



9239 E 8 Mile Road, Luther, Michigan

**168 Acres on the Edge of Manistee National Forest
Income-Producing Retreat & Expansion Opportunity**

Set on 168 heavily wooded acres just minutes from the Manistee National Forest, this exceptional Northern Michigan property blends privacy, recreation, and income potential. The land features miles of scenic trails and a thoughtfully developed retreat that includes a custom year-round yurt, modern shipping container home, and multiple furnished glamping tents.

Currently operating as an income-producing property, it offers immediate cash flow with significant upside for expansion. Whether envisioned as a private family retreat, a turnkey outdoor hospitality business, or the region's next must-visit destination, this property presents a rare opportunity to own scale, seclusion, and versatility in one of Michigan's most sought-after outdoor regions.

Agents: Johnny Crane • Matt Crane • Ken Weaver

Overview

This is a rare opportunity to acquire a large-scale Northern Michigan hospitality and lifestyle property located directly across from the Manistee National Forest—one of the Midwest's premier outdoor destinations. Spanning approximately 168 heavily wooded acres, the property offers immediate access to over 840 square miles of public land and more than 330 miles of trails, creating an exceptional and difficult-to-replicate setting.

Currently operated as a private residence with established rental income, the property is well suited for expansion as a campground, glamping retreat, eco-lodge, or destination hospitality business. Strong regional demand for outdoor recreation, combined with the property's size, infrastructure, and location, provides meaningful upside for future owners.

Existing Improvements & Income Infrastructure

The property includes multiple income-producing and guest-ready structures, including a large year-round custom yurt, a two-bedroom shipping container home, a modern bathhouse with hot tub, and four established glamping tents.

Additional improvements include a large pole barn for storage or operations, livestock pens, a scenic pond, and more than five miles of private internal trails that enhance both guest experience and operational flexibility. Utilities include traditional electric service combined with a renewable solar power system, reducing operating costs and appealing to eco-conscious guests.

Location & Recreational Appeal

The lifestyle offering is exceptional, with direct proximity to the Manistee National Forest, easy access to ORV and trail systems, and nearby Little Manistee and Pine River access for fishing, kayaking, and paddling. The area supports year-round recreation including hunting, hiking, and riding, delivering an authentic Northern Michigan experience that balances privacy, nature, and accessibility.

Development Flexibility

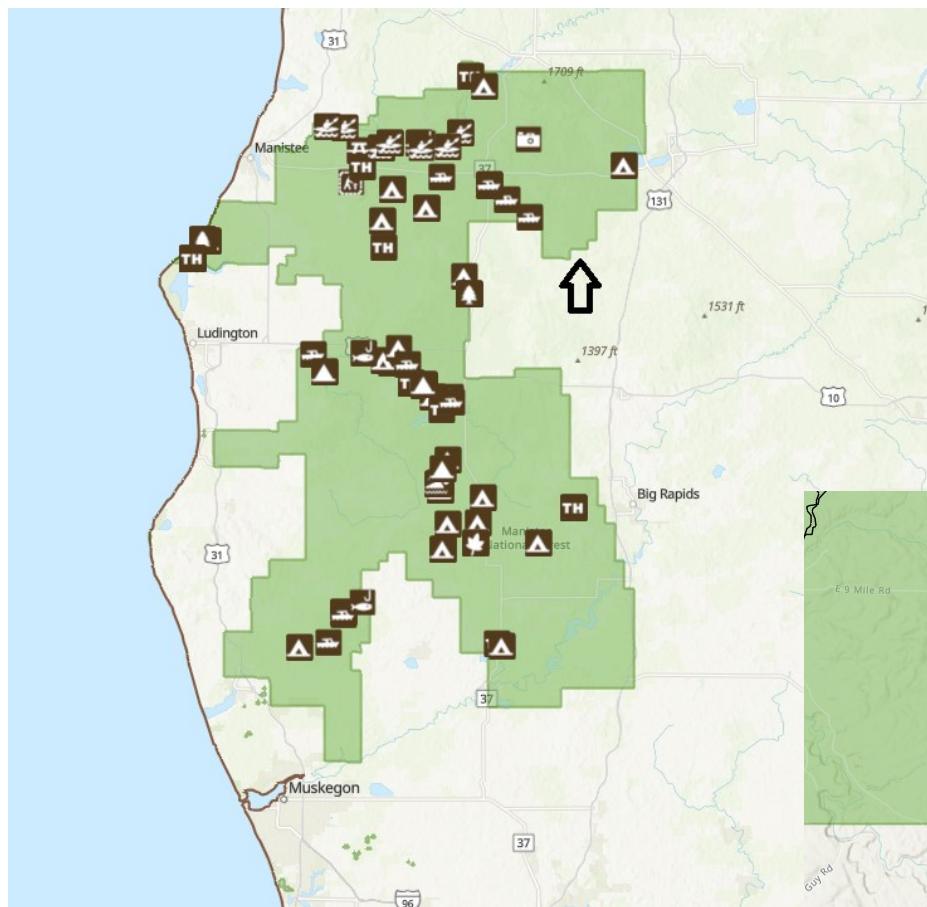
The township has no zoning restrictions, with only county and state requirements, offering rare flexibility for future development. New ownership may expand the existing hospitality operation, add lodging or campsites, or enjoy the property as a private retreat with income potential.



