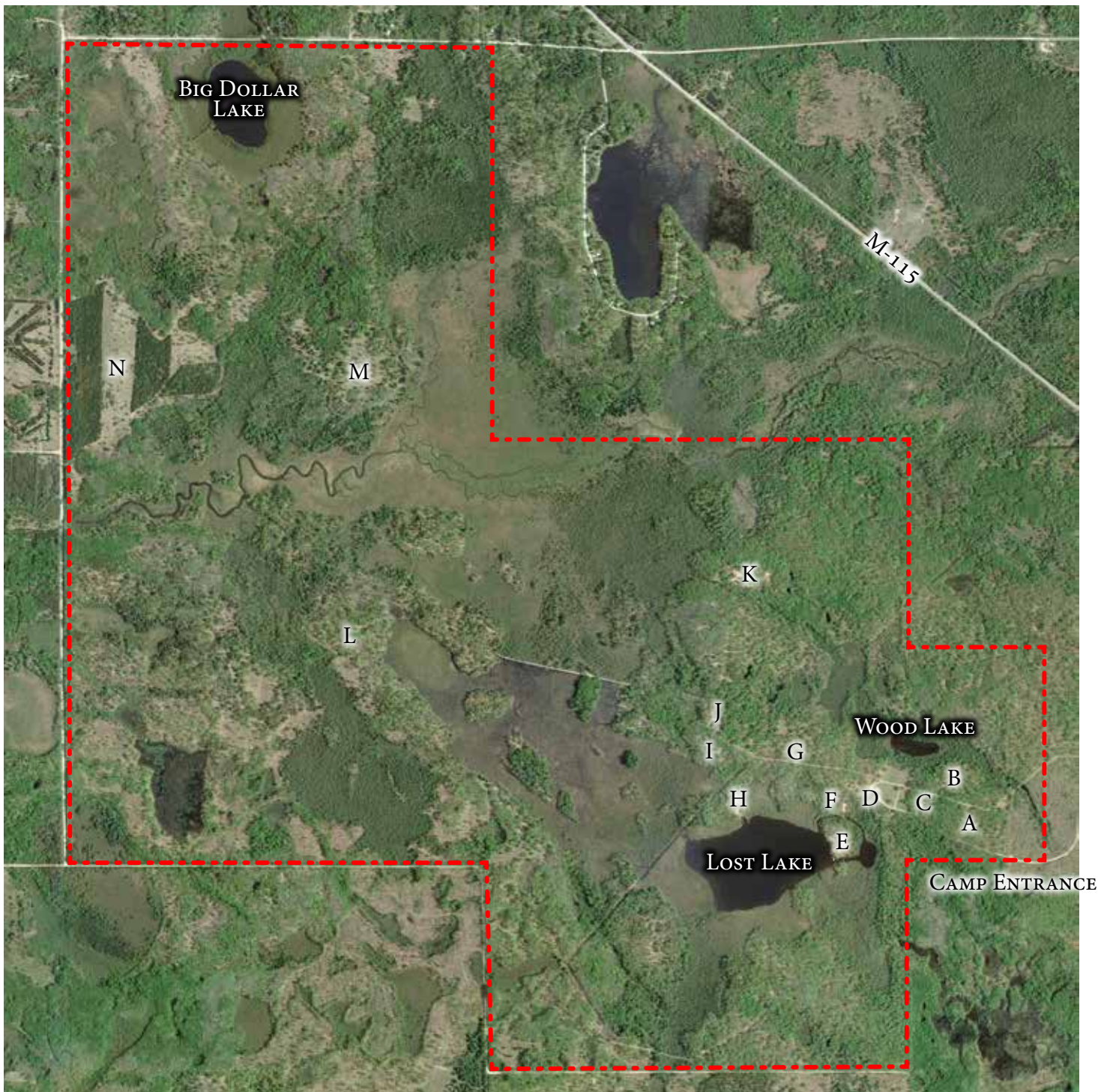
Property Aerial Map



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Camp Layout



Camp Highlights:

- | | | | |
|--------------------------|------------------------|--------------------|-----------------|
| A: Family Camp | B: Maintenance | C: Ranger's House | D: Main Lodge |
| E: Bennett's Cabin | F: Chapel | G: Nature Center | H: Dock Shelter |
| I: Hickory Hollow Cabins | J: Dining Hall/Showers | K: Shooting Ranges | L: Tree Houses |
| M: Horse Corral | N: Old Airfield | | |

Lost Lake Structures*

Dining Hall	Frame	1971	6,050
Bennet Lodge	Cement Block	1930	3,238
Decorsey Dwelling	Frame	1970	1,804
Trading Post	Frame	1970	-
Frame Garage	Frame	1970	672
Warren Chapel	Frame	1970	400
Handicraft	Frame	1970	2,200
Shower House	Frame	1980	1,369
Ranger Dwelling	Frame	1972	2,750
Maintenance Bldg	Non Comb	1975	4,000
Family Activity Bldg	Joisted Masonry	1975	885
Kresge Lodge	Jointed Masonry	1970	3,230
Cope Course	Wood	-	-
Shower Bldg	Block	2010	-
18 Latrines	Frame, Pit	1970	-
Nature Center Shelter	Frame	1980	460
Scout Craft Center	Non Comb	1970	800
15 x 4 Man Cabins	Frame	1989	2,940
Stable	Joisted Masonry	1980	900
Rifle Range	Frame	1970	576
Rifle Block Bldg	Joisted Masonry	1980	120
Open Pavilion	Block	1965	5,280
Shower House Hickory Hollow	Frame	1990	1,000
Shower & Dining Hall	Joisted Masonry	-	600
Open Pavilion Fire Bowl	Frame	1965	576
Open Pavilion Family Camp	Frame	1985	144
Climbing Tower	Frame	1999	1,000
Elliot Center Office		2006	4,500
Nature Center Cabin		-	480
Archery Pavilion		2007	

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Photos

