

Recreational Land for **SALE** from  **MIDWEST
REALTY
GROUP**



PAUL BUNYAN SCOUT CAMP
721 VALLEY ROAD, ROSE CITY, MICHIGAN



- ◆ 640-Acre Camp within the Huron National Forest
- ◆ Wooded Camp Property with Rolling Hills
- ◆ Property Includes Two Private Lakes, Cabins, Main Lodge, Other Structures, & Roadways
- ◆ Ranger's Residence Onsite

Rick DeKam, CCIM

Phone: (269) 323-0717
Mobile: (269) 207-5430
Email: rick@midwestrealty.com

2314 Helen Avenue
Portage, Michigan 49002

Offered At:

\$1,300,000

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



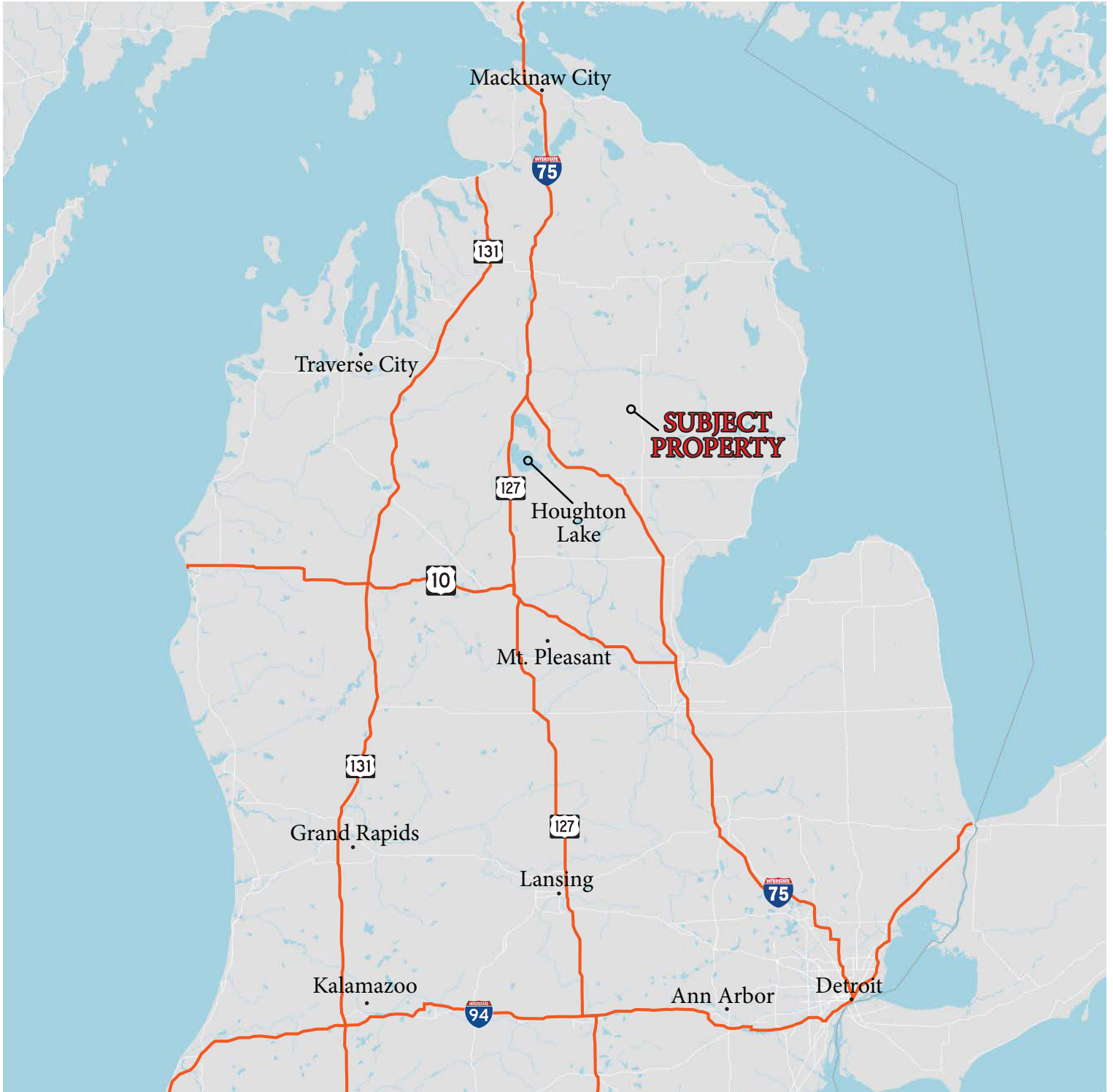
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SALIENT FACTS

