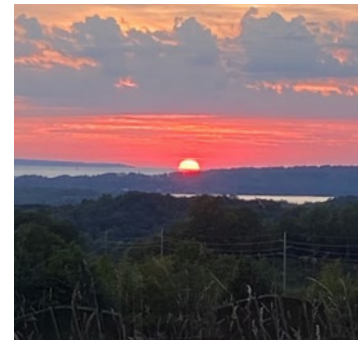
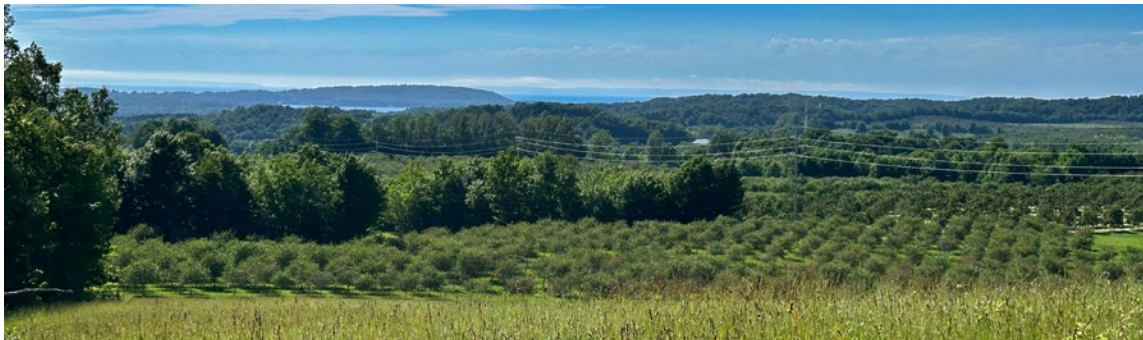


# DEVELOPMENT OPPORTUNITY

SUTTONS BAY, MICHIGAN



DEVELOPMENT PROPERTY FOR SALE | 9224 E. Duck Lake Rd/M-204, Suttons Bay, MI

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

MICHIGAN  
REAL ESTATE

**BRIAN MCGILLIVARY | REALTOR®**  
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**TRAVERSE CITY OFFICE**  
630 E Front St, Unit 200  
Traverse City, MI 49686

# PROPERTY DETAILS

<b>LOCATION</b>	9224 E. Duck Lake Rd/M-204, Suttons Bay, MI
<b>BUILDING FEATURES</b>	One house, two early-1900 barns, additional outbuildings
<b>LAND FEATURES</b>	<p>149.8 acres available for development</p> <p>Two thirds of the property, from 820' to 1,000' elevation have water views or potential water views with selected tree cuttings.</p> <p>Property soil is sandy loam and rises more than 260 feet in elevation east to west.</p> <p>Property includes views of vineyards rising up the valley to the north and orchards to the west and south.</p> <p>Majority of property is wooded slopes and ridges with level plateaus.</p> <p>No more than 50 acres of lowlands ever in agricultural production.</p>
<b>TRAFFIC COUNT</b>	3,210 (2023)
<b>PRICE</b>	\$5,400,000
<b>CONTACT</b>	Brian McGillivray 231-360-3320

## DESCRIPTION

Welcome to an extraordinary opportunity to own a nearly 150-acre farm that combines the charm of rural living with endless potential for development. The ridges and plateaus offer expansive Lake Michigan views to both the east and west occupying one of the highest points in Leelanau County. A home and two barns from the early-1900s, along with expansive outbuildings will complement your vision, whether you see an equestrian center, winery, a serene community of homes, curating a high-end campground, or any combination of uses, this property offers the perfect canvas for your vision.