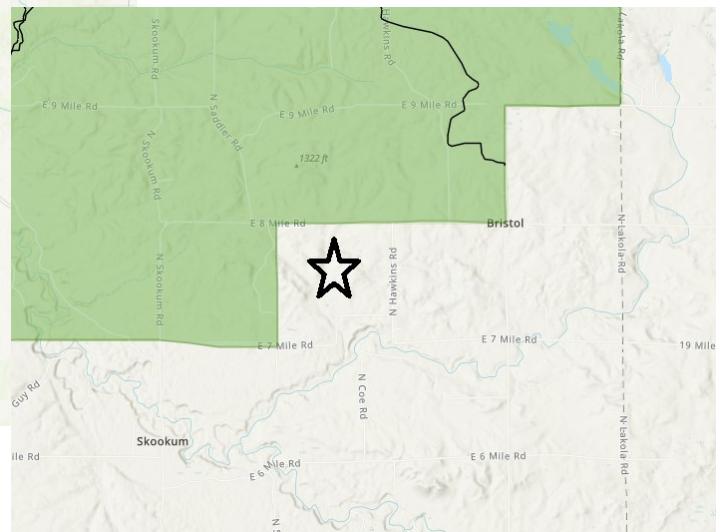
The Land

The land is the true centerpiece of this property. Encompassing approximately 168 heavily wooded acres, it offers a rare blend of seclusion, scale, and accessibility in the heart of Northern Michigan. The landscape features mature forests, open clearings and more than five miles of private internal trails, creating an immersive outdoor setting ideal for recreation, exploration, and retreat-style living. The property sits directly across from the Manistee National Forest, providing immediate access to over 840 square miles of protected public land and hundreds of miles of trails for hiking, riding, hunting, and year-round outdoor use.

Recreational opportunities extend well beyond the property boundaries, with nearby access to the Little Manistee River and Pine River—both renowned for fishing, kayaking, and paddling. Despite the privacy and natural surroundings, the property remains conveniently close to area towns, services, and year-round amenities, striking a balance that is increasingly difficult to find. This combination of expansive acreage, forest frontage, water features, and proximity to both recreation and community makes the land exceptionally well suited for a destination retreat, hospitality use, or a private Northern Michigan legacy property.



Across from the Manistee National Forest and close to rivers, streams, ORV trails and so much more





The Shipping Container Home and Bath House

One of the most distinctive features of the property is the thoughtfully designed 40-foot high-cube Conex shipping container home, offering a modern yet rustic retreat that blends comfort with a unique Northern Michigan experience. The home features two bedrooms, a well-appointed kitchenette with microwave and refrigerator, and efficient heating and air conditioning provided by a mini-split system. Set on a paved slab with an adjacent paved patio, the space opens seamlessly to the outdoors and is complemented by a Nordic six-person hot tub—creating an ideal setting for relaxing after a day on the trails or exploring the forest.

While the container home itself is intentionally simple and low-maintenance, it enjoys direct access to a nearby stick-built, heated bathhouse that delivers full modern convenience. The bathhouse includes indoor and outdoor showers, a toilet, sink, and washer and dryer, all supported by a robust infrastructure featuring a 168-foot deep well and a full septic system with dual 1,000-gallon tanks and a 1,000-square-foot drainfield. Both the home and bath house have full electric.

