

11 Acre Farm - Hamburg Twp

2201 Swarthout Rd, Pinckney, MI 48169



FOR SALE



OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	11.04 Acres
2024 Taxes:	\$3,535
APN:	15-07-300-032

PROPERTY HIGHLIGHTS

- Close to the Chain of Lakes and Pinckney Recreation Area
- Easy access to US-23, Ann Arbor, Brighton & Howell
- Farm borders the 4,947 acre Brighton State Recreation Area in Livingston County
- In the desirable Pinckney School District
- Balance of rural charm with suburban convenience
- Excellent opportunity for residential, recreational, or agricultural use
- Restored 1875 Farmhouse recently updated with 3 bedrooms and 2 bathrooms
- 1,200 SF finished processing barn with bathroom, loft, furnace, A/C, and water
- Two 30' x 96' Rimol brand greenhouses – heavy-duty, nor'easter rated, with irrigation and lattice included
- Accessed by paved road

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

11 Acre Farm for Sale

2201 Swarthout Rd, Pinckney, MI 48169



For Sale



Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

PROPERTY DESCRIPTION

Rare opportunity to own a beautifully restored and productive farm in Hamburg Township with Hay Creek running through the property and borders the 4,947 acre Brighton State Recreation Area which is located near Mount Brighton ski area in Livingston County and has 39 miles of trails for mountain biking, hiking, skiing and horse riding. There are 3 campgrounds providing over 200 campsites and is also close to many state parks such as Pinckney State Recreation Area. This 11.04 acre property combines historic charm with modern upgrades and is ideally suited for sustainable agricultural operation.

Residence

- Built in 1875, updated with new roof, standby generator, hot water tank, water softener, pressure tank, and furnace
- 3 bedrooms, 2 bathrooms (one recently renovated)
- Wood-burning fireplace with brick surround
- Original pine wood floors offering warmth and character

Outbuildings & Farm Features

- 1,200 SF finished processing barn with bathroom, loft, furnace, A/C, and water
- Two 30' x 96' Rimol brand greenhouses – heavy-duty, nor'easter rated, with irrigation and lattice included
- Livestock barn plus multiple run-in shelters
- 4± acres of fenced pasture for animals
- Several cherry trees, an apple tree, peach trees, and a large fenced garden area

Additional Highlights

- Cement driveway and fenced yard on a paved road
- Owners have restored and enhanced the property into a thriving animal and vegetable farming operation
- Convenient location near Pinckney, Howell, and Brighton, with easy access to local farmer's markets

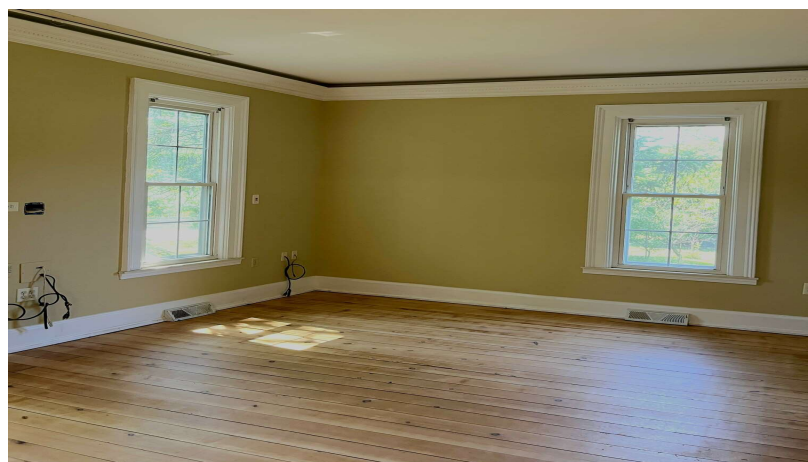
This is a turn-key opportunity for buyers seeking to operate a sustainable agricultural business or enjoy a private farmstead with rich natural features.