PROPERTY DESCRIPTION	Paul Bunyan Scout Reservation is a large tract of private land located deep within the woods of the Huron National Forest in Oscoda County near Mio, Michigan. The property features two private lakes (7.5 acres & 3.5 acres), multiple smaller ponds, a river, and incredible rolling terrain.
LAND AREA	640 Acres (Full Section)
LOCATION	721 Valley Road, Rose City, Big Creek Township, Oscoda County, Michigan The property is located on the East side of Northern Michigan, between Rose City and Mio.
NEAREST AIR TRAVEL	<i>International:</i> Saginaw, MI (MBS) - 78 Miles <i>Domestic:</i> Grayling, MI, (KGOV) - 59 Miles <i>Local:</i> Houghton Lake, MI (HTL) - 42 Miles
ACCESS	I-75 to M-33 north to Valley Road
PRICE	\$1,300,000
PARCEL NUMBERS	001-126-001-000 (240 Acres) 001-126-002-000 (400 Acres)
IMPROVEMENTS	Large lodge, modern shower and bath buildings, five small cabins, climbing tower, 750' zip-line, pump house with well, three pavilions, dining hall, gravel roads, and ranger's residence.
UTILITIES	Water: Well Sewer: Septic Gas: Propane Electric: Consumer's Energy
LISTING AGENT	Contact Midwest Realty Group for more details. Rick DeKam, CCIM (269) 207-5430 rick@midwestrealty.com

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REGIONAL MAP



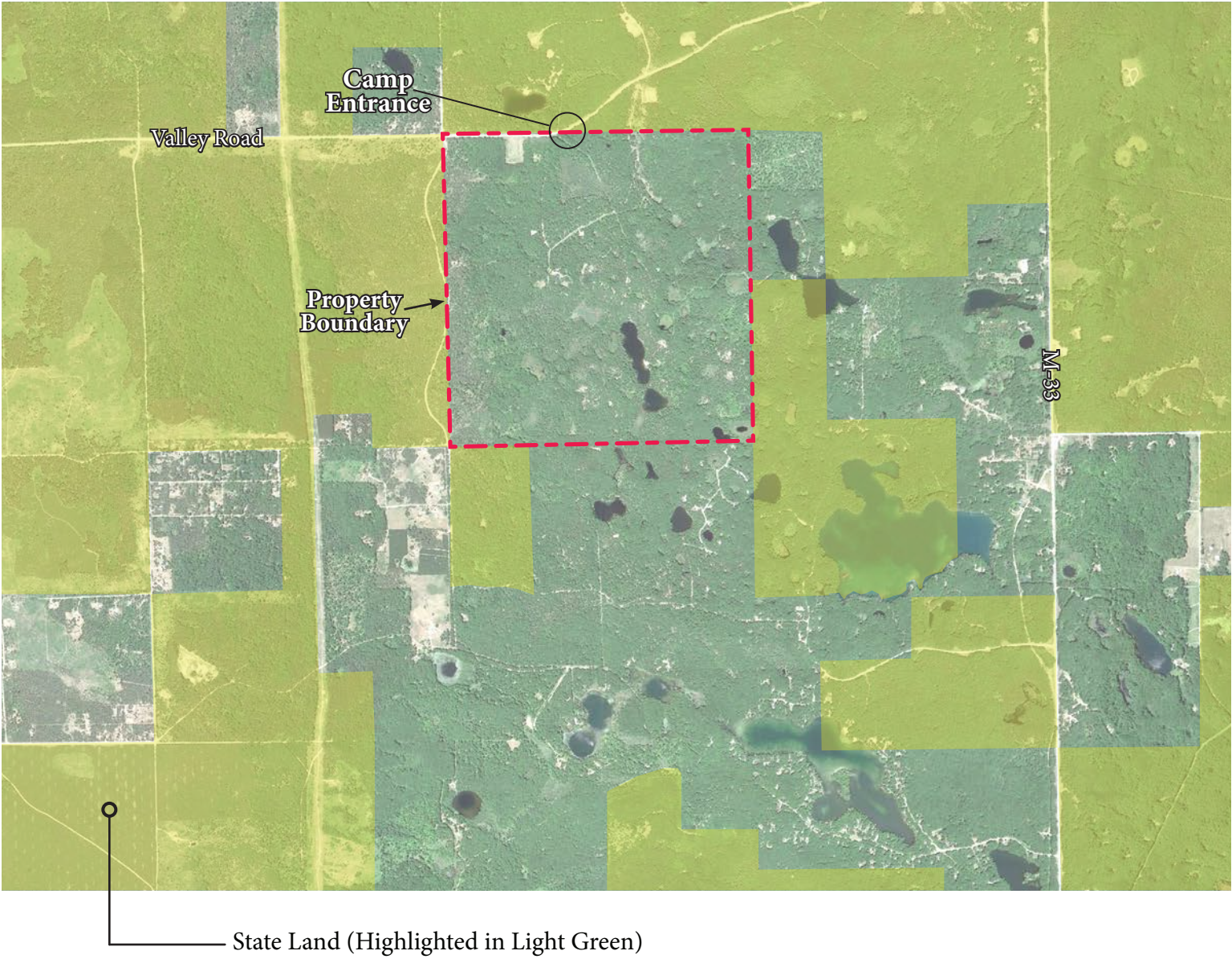
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AREA MAP