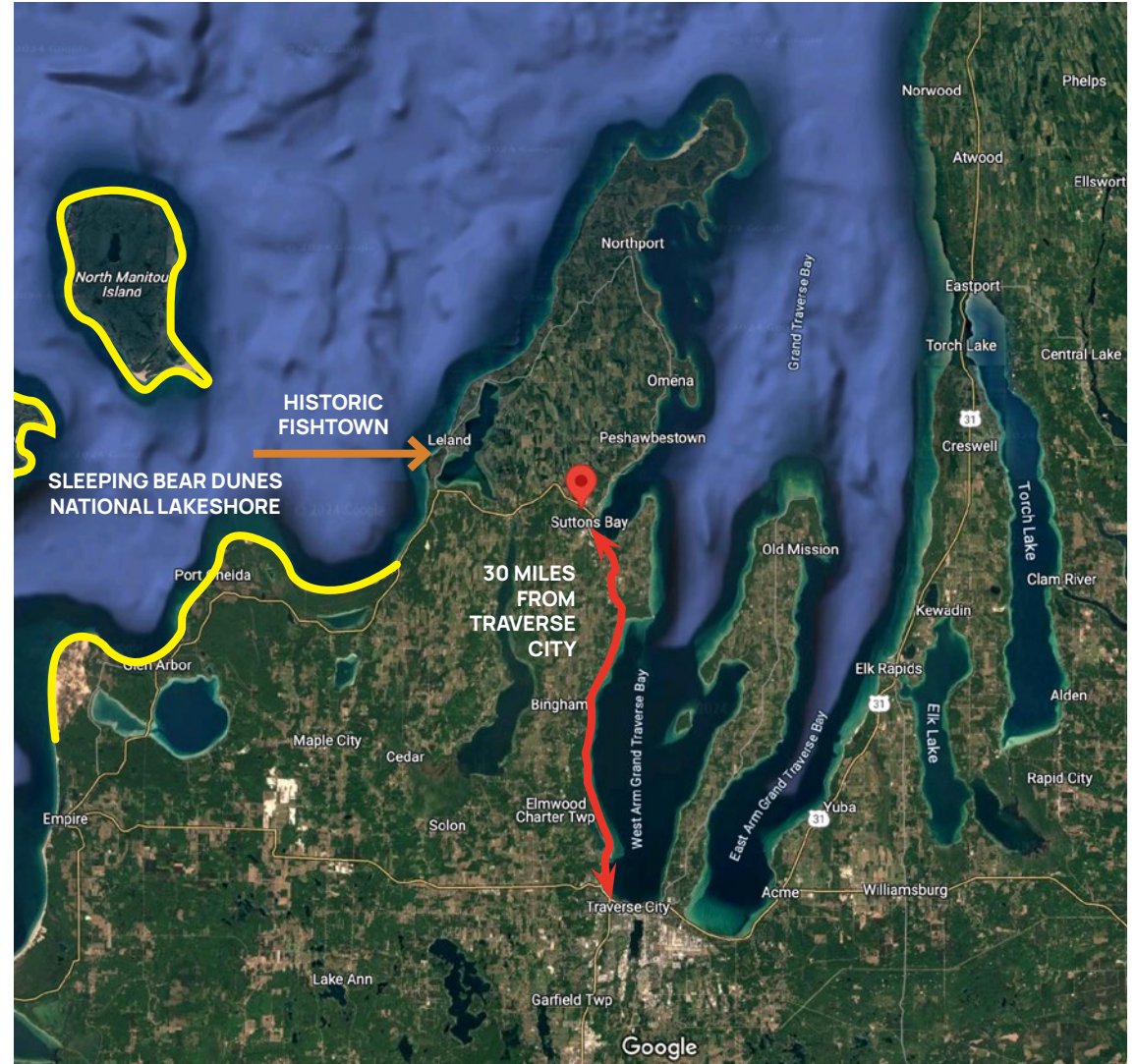
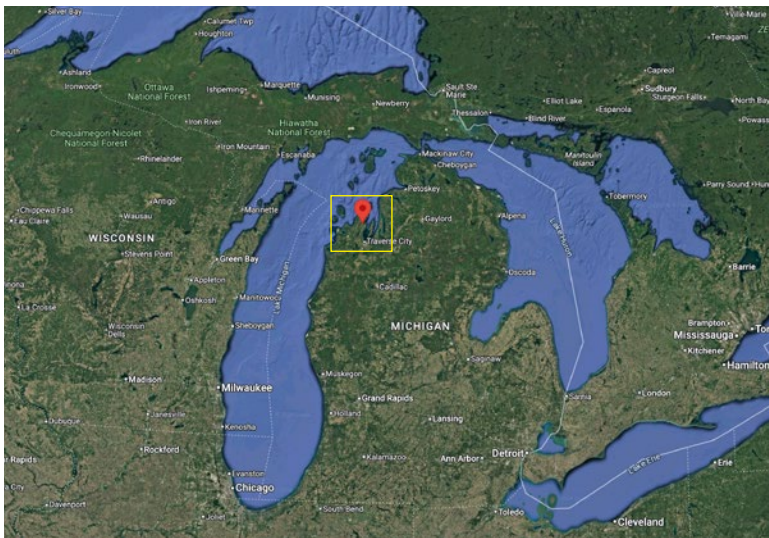
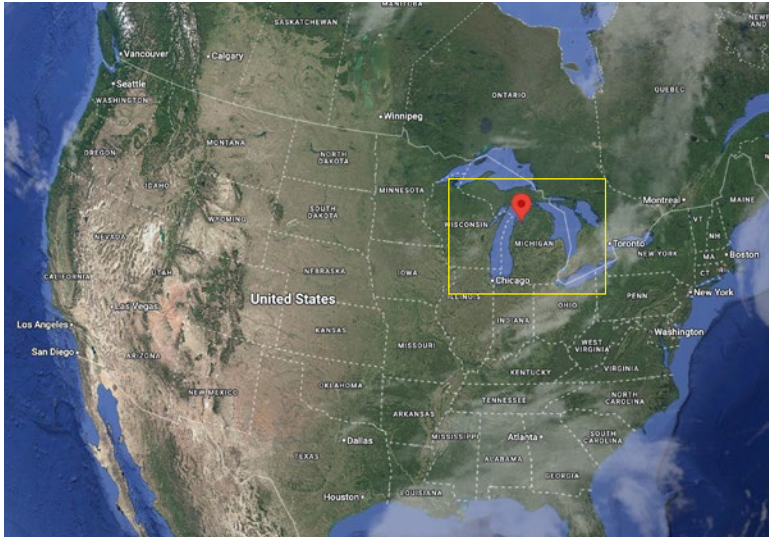
The possibilities are as vast as the landscape itself. Embrace the opportunity to shape this remarkable piece of land into a thriving Northern-Michigan enterprise.

