

OPERATING OUTDOOR GROW FACILITY

4410 TURTLE ROAD

SHERMAN TWP, MI | IOSCO COUNTY



500 S. OLD WOODWARD AVENUE
SECOND FLOOR
BIRMINGHAM, MI 48009

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ADDITIONAL 19.82 AC AVAILABLE

4410 Turtle Rd

Image © 2025 Airbus

Turtle Rd

Turtle Rd

Turtle Rd

SITE INFORMATION

ZONING: AG/R with SLU Light Industrial
 CONSTRUCTION TYPE: 5-B MBC/V(000) NFPA 200
 TOTAL ACRES: 13.64 + 19.82 = 33.46
 PARCEL ID: 090-022-300-001-20

Barn with Annex - Container Vaults	3,518 SF
Hoop House - Dry/Grow	2,880 SF
N/C Hoop 12 x 60	760 SF
Trailers 8 x 53	424 SF
Dryer Box	400 SF

NORTHERN GROW LLC

CURRENT GROW LICENSES # AU-GA-C-000531 # GR-C-002834
GR-C-002835 # GR-C-002836 # GR-C-002837

4410 Turtle Rd., Turner, MI, 48765
Sherman Township / Iosco County

ISSUED FOR:

CRA/BFS/LISCENSING REVIEW JUNE 2025

PARCEL DATA

LEGAL DESCRIPTION:
(SEE LEGAL DESCRIPTIONS ON SURVEY)

PARCEL ID: 090-022-300-001-20

ADDRESS: 4410 TURTLE ROAD, TURNER MI 48765

ZONED: LI - LIGHT INDUSTRIAL

TOTAL LOT: 13.46 ACRE + 20 ACRE EXPANSION = 33.46 ACRES

SITE DATA

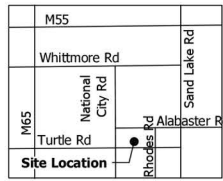
- PREVIOUS - APPROVED GROW FARM FACILITY
- ZONED: LI - LIGHT INDUSTRIAL
- USE GROUP: F1 - MODERATE HAZARD
- CONSTRUCTION TYPE: 5-B - MBC/V(000)NFPA 200
- FIRE SUPPRESSION SYSTEM:
NONE / PORTABLE EXTINGUISHERS
- FARM AREA: 33.46 ACRES (INCLUDES EXPANSION)
- CURRENT BUILDING AREA:
 - * BARN 1 W/ANNEX / CONTAINER VAULTS 3,518 SF
 - * HEATER BOX - 400 SF
 - * FRONT SHED - 64 SF
 - * DRY/GROW - HOOP HOUSE - 2880 SF
 - * N/C HOOPS 12x60/12x24 - 1000 SF
 - * REEFER TRAILER 8x53 EA. - 232 SF
 - * 61,770 C.F. COMBINED CANNABIS STORAGE

CODE REFERENCES

- MICHIGAN BUILDING CODE 2015
- MRTMA
- NFPA 1
- NFPA 220
- SHERMAN TWP ZONING ORD.

