

MICHIGAN

GIRARD TWP | BRANCH CO

FOR SALE

LOCATED NORTH OF GIRARD, MICHIGAN - the Tekonsha Terra Nova Farm offers a well-rounded mix of productive farmland, recreational ground and long-term investment potential. This **378.12^{+/-} acre property** features:

- **211.58^{+/-} Tillable Acres** (133.91^{+/-} Irrigated Acres)
- **66.26^{+/-} Acres** ideal for recreation and hunting
- Convenient location just **off of I-69** for easy access

A strong opportunity for farmers, investors or outdoor enthusiasts looking to secure quality land in southern Michigan. Contact for additional details or to schedule a private showing.

378.12^{+/-} ACRES • LISTING PRICE: \$3,250,000



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Contact us today!



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

VIEW MORE
PROPERTY **INFO**
AND **PHOTOS!**



HLS#NAS-13123 (25)



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

FOR SALE

378.12+/- ACRES • PRODUCTIVE CROPLAND
RECREATION • INVESTMENT POTENTIAL

BRANCH CO, MICHIGAN



BIN SITE



NORTH SIDE OF FARM



EAST OF BIN SITE OF FARM



Additional information including photos and a drone flight are available at halderman.com.

TRACT BREAKDOWN

133.91+/- Irrigated Tillable
77.67+/- Dryland Tillable
66.26+/- East Recreation Ground
96.82+/- West Recreation Ground with Pond
3.25+/- House/Barn/Building Site

PROPERTY LOCATION

1 mile north of Girard Michigan
on both sides of Marshall Road
along Vincent Drive and near I-69.

SCHOOL DISTRICT

Tekonsha Community Schools

PROPERTY TYPE

Farm, Recreational, Timber

ZONING

Agricultural

TOPOGRAPHY

Level

SOIL TYPES

Fox sandy loam, Palms, Ormas
loamy sand, Houghton muck,
Cohoctah sandy loam, Edwards muck