



List Number: 25030111

Area: Jackson County - JX

Municipality: Pulaski Twp

Lot Dimensions: 502x1304x520x1308

Waterfront: No

Property Sub-Type: Farm

New Construction: No

County: Jackson

Possession: Close Of Escrow

Tax ID #: 000-16-18-201-001-02

Road Frontage: 502

Status: Active

List Price: \$600,000

List Price/SqFt: \$291.12

Days On Market: 59

Lot Acres: 15.76

Lot Square Footage: 686,506

Directions: FROM CONCORD TURN L ONTO MAIN ST. TURN RIGHT ONTO HOWARD IN 3.4 MI

HOUSE IS ON YOUR LEFT IN 2.8 MI

Cross Streets: Van Wert Rd & Wheeler Rd

	Upper	Main	Lower	Bsmt	Total
Bedrooms	3	2	0	0	5
Full Baths	1	1	0	0	2
Half Baths	0	0	0	0	0
Fin/Level	900	1,161	0	0	2,061 (Finished All Levels)
Total Sqft			0	500	2,061 (Sqft Above Grade)
Finished Below Grade:	0	Unfinished Below Grade:	500	Building Total SqFt:	2,561

<b>Architectural Style:</b>	Farmhouse	<b>Year Built:</b>	1900	<b>ROOMS/DIMENSIONS/LEVELS</b>							
		<b>Water:</b>	Well	Dining Area	14.4x12.9	Main Laundry	9.1x5	Main	Bedroom	215x8.7	Main
		<b>Sewer:</b>	Private Sewer; Septic Tank	Kitchen	13.3x11.6	Main Primary Bedroom	15.1x14.11	Main	Bedroom	315.3x15	Upper
<b>Stories:</b>	2	<b>Driveway:</b>	Concrete; Gravel	Living Room	15.3x15.3	Main Bathroom 1	7.1x5.9	Main	Bedroom	415x8.6	Upper
<b>Total Fireplaces:</b>	0					Bathroom 2	13x6.1	Upper	Bedroom	515.3x11.1	Upper
<b>Main Level Primary:</b>	Yes										
											# of Rms Above Grade: 9

<b>Legal:</b> NW 1/4 OF NE 1/4 EXC TH W 470 FT ALSO EXC THE E 330 FT THEREOF. 15.75 A+/- SECTION 18 T4S R3W; Split/Combined on 07/10/2017 from 000-16-18-201-001-00;		<b>SEV:</b> 381,800		<b>For Tax Year:</b> 2024	
<b>Taxable Value:</b> 377,370		<b>Tax Year:</b> 2024		<b>Homestead %:</b> 0	
<b>Seller's Annual Property Tax:</b> 19,664				<b>Special Assmt/Type:</b> 0	
<b>School District:</b> Concord					

<b>Terms Available:</b> Cash; Conventional		<b>Sale Conditions:</b> None		<b>Heat Type:</b> Forced Air	
<b>Street Type:</b> Paved		<b>Outbuildings:</b>		<b>Heat Source:</b> Propane; Wood	
<b>Exterior:</b> Vinyl Siding; Wood Siding		<b>Util Avail at:</b> Electricity Available		<b>Access Feat:</b> Accessibility Features:	
<b>Material:</b>		<b>Street:</b>		<b>Flooring:</b> No	
<b>Roofing:</b> Metal		<b>Utilities:</b> Cable Connected; High Speed		<b>Patio and Porch Features:</b> Carpet; Ceramic Tile;	
<b>Windows:</b> Replacement		<b>Attached:</b> Internet			
<b>Substructure:</b> Partial					
<b>Garage Spaces:</b> 3					
<b>Parking:</b> Detached; Garage Faces Side					
<b>Features:</b>					
<b>Laundry:</b> Gas Dryer Hookup; Laundry Room; Main Level;					
<b>Features:</b> Washer Hookup					
<b>Additional Items:</b> Generator; LP Tank Owned					

**Public Remarks:** CURRENT TAXES ARE NON-HOMESTEAD TAXES. Discover an incredible opportunity at 15379 Howard Road in Hanover, where a completely remodeled 5-bedroom, 2-bath farmhouse sits on over 15 scenic acres. This charming home boasts fresh paint, new carpet, and updated fixtures throughout, including beautifully refreshed bathrooms. The main level offers a comfortable layout with a spacious kitchen, inviting dining area, cozy living room, and convenient laundry room. You'll also find a large bedroom and a versatile smaller bedroom on the main floor, perfect for a home office, den, or hobby space. Upstairs, three additional bedrooms and a second full bathroom provide ample living space. Relax and enjoy the tranquil surroundings from the pleasant front porch, ideal for cool summer mornings or crisp fall

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**Supplement for MLS # 25030111****15379 Howard Road, Hanover, MI 49241****\$600,000**

evenings. This expansive farm is a haven for entrepreneurs and hobbyists alike, featuring an impressive array of outbuildings. A substantial 50x22 three-car garage includes convenient lean-tos on the side and back for additional storage. For the green thumb, a 120x35 greenhouse is equipped with robust 400 amp, 208-volt electric service, and security fence. This greenhouse seamlessly connects to a 65x32 office/lab space complete with a half bath, offering easy conversion into an efficiency apartment - perfect for a caretaker or additional income. Equine enthusiasts will be delighted by the 60x50 barn featuring six box stalls, electric and frost-free hydrants. The crowning jewel for horse lovers is the massive 128x105 ft pole barn, housing an impressive 128x80 ft indoor riding arena with 11 box stalls down the side and a dedicated tack room. This pole barn also benefits from electric service and frost-free hydrants. Imagine the possibilities: run two businesses simultaneously, launch your dream equine operation, or cultivate a thriving plant business. This property is also perfectly suited for a hobby farm, allowing you to enjoy your own horses and ride year-round, or explore the expansive 15+ acres on horseback in the fall. The peaceful setting and convenient location truly make this farm a remarkable and versatile opportunity. Call for your private showing today! A licensed agent must be present during showing. Buyer and buyer agent to verify all data/measurements.