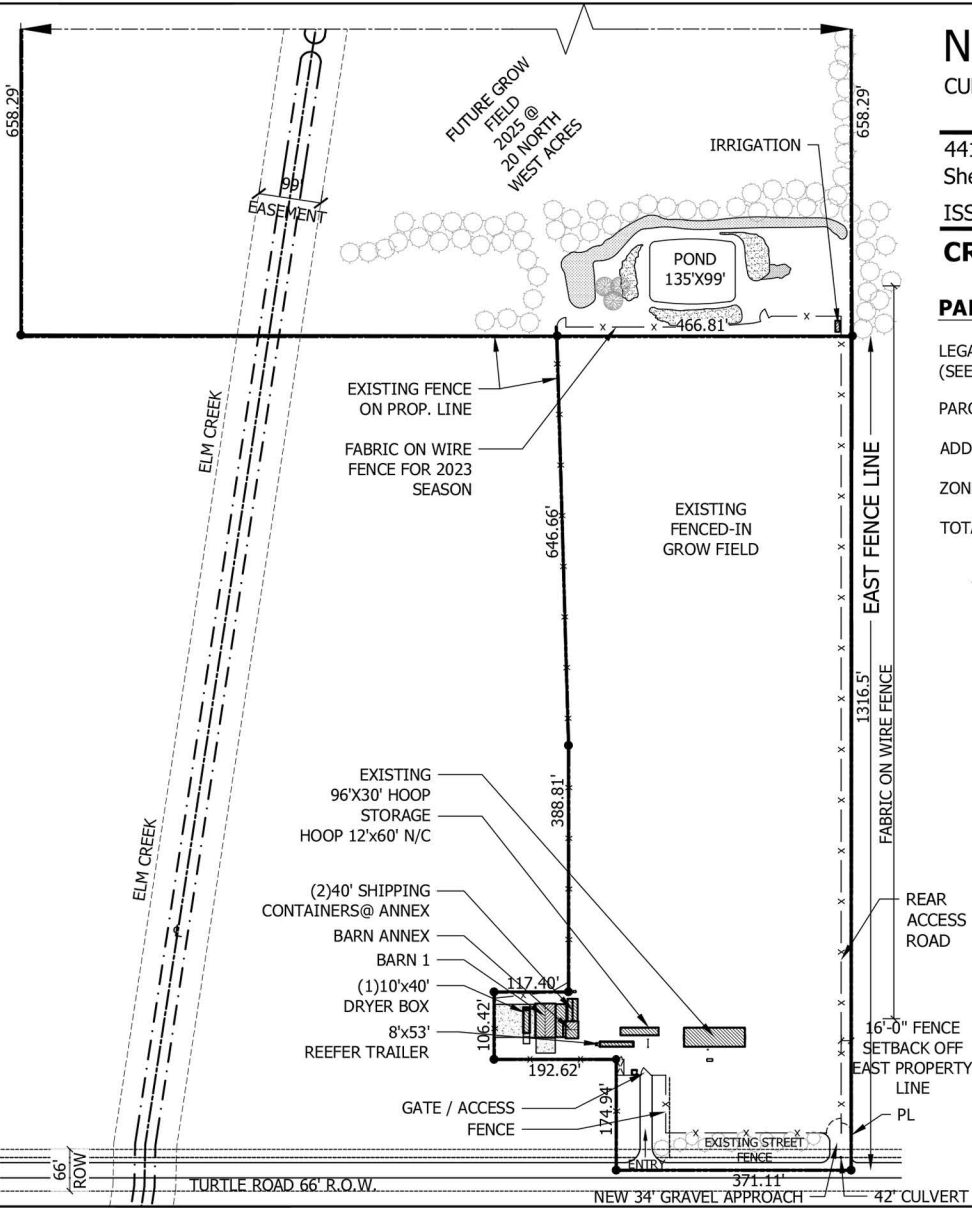
SHEET INDEX

- G1.0 - COVER SHEET AND 33.46 AC SITE PLAN
- VS1.1 - SURVEY & LEGAL DESCRIPTION
- LS1.0 - BARN 1 & ANNEX & HEATER BOX LIFE SAFETY PLAN
- LS2.0 - STORAGE HOOP LIFE SAFETY PLAN
- LS3.0 - GROW / DRY HOOP & REEFER TRAILER LIFE SAFETY PLAN
- AS1.0 - GROW FIELD SITE PLAN
- AS1.1 - ENLARGED SITE PLAN
- A1.1 - BARN 1 & ANNEX & HEATER BOX FLOOR PLAN & NON-CANNABIS (N/C) HOOPS FLOOR PLANS
- A1.2 - DRYER BOX, GROW/DRY HOOP AND HEATER BOX ELEVATIONS
- A2.1 - BARN ELEVATIONS
- A2.2 - BARN ELEVATIONS
- TY1.0 - BARN #1 & ANNEX SECURITY AND WASTE PLAN
- TY1.1 - GROW / DRY HOOP & DRYER BOX & REEFER TRAILER SECURITY PLAN
- TY1.2 - OUTSIDE SECURITY & WASTE PLAN