Don't miss your chance to invest in a property with such diverse potential. Contact me today to schedule a private tour and explore the endless possibilities that await you.

*Sellers will consider proposals to split the land.*

# LOCATED NEAR TRAVERSE CITY, MICHIGAN

SUTTONS BAY VILLAGE + TOWNSHIP, MICHIGAN



# PROPERTY PHOTOS | FARMHOUSE



**4 BEDS | 1 BATH | 1,783 SF**

This farmhouse was originally built in the early 1900s and had several makeovers, including the addition of an attached one-car garage. A wood framed building with asphalt roof and vinyl siding, the home features a large kitchen with dining area, enclosed front porch, and large living room. The home is solidly built but is in need of a makeover.

**FINISHED SF**  
1,783

**STORIES**  
2

**FOUNDATION**  
Block, slab, stone. Full, crawl.

**BEDROOMS**  
1 main, 3 upstairs

**FLOORING**  
Laminate, vinyl, wood

**BATHS**  
1 main floor

**WATER**  
Private well

**HEAT**  
Hot water boiler

**SEWAGE**  
Private Septic

**FUEL**  
Propane

**GARAGE**  
1 car

**AC**  
None

**DRIVEWAY**  
Gravel

# PROPERTY PHOTOS | FARMHOUSE



## PROPERTY PHOTOS | OUTBUILDINGS



### **SMALL WOOD BARN**

Approx. 672 sq. ft. Two stories, electrical service, stone foundation, dates to early 1900s.

