

FINN, FUR & FEATHERS

A Monthly E-Newsletter Provided by Rick Patridge
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New

16 Fully Wooded Acres in the Caro Area located about 1/2 mile from the Tuscola County State Game Area. Great hunting camp with plenty of deer and turkeys in the area. \$57,000



Are There Ever Vacant Land Repos?

Yes – BUT not like you see in the home market. Thanks Dave Troyer, VP–Facilities **INDEPENDENT BANK** for sharing the insight below on Bank Owned Properties.

"Banks, or at least my Bank, does not write down vacant land value until they have to by regulation or rule. My management feels that vacant land has no real reason to reduce in value since there is nothing on the property to depreciate and as the old saying goes "they aren't making any more land". But, there isn't a whole lot of demand for vacant land right now either since people can pick up land with a home on it for so very cheap.

By FDIC regulation, if a bank holds an ORE property in it's portfolio for 1 year they have to get a new valuation of the property and write down the book value to that amount less any costs to liquidate the property or have a documented reason why not to write down to that value.

Luckily for the bank, there have been so few sales of vacant land that most appraisers can not certify or justify substantially lower values than what the properties are currently on the books for, so we have been able to hold the values where they are."

We currently have 1 Independent Bank Owned Property. 40 Acres of Lakefront on Summers Rd. in Imlay City listed at \$200,000

LEASES

We don't have any leases available at this time.

We did meet Wayne & Jim at this year's Woods-n-Water Outdoor Weekend who lease property. Their web site is

www.TrophyLandLease.com

Make sure to tell them Rick from Michigan Outdoor Properties sent you!

18-point buck taken by North Branch hunter

NORTH BRANCH — Kyle Bonner, 21, of North Branch will have quite the fall to tell for sometime after bagging this beauty on October 23 at 6:20 p.m. in North Branch.

Bonner says the buck has been known in the area for the last two years with many locals videotaping the deer last year. This time around Bonner made his own video of the deer and his brother caught him on his trail cam just a month before bow season.

"Everyone locally was after this deer, so when I (saw) and shot him it was just unbelievable," Bonner said. "I never thought I would ever see a 200-inch deer in Lapeer County. At 6:20 I (saw) him making his way into my food plot giving me a 20-yard shot, which I had heart

shot him, and he ran 80 yards before he expired."

Bonner said his trophy buck weighed in at 225 lbs. live, about 180 lbs. field dressed. The antlers have already been removed and the deer is in the freezer waiting for Bonner's taxidermist to return from his own hunting expedition up north.

"This one's going on my wall for sure," Bonner added. "From what everyone is saying, it's the biggest one in Lapeer County. I've been getting calls and texts from all over—Lansing, Saginaw, locally, asking if I saw the big buck shot in North Branch." Bonner noted. "I'm texting them back that, 'I'm the guy that shot him.'" — L.P.



Haven't confirmed where in Lapeer County this huge buck was taken but we've heard it's near our 108 Acre listing on Law Road in North Branch. Now that's genetics!

The other day in the woods...

I got a chance to do some much needed duck hunting at Fish Point with my son, a good friend and his dog Maverick. If you enjoy duck hunting this place is a pretty special location.



There are literally thousands of ducks and geese in this area and the hunting is usually very good. On this particular day my friend brought along his black lab whom he's been training for 2 years. It was a pleasure to spend time with John and his ole dog Maverick. John's spent hours with the dog training him on retrieval techniques and it shows. Maverick is also well trained in the art of spotting the ducks that fly past us and we miss seeing them. More times than I care to admit I catch the dog straining his eyes skyward and sure enough there goes another mallard rocketing off to the refuge. Course right after that he looks over at me and I swear he sneers "why do I put up with these morons". Heck I've even had ole Maverick send a growl my way after an all too often miss at a flying duck. This particular day we were very busy and wound up taking home 4 ducks and 3 geese, which my wife turned into a breakfast sausage and dinner sausage. Whew... do they go great with some mustard, onion and a big ole Hawaiian dinner roll.



P.S. Pretty proud of my son – got his first deer this year in Kingston on a 10 acre parcel I have listed for \$42,000. (Thanks Gerry). It was

a Nice spike taken with his bow and it was still in velvet!

What about Vacant Land Financing? 30 yr. Loans? Ask Judy @ GreenStone Farm Credit Services www.greenstonefcs.com 810-664-0891

SOLD

Kingston 3bdrm house, 40 Acres, pond Listed: \$199,000 Sold: \$191,500

Yale 29 acres wooded on gravel road Listed: \$98,000 Sold: \$89,000

Vassar 14 wooded acres w/ pond Listed: \$54,000 Sold: \$50,000

Caro 16 acres woods, paved road Listed: \$49,000 Sold: \$49,000

Deford 20 acres wooded corner lot Listed: \$59,000 Sold: \$55,000

Kingston 37 acres woods, pond, cabin Listed: \$129,000 Sold: \$124,500

Mayville 69 acres woods, fields, ponds Listed: \$125,000 Sold: \$110,000

Kingston 3 bdrm house, 41 Acres, pond Listed: \$249,000 Sold: \$219,000



MICHIGAN OUTDOOR PROPERTIES

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