Location Map

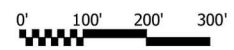
NTS



1
G1.0

SITE PLAN

Scale: 1" = 200'-0"











INVENTORY | EQUIPMENT LIST

GROW/DRY HOOP [96' x 30 x 16'] Straight Walled

Double Film with Insulating Blowers with Steel End Walls

- (2) 8' x 7' Roll Up Doors / Man Doors
- (16) Gavita LED Veg Lights
- (40) Gavita HPS Double End Grow Lights
- (9) Quest Dehumidifiers - 225/165
- (2) Anden 210 Dehumidifiers
- (60) Hurrican Oscillating Fans
- (5) Barrel Fans
- (4) In Line Fans
- (2) Dyna-Glo X80 Furnace
- (2) 50 AMP Panels
- (1) 1,300 Gallon Water Tank with Well
- (2) 12' x 12' x 84' Utility Trellis Frames for Fan Mounts
- (4) Media Portable AC Units

- (1) 1,300 Gallon Water Tank at Barn
Well Pumps and Pond Pump for Dosatron
- (2) Portable Generators

BARREL HOOP [12' x 60']

FREEZER TRAILER [53 FT] with 50 Gallon Fuel Tank

DRYING BOX [48' x 12' x 8'] with LP Heater, Humidstat and Dry Sequence Controls

TRIMMERS - Trinator XL Dry Trimmer / T-40 Trimmer

CUSTOM POWERED BUCKER

PULLING TRACTOR - 56' FORD 660. 30 HP/Double Plow/Discs

UTILITY TRACTOR - 23' KABOTA B2301. 17 HP/TPO/Tiller/Brush Hog/Bucket/Forks

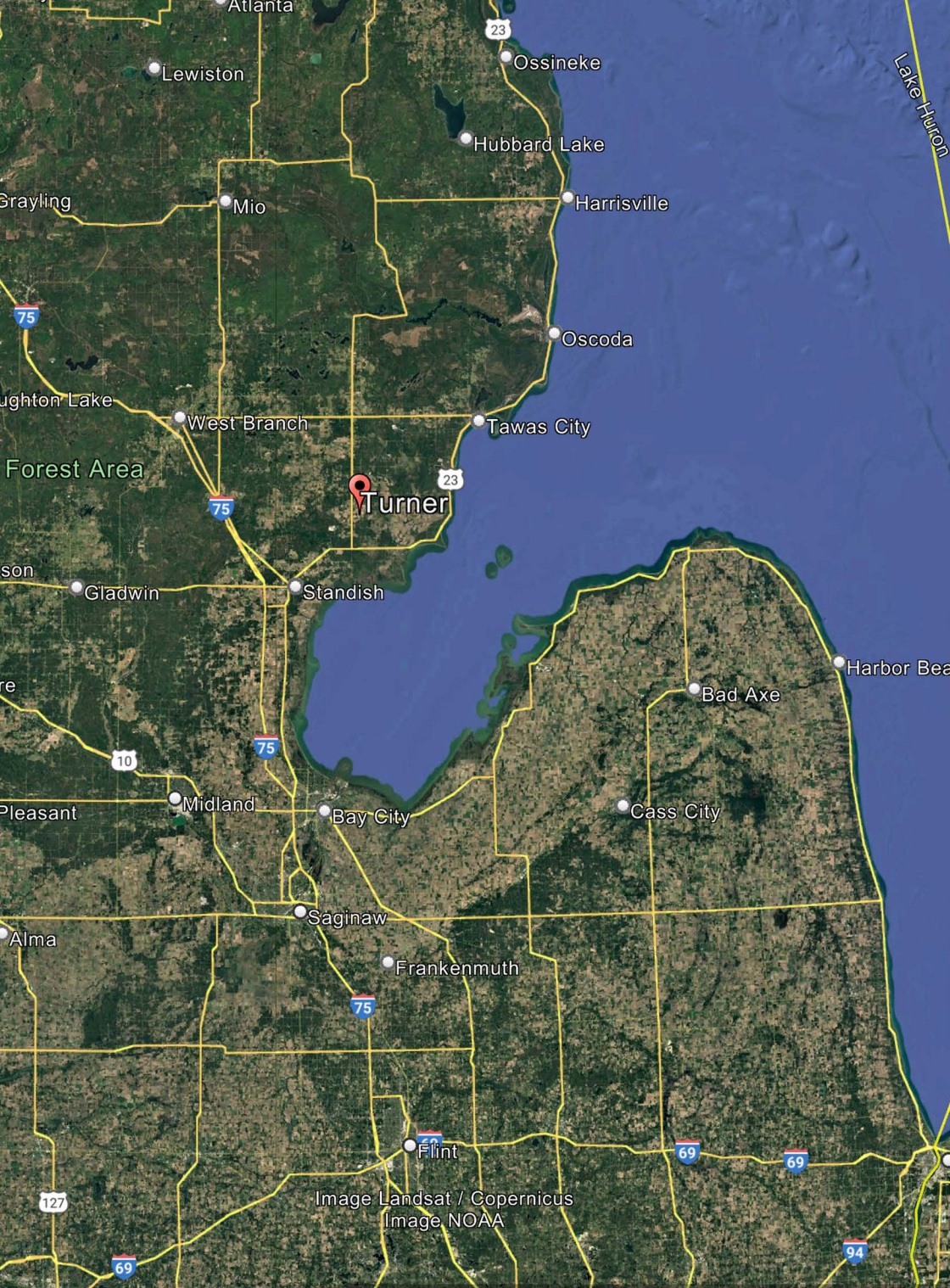
ZERO TURN MOWER - 24' Cub Cadet ZT3

TRAILERS - Large/Medium/Small

PRESSURE WASHER/STEAM CLEANER - 4,000 PSI Easy Kleen Magnum Gold 15 HP
with 12V Burner

SECURITY SYSTEM

GENERAL EQUIPMENT - Field/Hand Tools, Ladders, Tables, Potting, etc



TURNER | SHERMAN TWP-MICHIGAN

Defined by rich agricultural land and easy access to major routes connecting to Bay City/Saginaw and the I-75 corridor, this township's roots in farming and its expansive rural parcels make it an ideal environment for large-scale cultivation or agri-tech development.