### **LARGE WOOD BARN**

Approx. 2,000 sq. ft., wood beams, includes lower level, stone foundation, dates to early 1900s.

### **METAL POLE BARN**

Approx.. 1,760 sq. ft. Two garage doors, concrete floor, with attached 760 sq. ft. shed on back. Electrical

### **SECOND GARAGE**

Approx. 372 sq. ft. Wood frame, concrete floor, concrete apron, water and electrical.

### **SHED NEAR BARN**

Approx.. 448 sq. ft., wood sided, wood/dirt floor.

## 6 OUTBUILDINGS

The farm features 6 outbuildings, including two-historic wood barns. The large barn is structurally sound and would make a special event space. The small wood barn near the road is an iconic local landmark ready-made to brand your new development with agricultural roots of the Leelanau Peninsula. The additional pole barns have multiple uses as storage, maintenance garages, or converted support buildings. The extra garage is tall enough to add a second story or a loft and convert to an office or even a small home.

# PROPERTY PHOTOS | OUTBUILDINGS



# PROPERTY PHOTOS | GALLERY



# PROPERTY PHOTOS | GALLERY



# PROPERTY VIDEO



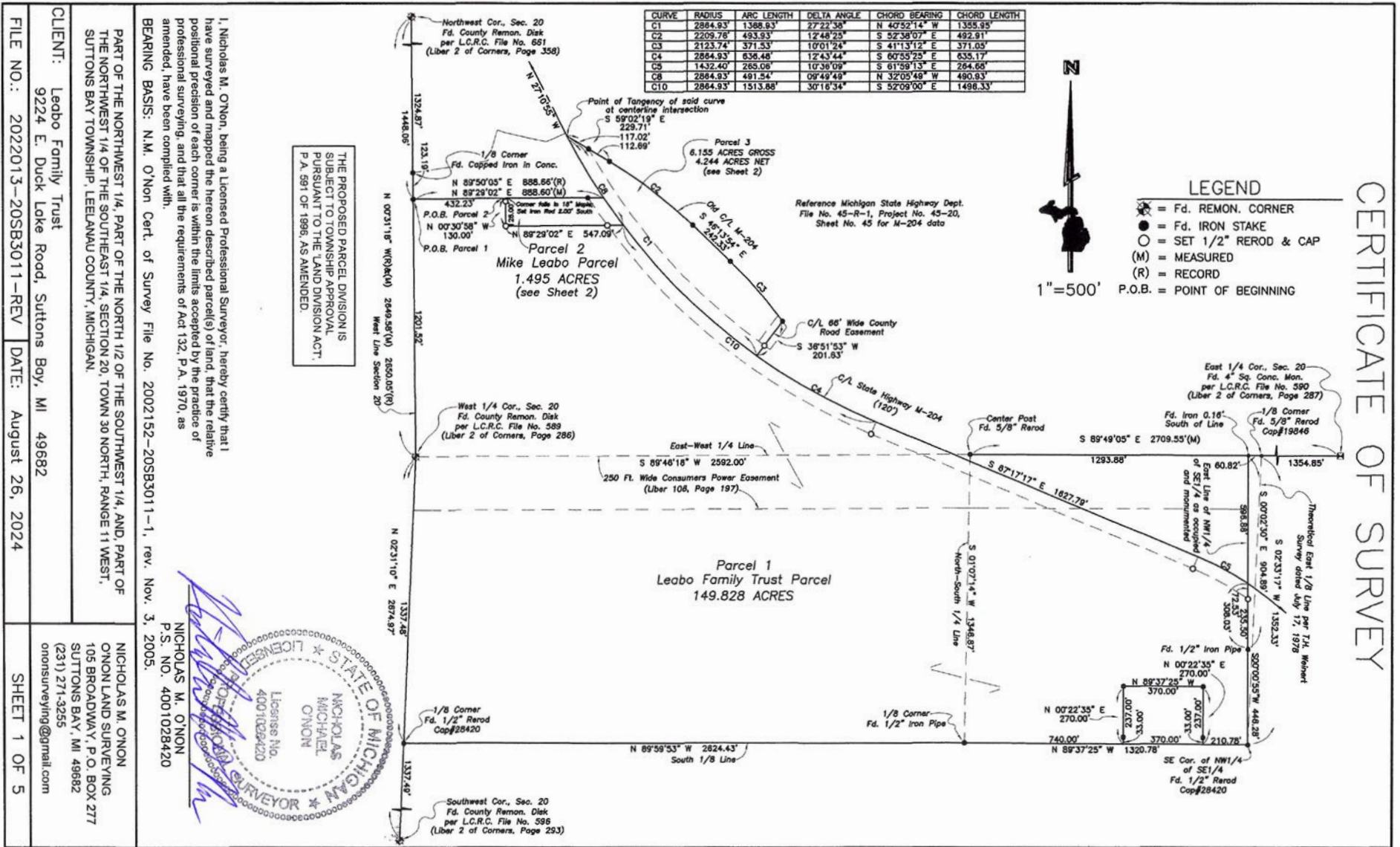
## VIDEO SUMMARY

Introducing Suttons Bay, a picturesque area located on the shores of Lake Michigan's Grand Traverse Bay. This is a unique opportunity to own the 150-acre Leabo Farm, which offers breathtaking views of the bay and nearby Sleeping Bear Dunes. The land, historically used for farming, provides a wide range of development possibilities, from creating a country estate or vineyard to establishing up to 74 home sites. With its scenic beauty and rich history, the Leabo Farm is positioned as a once-in-a-lifetime investment opportunity.

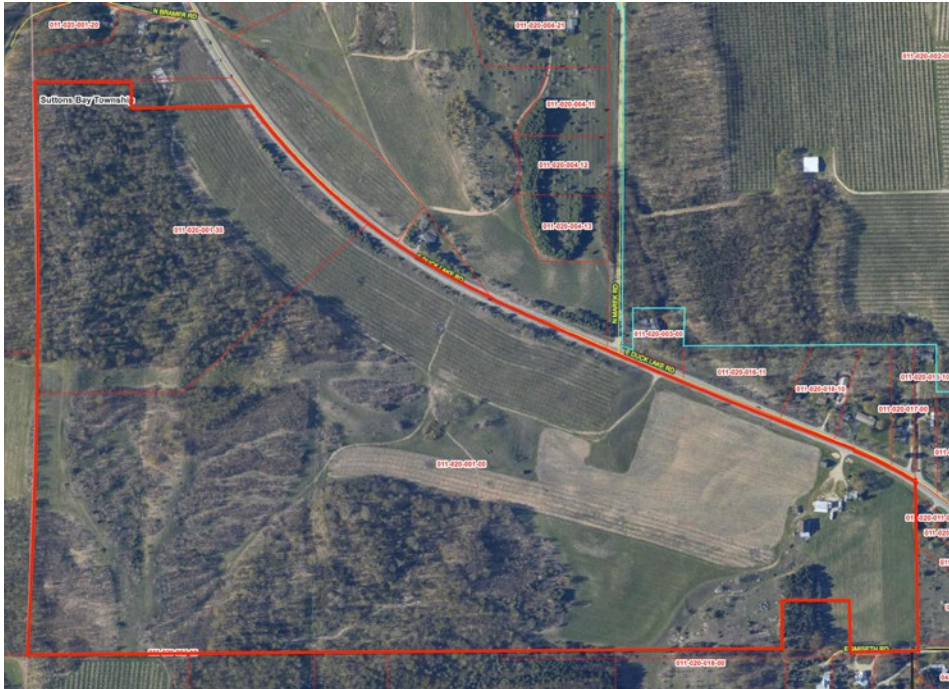
Watch here: [tinyurl.com/LeaboFarm](https://tinyurl.com/LeaboFarm)

