

# Beaubien Ranch

Mecosta County, Michigan

80.00 Acres | \$539,000 | Under\_contract



## Property Summary

This exceptional 80 acre property features a spring fed pond in the heart of the 25 acre lush alfalfa field. The 50 acres of rolling mature hardwoods also has 2 smaller ponds making this a haven for wildlife and farm animals. Great deer, turkey and waterfowl hunting. The 64 x 100 pole barn was built as an indoor riding arena and also has a 20 x 50 addition on the backside. The original farmhouse was remodeled on the inside. Owners for 23 years. **Read full description on our website**

### Parcel Details

Total Acres: 80.00  
Deeded Acres: 80.00  
Leased Acres: 0.00  
Zoning: Ag/residential  
Est. Taxes: \$3,885 - 2023  
Source of Lot Size: Assessor/Tax Data  
HOA Fees: no

### Land Details

Water Rights: No  
Mineral Rights: Yes  
Topography: Rolling terrain  
Vegetation: native grasses  
Tillable/Crop Acres: 25

### Building Details

# of Homes: 1  
Total Square Footage: 1,680  
Total Finished: 1,680  
Bedrooms: 2  
Bathrooms: 1  
Year Built:  
Home Style: Farm House  
Construction Type:  
Basement: None  
Heating Systems: Forced Air, Wood Stove  
Foundation:  
Parking Type: Array  
# of Spaces:  
# of Outbuildings: 1  
Types of Outbuildings: Pole barn 64 x 100 + 20 x 50 addition.

Information deemed reliable but not guaranteed. Content and images copyright 2023 Hayden Outdoors, LLC.

View more at: <https://www.haydenoutdoors.com/land-for-sale/beaubien-ranch/>

# Beaubien Ranch

Mecosta County, Michigan

80.00 Acres | \$539,000 | Under\_contract



## Activities & Amenities

ATV/Off Road  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Waterfowl  
Pond/Lake  
Waterfront

Cattle/Ranch  
Hiking/Climbing  
Hunting - Small Game  
Mineral Rights  
Skiing/Snowmobiling/Snow Sports  
Wooded

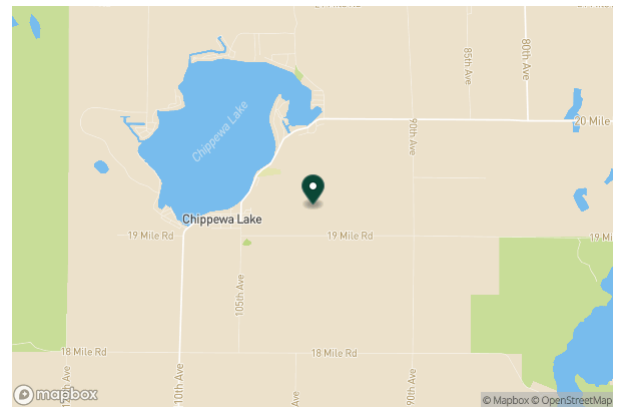
Equestrian/Horse Property  
House/Cabin  
Hunting - Turkey  
Outbuilding/Barn/Shed/Shop  
Timber

## Location

19 Mile rd., East of Chippewa Lake.

### Map Link:

<https://id.land/ranching/maps/be56db6a7c9eea38c755fe123323b0d2/embed>



## Agent Contact



**Kevin Doyle**

(231) 679-5610

[kdoyle@haydenoutdoors.com](mailto:kdoyle@haydenoutdoors.com)

Information deemed reliable but not guaranteed. Content and images copyright 2023 Hayden Outdoors, LLC.

View more at: <https://www.haydenoutdoors.com/land-for-sale/beaubien-ranch/>