

1286 Gray Fox Court, Howell, Michigan 48843

MLS#: **20240071039**
 P Type: **Business And Real Estate**
 Status: **Active**

Area: **01101 - Marion Twp**
 DOM: **N/155/155**

Short Sale:
 Trans Type:

**No
 Sale
 ERTS/FS**

LP: **\$5,995,000**
 OLP: **\$6,500,000**

Location Information

County: **Livingston**
 City: **Howell**
 Mailing City: **Howell**
 School Dist: **Howell**
 Location: **D-19 and Sexton Rd**
 Directions: **South on D-19 to West on Sexton Rd, to South on Wolfe Ridge, to Gray Fox Ct cul-de-sac.**

Side of Str:

Lot Information

Acres: **202.50**
 Rd/Wtr Frt Ft: **75 /**
 Lot Dim: **Irregular**

General Information

Year Blt/Rmd: **2017**
 #Units/ % Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Agricultural, Commercial, Residential**
 Current Use: **Commercial, Mixed Use, Residential**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales: **0**
 Annl Net Inc: **0**
 Annl Gross Inc: **\$350,000**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **4,996** (LP/SqFt: \$1,199.96)
 Est Sqft Main: **4,996**
 Est Sqft Ofc: **323**
 Sqft Source: **Public Records**

Recent CH: **02/23/2025 : DOWN : \$6,500,000->\$5,995,000**

Listing Information

Listing Date: **09/20/2024**
 Exclusions:
 Terms Offered: **Cash, Conventional**
 Access: **Appointment**

Off Mkt Date:
 Protect Period: **180**

Pending Date:
 ABO Date:
 Possession: **At Close**
 MLS Source: **REALCOMP**
 LB Location: **Front Door**

BMK Date: **02/23/25**
 Contingency Date:
 Originating MLS# **20240071039**

Features

Arch Level: **1 Story**
 Foundation: **Basement**
 Exterior Feat: **Whole House Generator, Fenced**

Exterior: **Stone**
 Foundation Mtrl: **Poured**
 Roof Mtrl: **Composition, ENERGY STAR® Shingles, Metal, Rubber, Slate**

Comm Feat: **Utility Smart Meter, 220V Available, Security System, Generator**
 Comm Ext Feat: **Outside Lighting, Back-Up Generator, Perimeter Fence**
 Accessibility: **Accessible Bedroom, Accessible Central Living Area, Accessible Common Area, Accessible Doors, Accessible Entrance, Accessible Full Bath,**

Accessible Hallway(s), Accessible Kitchen, Adaptable Bathroom Walls, Central Living Area, Common Area
 Fencing: **Fenced**
 Heating Fuel: **Heat Pump, LP Gas/Propane**
 Wtr Htr Fuel: **Heat Pump, LP Gas/Propane**
 Water Source: **Well (Existing)**
 Water Facilities: **Creek, Pond, Stream**
 Soil Type: **SANDY**
 Out Buildings: **Shed, Arena, Barn(s), Hay Barn, Grain Storage (Silo), Kennel, Outbuilding(s) Allowed, Pole Barn, Poultry Coop, Shed(s) Allowed, Stable(s)**

Heating: **Forced Air, Heat Pump, Hot Water**
 Plant Heating:
 Office Heating:
 Sewer: **Septic Tank (Existing)**
 Water Features:
 Water Name:
 Road Frontage: **Gravel, Paved, Private**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Green Property Information

Green Energy Efficient:
 Green Water Conservation: **Windows, Thermostat Efficient Hot Water Distribution**

Legal/Tax/Financial

Property ID: **1015400005**
 Tax Summer: **\$18,364**
 SEV: **1,657,600.00**
 Legal Desc: **SEC 15 & 22 BEG W 1/4 COR SEC 14, TH S00*12'15"W 1316.36 FT, TH N89*37'44"E 80 FT, TH S00*12'15"W 1196.64 FT, TH N89*49'53"E 776.13 FT, TH N61*50'53"E 75 FT, TH S04*34'06"E 155.65 FT, TH S89*49'53"W 935.08 FT, TH S00*09'43"E 1317.24 FT, TH N89*48'05"W 2156.30 FT, TH N00*17'10"E 765 FT, TH N89*49'00"W 464.58 FT, TH N00*17'08"E 550.92 FT, TH N00*24'00" W 1580.20 FT, TH S89*49'55"E 1313.61 FT, TH N00*05'50"W 1053.56 FT, TH S89*47'30"E 1319.17 FT TO POB. CONT. 202.51 AC M/L. SPLIT 08/2003 FR 001, 002, 003, 22-200-003, & 22-200-006.**

Ownership: **Standard (Private)**
 Oth/Sp Assmnt: **80.00**
 Existing Lease: **No**
 Occupant: **Owner**

Agent/Office/Contact Information

Listing Office: **RE/MAX Platinum**
 Listing Agent: **RENEE D DEKROUB**
 Contact Name: **RENEE DEKROUB**

List Ofc Ph: **(810) 227-4600**
 List Agt Ph: **(866) 945-1920**
 Contact Phone: **(517) 404-4270**

Remarks

Public Remarks: **Wolf Ridge Hunt Lodge offers an exceptional opportunity to own a premier whitetail trophy hunting preserve in Lower Michigan, covering approximately 200 acres. This fully operational game ranch is renowned for its world-class trophy hunts and strong reputation. The property features outstanding whitetail genetics, with a hybrid breeding program that includes 85 distinct genetic lines, ensuring a diverse deer population. Hunters can enjoy optimal comfort and views with Redneck elevated hunting blinds, while the varied terrain of ridges, forests, fields, and wetlands creates the perfect environment. The outdoors is a meticulously landscaped yard boasting mature trees, a magnificent 4-acre pond stocked with various fish species, and a dock with an automatic fish feeder. Completing the estate's amenities, a clerestory Morton horse barn with auto waterers and fenced pasture awaits equestrian enthusiasts. Your vehicles will be housed in the spacious garage with heated concrete floors, while a dedicated hunting room and heated dog kennels cater to outdoor enthusiasts. Included on the property is a Class 3 Licensed Whitetail Deer hunting and breeding facility and a Game Bird License, this unique property offers an unparalleled opportunity to indulge in various outdoor pursuits. Projected profits from the game ranch business are verifiably estimated to reach \$350,000 annually, which will cover the cost of the home itself. The proficient game ranch manager oversees all aspects of the ranch's offerings, allowing you to fully enjoy your home and its amenities.**

REALTOR® Remarks: **BATVAI PRE APPROVAL OR PROOF OF FUNDS REQUIRED There may be video and audio surveillance in the home and property. All measurements are approximate. The home, along with five acres, was appraised at \$4.4 million by a Certified Appraiser in June 2022,**

excluding the remaining land and business value. The home's appraisal, along with the game ranch business's assets and inventory, will be provided to qualified buyer <https://wolfridgehuntlodge.com/>

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