11 Acre Farm for Sale

2201 Swarthout Rd, Pinckney, MI 48169



For Sale



Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

11 Acre Farm for Sale

2201 Swarthout Rd, Pinckney, MI 48169



For Sale



Charlie Koenn

734.926.0230

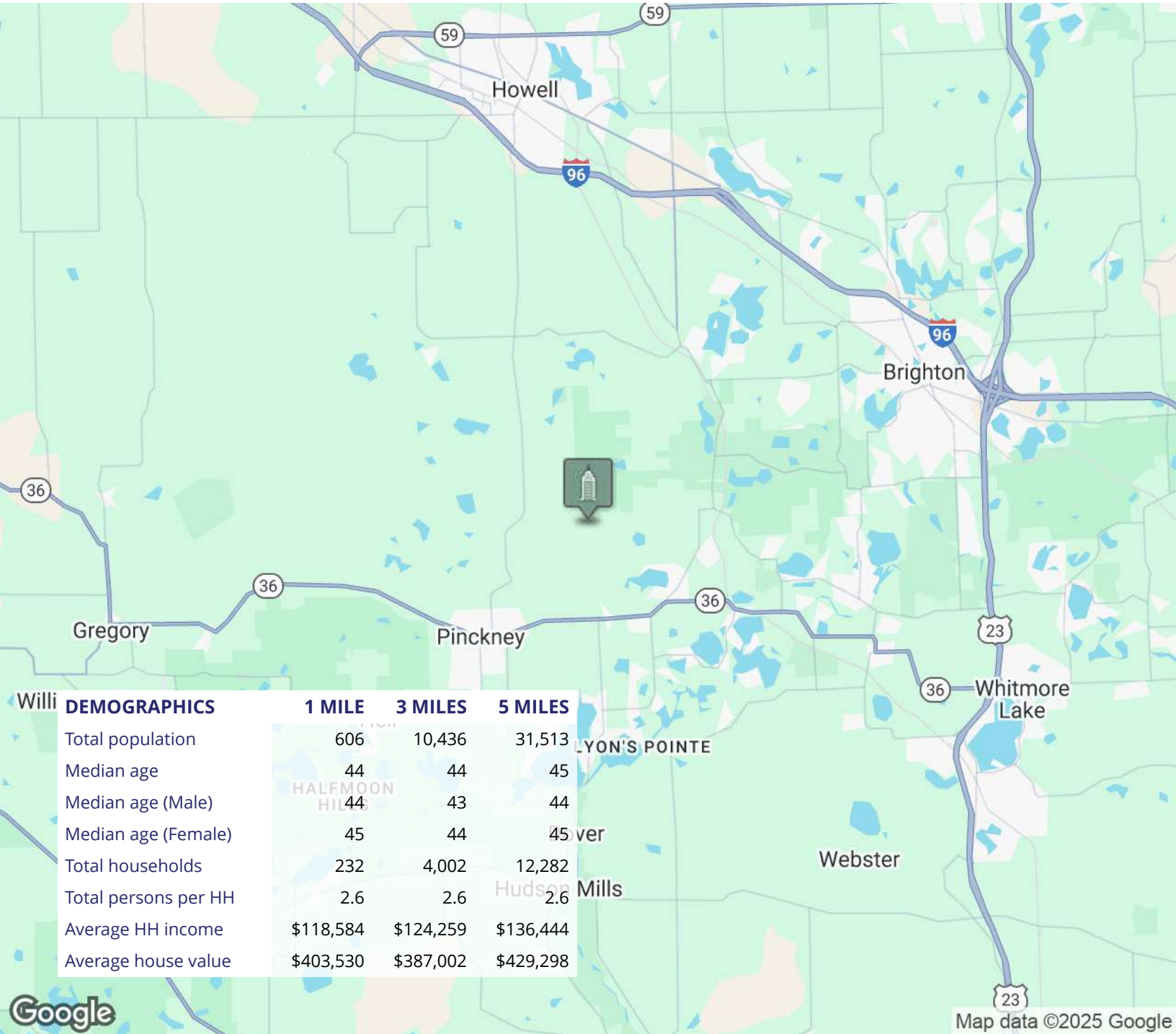
ckoenn@swishercommercial.com

11 Acre Farm for Sale

2201 Swarthout Rd, Pinckney, MI 48169



For Sale



Charlie Koenn
734.926.0230
ckoenn@swishercommercial.com