# SURVEY

# CERTIFICATE OF SURVEY

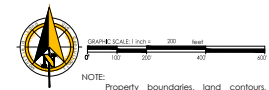
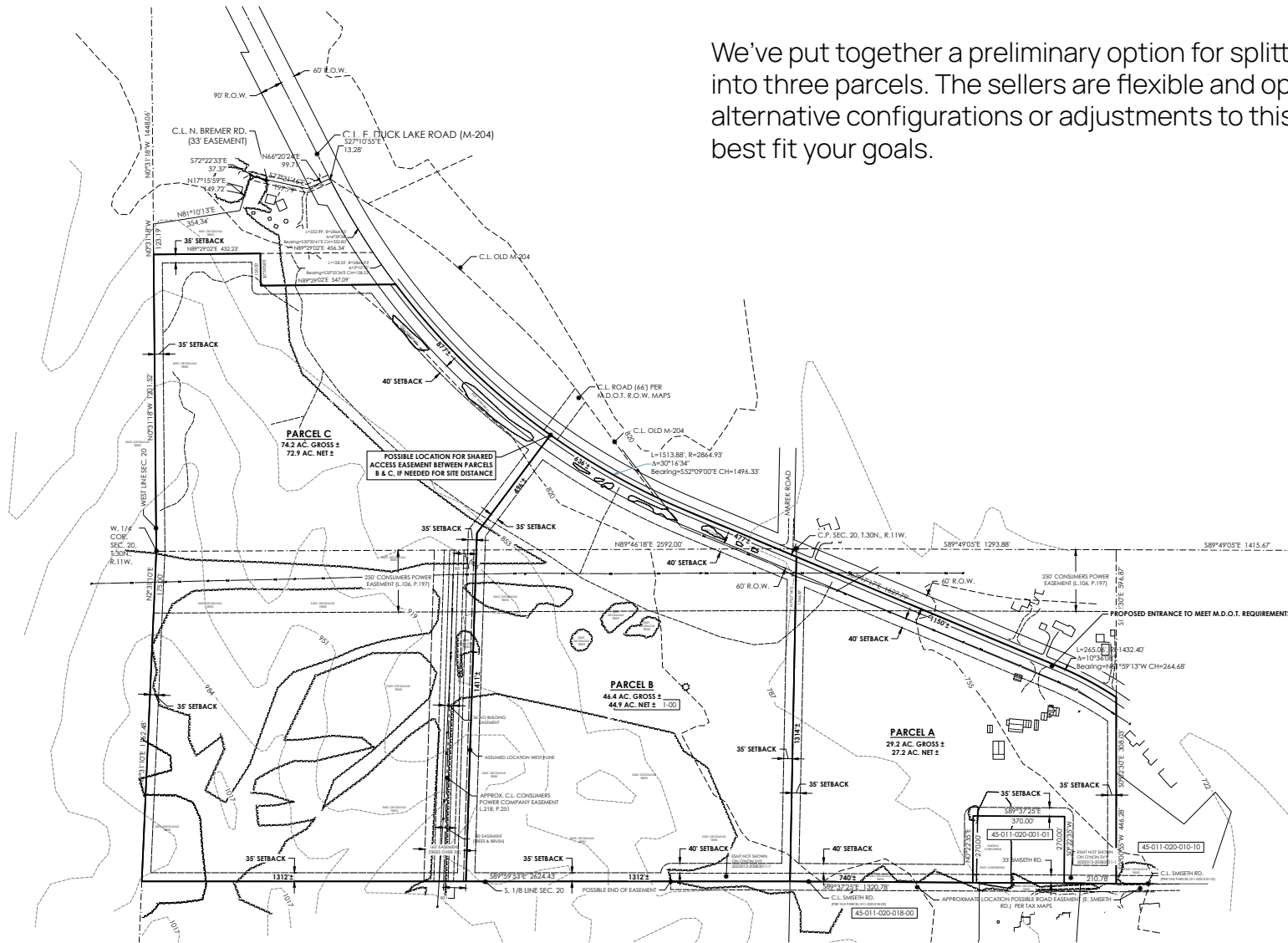


