

# LAND AUCTION



**74.37 AC± | 2 TRACTS | SAGINAW CO, MI**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 5/9/23 | AUCTION TIME: 3:00 PM**

**AUCTION LOCATION: COMFORT INN MEETING ROOM  
11911 DIXIE HWY | BIRCH RUN, MI 48415**

Offered Live auction and Online will be 74.37 acres in 2 tracts located in Birch Run, MI. The former Birch Run Golf Course has endless possibilities for development, home building, recreation and a variety of other uses. Investors, developers, home builders and others should take note of this rare opportunity to name your price at auction for this unique property.



### **TRACT 1: 4.86 ACRES**

Here's your chance to own a prime investment property! This tract has a 7800 +/- sq foot clubhouse that can be renovated to your liking. The clubhouse was once operated as a driving range and still has stations in place if an investment in a driving range is in your future. Sewer is available to the parcel via a PA 425 transfer. This agreement was approved by the local village pre Covid and has since expired. The Parcel currently has power and water on site. Currently the parcel is zoned A1 Agricultural which allows the development of single family homes. The parcel has 467 +/- feet of road frontage on S. Beyer Rd and sits adjacent to the Birch Run Outlet Shopping Mall. Pre Covid the current owner had approved plans to convert the property into a Senior Living and Healthcare system. Investment properties like this are hard to come by, you are going to want to add this property to your investment portfolio!! For questions regarding township allowances for the property please contact the Birch Run Township Office.



### **TRACT 2: 69.51 ACRES**

This tract is an investor's dream!! Located minutes from the Birch Run Outlet Shopping Mall, this tract boasts 2540 +/- feet of frontage along I-75, 2160 +/- feet of frontage along S. Beyer Rd and 807 +/- feet of frontage along E. Burt Rd. It was operated as a golf course and has an outstanding paved trail system throughout the property. Utilities are nearby and the property is zoned A1 Agricultural, which allows the development of single family homes. Currently the property can be split 11 times as it sits with bonus splits available with the insertion of a road system within the property. Three large ponds are located within the property and would provide excellent building locations alongside them. This property was approved pre covid for a Senior Assisted Living facility. Rare investment tracts like this don't come for sale often! For questions regarding township allowances please contact the Birch Run Township office.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

CHRIS GARZA, AGENT: 810.705.2215 | [Chris.Garza@whitetailproperties.com](mailto:Chris.Garza@whitetailproperties.com)

MICHAEL TURNER, AGENT: 989.305.9683 | [Michael.Turner@whitetailproperties.com](mailto:Michael.Turner@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (6505388676) | E.J. Nogaski, Michigan Broker, License # 6502412289 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215 | Michael Turner, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 989.305.9683