This smart, well-executed setup offers a cool, comfortable, and highly marketable lodging option that guests love—combining modern amenities, thoughtful design, and an authentic up-north vibe.







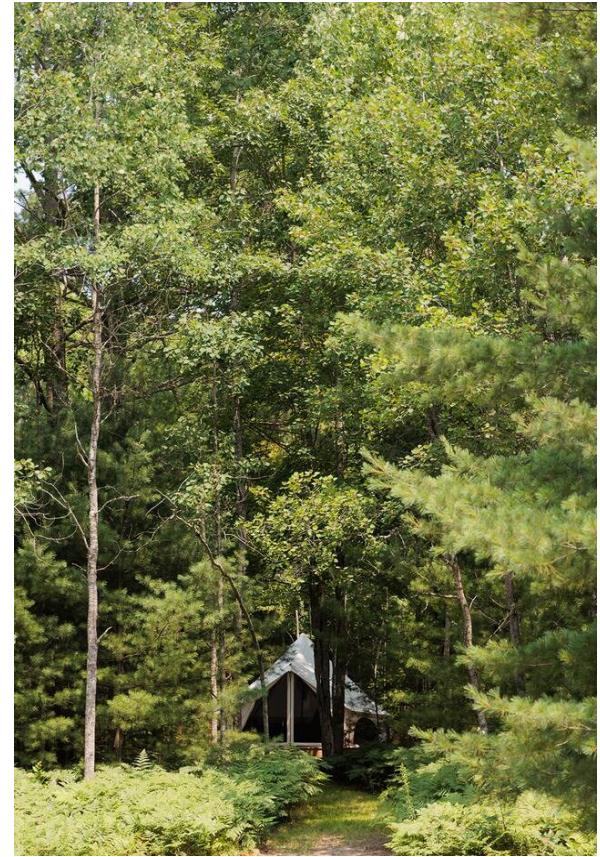


The Glamping Tents

The four glamping accommodations elevate the outdoor experience while preserving the simplicity and charm of true Northern Michigan camping. Each site features a White Duck 13-foot bell-style glamping tent, set on its own 16' x 20' raised wood deck and fully furnished to create a comfortable, inviting retreat. Designed for guests who want to be immersed in nature without sacrificing comfort, the tents offer a spacious, well-appointed environment ideal for couples, families, or small groups seeking an authentic yet refined camping experience.

The shared camping area is thoughtfully laid out and includes a 16' x 20' covered cooking pavilion, central fire pit, wood storage shed, and a water line serving an outdoor shower.

A private outhouse with a simple septic system and a water line from the well completes the setup, providing practical convenience while maintaining a low-impact footprint. With no electric service by design, the experience feels unplugged, peaceful, and refreshingly authentic—perfect for guests looking to disconnect, unwind, and enjoy a comfortable, nature-forward glamping stay without the formality of traditional lodging.





The Main Yurt

A standout feature of the property is the 30-foot diameter Living Intent Yurt, offering approximately 800 square feet of comfortable, four-season living space. Thoughtfully designed with two bedrooms and a well-appointed kitchen, the yurt is efficiently heated by a 30,000 BTU vented propane heater complemented by a wood-burning stove. Utilities are smartly integrated with a bathroom featuring a composting toilet, fresh and gray water tanks, and a water line run to the area with a hydrant pump.

Outdoor living is enhanced by a dedicated cooking area, outdoor shower, and an outhouse—perfect for guests, rentals, or an off-grid lifestyle.

Supporting the yurt is a nearby 48' x 33' pole barn, equipped with a robust 10-kilowatt Victron solar system with six roof-mounted panels, providing reliable renewable power. The yurt itself is powered by the Victron system with an additional 10-kilowatt Anker backup for added redundancy.

Two separate livestock paddocks with covered stalls are already in place, each with its own water line and hydrant, making this an ideal setup for hobby farming, horses, or small livestock. This thoughtfully developed area blends sustainability, functionality, and comfort—offering a unique living experience in a private, natural setting.



Additional Information

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Financial Information is provided after signing an NDA and supplying proof of funds/financing.

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