# PROPERTY OVERVIEW



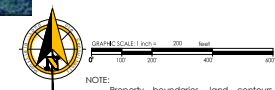
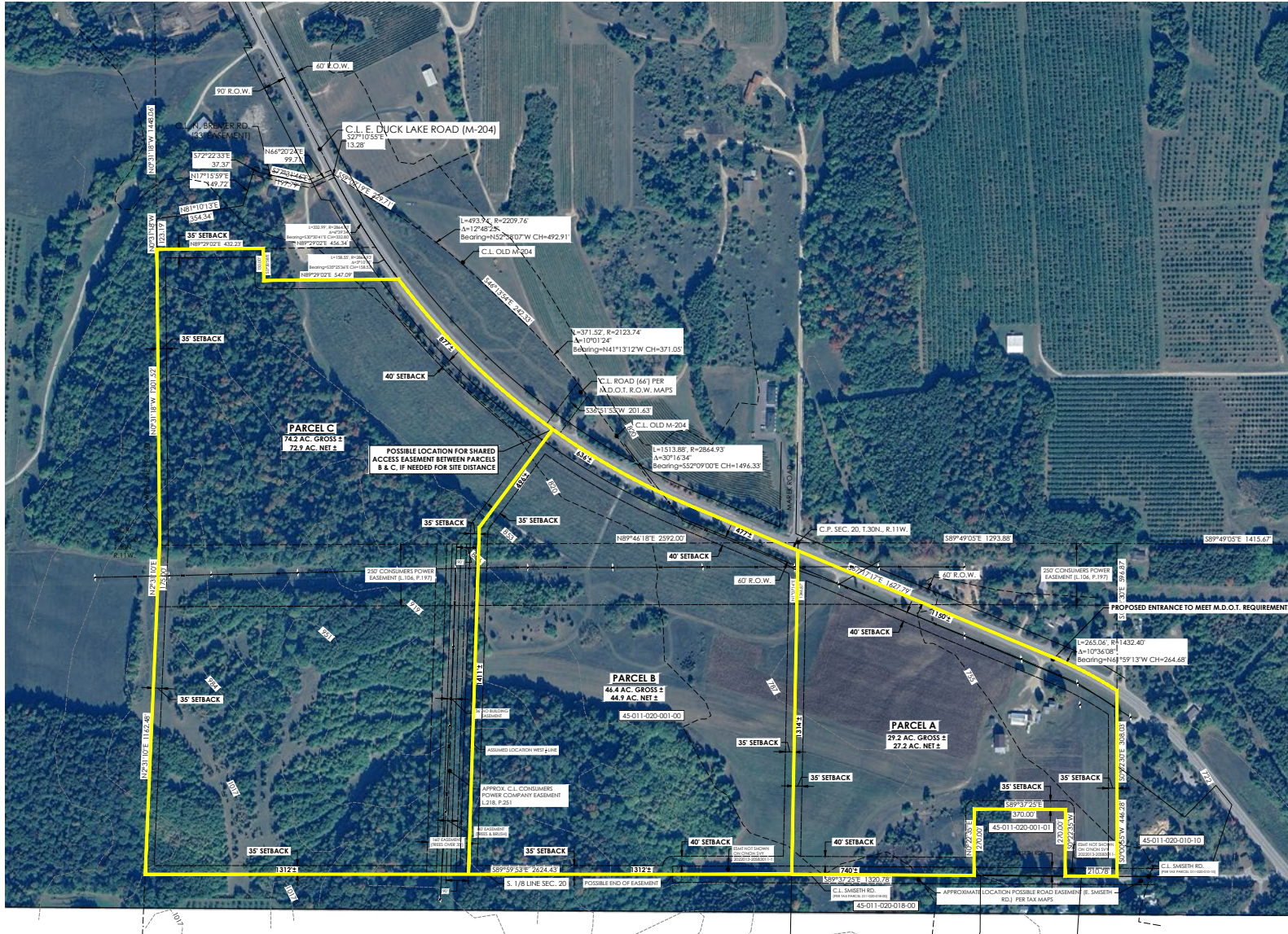
# PROPERTY SPLIT | OPTIONAL PARCEL MODIFICATION

We've put together a preliminary option for splitting the property into three parcels. The sellers are flexible and open to considering alternative configurations or adjustments to this initial layout to best fit your goals.



