

## Residential Active Customer Detail Report

15379 Howard Road, Hanover, MI 49241

\$600,000



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

## ROOMS/DIMENSIONS/LEVELS

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

# of Rms Above Grade: 9

**Legal:** 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;

**Taxable Value:** 377,370

**Seller's Annual Property Tax:** 19,664

**School District:** Concord

**SEV:** 381,800  
**Tax Year:** 2024

**For Tax Year:** 2024  
**Homestead %:** 0  
**Special Assmt/Type:** 0

<b>Terms Available:</b>	Cash; Conventional
<b>Street Type:</b>	Paved
<b>Exterior</b>	Vinyl Siding; Wood Siding
<b>Material:</b>	
<b>Roofing:</b>	Metal
<b>Windows:</b>	Replacement
<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

**Sale Conditions:** None

**Outbuildings:**

**Util Avail at:** Electricity Available

**Street:**

**Utilities:** Cable Connected; High Speed

**Attached:** Internet

**Heat Type:**

**Heat Source:**

**Access Feat:**

**Street:**

**Flooring:**

**Patio and Porch Features:**

Forced Air

Propane; Wood

Accessibility Features:

No

Carpet; Ceramic Tile;  
 Vinyl  
 Covered

**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.