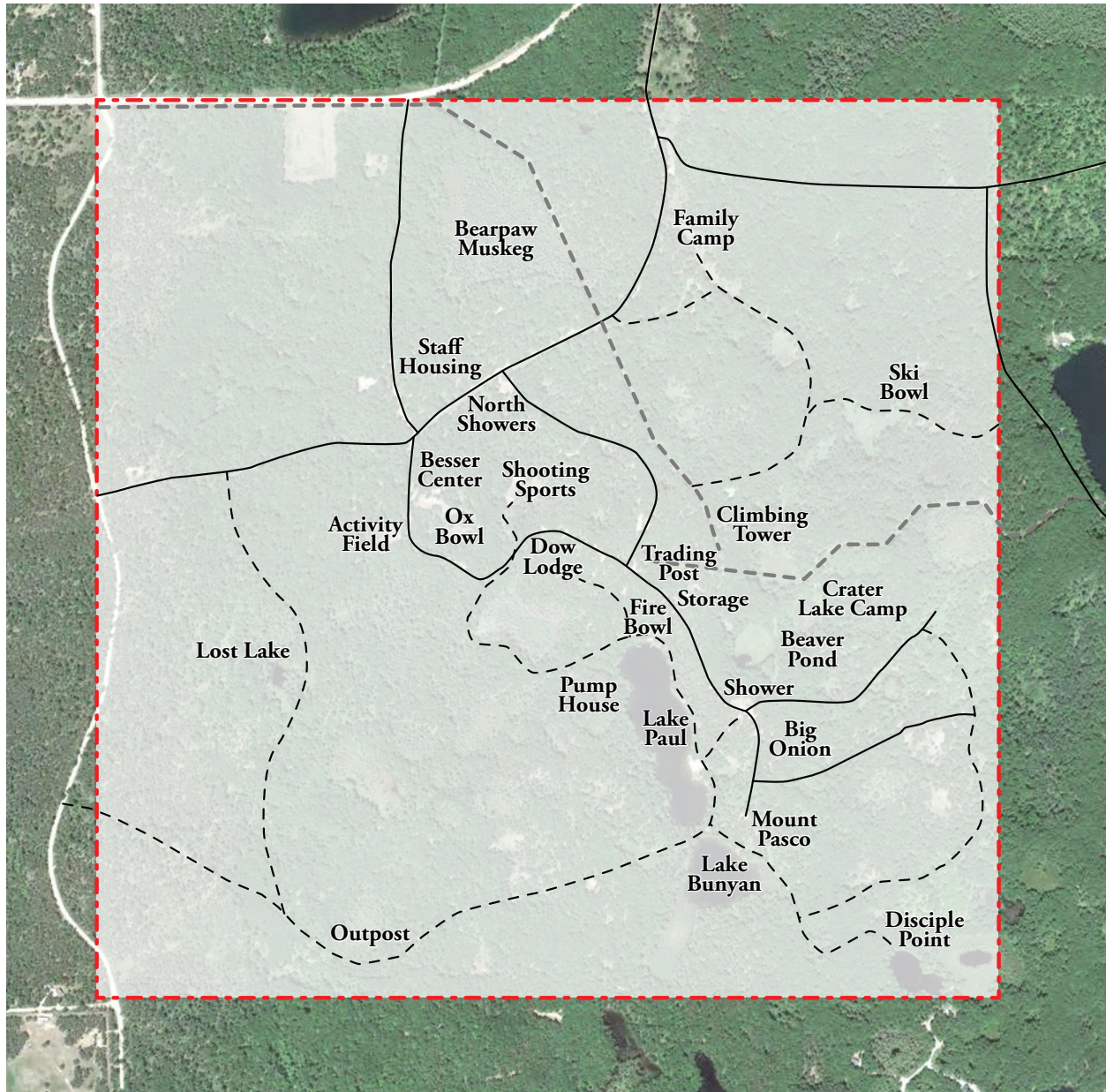


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PROPERTY BOUNDARIES



CAMP LAYOUT

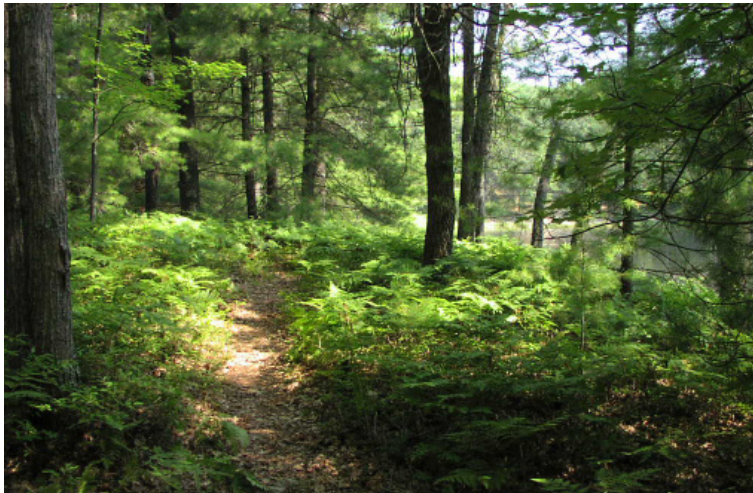


- Power Line
- Property Boundary
- Walking Trails
- Gravel Roads

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