NOTE: Property boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only. Manistee Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

# PROPERTY SPLIT | OPTIONAL PARCEL MODIFICATION



NOTE: Property boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only. Mansfield Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

# ZONING | RESIDENTIAL DEVELOPMENT



CONCEPTUAL HOME SITES

**Lot Minimums:** 2 acres, 200 ft of road frontage

**Cluster Zoning:** Half the land goes into a conservation easement. No minimum lot size on the remaining half.

Number of units determined by dividing the whole 149.84 by two and rounding down, in this case 74 units.

Complete conceptual site plan available upon request

(See the photos on page 12 for an overview of the property)

*Note: Leelanau Conservancy has expressed an interest in conservation easements.*





## Suttons Bay Township Zoning Ordinance

### SECTION 4.3 USES PERMITTED WITH CONDITIONS

These are permitted if they meet the requirements listed or referenced for the particular use.

I. Keeping horses for Profit provided: 10 acres for the first two horses, and one additional acre for each additional horse.

II. Other conditional uses include: Keeping Dogs, Food Processing, Farm Market, Public Recreational Trails, Roadside Stands, and Bed and Breakfasts, etc. See complete zoning ordinance for conditions.

(See the photos on page 12 for an overview of the property)

*Note: Leelanau Conservancy has expressed an interest in conservation easements.*

# ZONING | CAMPGROUND



## Suttons Bay Township Zoning Ordinance

### SECTION 4.4 SPECIAL USES

Includes: Duplex Housing; Multi-family Housing; Golf Courses; Commercial Storage of Boats and Vehicles; Wineries and Cideries; Campgrounds and Special Events. See complete zoning ordinance for conditions.

(See the photos on page 12 for an overview of the property)

*Note: Leelanau Conservancy has expressed an interest in conservation easements.*



CONCEPTUAL RV CAMPGROUND



GLAMPING CAMPGROUND

# DEMOGRAPHICS

## SUTTON'S BAY VILLAGE/TOWNSHIP

POPULATION	3,556 (2022)
AVERAGE INCOME	\$108,750 per year
GENDER	44.7% male   55.3% female
HOUSEHOLDS	273 (16.1% with children)
MEDIAN PROPERTY VALUE	\$461,300

## LEELANAU COUNTY

POPULATION	15,421 (2022)
MEDIAN HOUSEHOLD INCOME	\$82,345 per year
MEDIAN PROPERTY VALUE	\$582,500
OCCUPANCY	89.9% owner 36.4% second homes
EDUCATION	48.6% Bachelor's degree or higher



### ABOUT THE AREA

Suttons Bay, Michigan, is a picturesque village nestled along the scenic shores of Grand Traverse Bay on the Leelanau Peninsula. Known for its charming downtown filled with boutique shops, art galleries, and delightful eateries, Suttons Bay offers a perfect blend of small-town charm and vibrant culture. The area is also celebrated for its award-winning wineries, stunning vineyards, and beautiful natural surroundings, making it a popular destination for outdoor enthusiasts and those seeking a peaceful retreat. Whether you're exploring the sandy beaches of nearby Sleeping Bear Dunes National Lakeshore, hiking and biking the abundant trails, or enjoying a leisurely day of wine tasting, Suttons Bay captures the essence of northern Michigan's idyllic lifestyle.

The Traverse City area is the economic hub of Northern Michigan and a world-renowned tourism destination. It features a Regional Medical Center, Community College, a University Center, national store brands such as Costco, and the fourth busiest commercial airport in Michigan. The population of the Traverse City Metropolitan Area was 95,238 in 2020



## CONTACT ME TODAY



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