

**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



<u>Location Information</u>		Side of Str:	<u>Lot Information</u>			
County:	<b>Livingston</b>		Acres:	<b>202.50</b>		
City:	<b>Howell</b>		Rd/Wtr Frt Ft:	<b>75 /</b>		
Mailing City:	<b>Howell</b>		Lot Dim:	<b>Irregular</b>		
School Dist:	<b>Howell</b>					
Location:	<b>D-19 and Sexton Rd</b>					
Directions:	<b>South on D-19 to West on Sexton Rd, to South on Wolfe Ridge, to Gray Fox Ct cul-de-sac.</b>					
<u>General Information</u>		<u>Business Information</u>				
Year Blt/Rmd:	<b>2017</b>	Zoning:	<b>Agricultural, Commercial, Residential</b>			
# Units/ % Lsd:	<b>0 / -%</b>	Current Use:	<b>Commercial, Mixed Use, Residential</b>			
# Loft Units:		Bus Type:				
# Eff/Std Units:		Licenses:	<b>Other</b>			
# 1 BR Units:		Rent Incl:				
# 2 BR Units:		Inv List:				
# 3 BR Units:		Inv Incl:	<b>No</b>	Zone Conform:		
# 4 BR Units:		APOD Avail:		Rent Cert'd:		
Encroachments:				Restrictions:		
<u>Income and Expenses</u>		<u>Access To / Distance To</u>				
Monthly Sales:	<b>0</b>	Interstate:				
Annl Net Inc:	<b>0</b>	Railroad:				
Annl Gross Inc:	<b>\$350,000</b>	Airport:				
Annl Oper Exp:	<b>0</b>	Waterway:				
<u>Square Footage</u>						
Est Sqft Ttl: <b>4,996</b> (LP/SqFt: \$1,199.96)						
Est Sqft Main: <b>4,996</b>						
Est Sqft Ofc: <b>323</b>						
Sqft Source: <b>Public Records</b>						

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

Listing Information						
Listing Date:	09/20/2024	Off Mkt Date:	Pending Date:	BMK Date: 02/23/25		
Exclusions:		Protect Period:	<b>180</b>	Contingency Date:		
Terms Offered:	<b>Cash, Conventional</b>		ABO Date:	Originating MLS# 20240071039		
Access:	<b>Appointment</b>		Possession:			
MLS Source: REALCOMP						
LB Location: Front Door						
Features						
Arch Level:	<b>1 Story</b>	Exterior:	<b>Stone</b>			
Foundation:	<b>Basement</b>	Foundation Mtrl:	<b>Poured</b>			
Exterior Feat:	<b>Whole House Generator, Fenced</b>	Roof Mtrl:	<b>Composition, ENERGY STAR® Shingles, Metal, Rubber, Slate</b>			
Comm Feat:	<b>Utility Smart Meter, 220V Available, Security System, Generator</b>					
Comm Ext Feat:	<b>Outside Lighting, Back-Up Generator, Perimeter Fence</b>					
Accessibility:	<b>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</b>					
Fencing:	<b>Fenced</b>	Heating:	<b>Forced Air, Heat Pump, Hot Water</b>			
Heating Fuel:	<b>Heat Pump, LP Gas/Propane</b>	Plant Heating:				
Wtr Htr Fuel:	<b>Heat Pump, LP Gas/Propane</b>	Office Heating:				
Water Source:	<b>Well (Existing)</b>	Sewer:	<b>Septic Tank (Existing)</b>			
Water Facilities:	<b>Creek, Pond, Stream</b>	Water Features:				
Soil Type:	<b>SANDY</b>	Water Name:				
Out Buildings:	<b>Shed, Arena, Barn(s), Hay Barn, Grain Storage (Silo), Kennel, Outbuilding(s) Allowed, Pole Barn, Poultry Coop, Shed(s) Allowed, Stable(s)</b>					
Road Frontage: <b>Gravel, Paved, Private</b>						

Unit Information				
Unit Type	Baths	Lavs	Square Ft	Furnished
# of Unit Type				
Rent				
Green Property Information				
Green Energy Efficient:	<b>Windows, Thermostat, Efficient Hot Water Distribution</b>			
Green Water Conservation:				
Legal/Tax/Financial				
Property ID:	<b>1015400005</b>	Ownership:	<b>Standard (Private)</b>	
Tax Summer:	<b>\$18,364</b>	Oth/Sp Assmnt:	<b>80.00</b>	
SEV:	<b>1,657,600.00</b>	Existing Lease:	<b>No</b>	Occupant: <b>Owner</b>
Legal Desc:	<b>SEC 15 &amp; 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, &amp; 22-200-006.</b>			

Agent/Office/Contact Information				
Listing Office:	<b>RE/MAX Platinum</b>	List Ofc Ph:	<b>(810) 227-4600</b>	
Listing Agent:	<b>RENEE D DEKROUB</b>	List Agt Ph:	<b>(866) 945-1920</b>	
Contact Name:	<b>RENEE DEKROUB</b>	Contact Phone:	<b>(517) 404-4270</b>	

Remarks				
Public Remarks:	<b>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.</b>			
REALTOR® Remarks:	<b>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,</b>			

**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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