- **Rural Agricultural Zone** - Large tracts of flat, tillable acreage
- **Low Population Density** - Ideal for privacy, security, and large facility
- **Pro-Agriculture Community** - Legacy of corn, soy, and specialty crops
- **Accessible Logistics** - Within 2 hours of Detroit, Flint, and Lansing

AGRICULTURAL & GROW HIGHLIGHTS

SOIL AND TERRAIN

Primarily sandy loam to clay loam soils, ideal for drainage and nutrient retention

Historically strong yields for row crops and perennials, indicating resilient soil composition

Minimal slope — excellent for irrigation systems, hoop houses, or modular greenhouse structures

WATER AND CLIMATE

Abundant freshwater aquifers and access to well systems

Moderate precipitation (28–32 inches/year) and temperate summers (75–82°F average highs) create a balanced environment for outdoor cannabis cultivation

Long daylight hours during the peak growing season (May – September) maximize canopy development

Hardiness Zone 5b–6a — compatible with most hybrid and hardy outdoor cannabis cultivars



MARKET ADVANTAGES

Prior to operating as a licensed outdoor cannabis cultivation facility, the property was utilized as a cattle ranch for over 20 years. This opportunity is ideal for:

- Licensed outdoor or mixed-light cultivators seeking scalable acreage
- Investors and developers in Michigan's growing cannabis and hemp sectors
- Agri-business entrepreneurs pursuing multi-use farming models (hemp, CBD, regenerative crops)
- Greenhouse or hybrid growers seeking expansion land with ideal latitude and soil chemistry

With advantages such as:

- Rural zoning & infrastructure support large-parcel agricultural operations with ample setback and buffer space
- Existing farm support services nearby — equipment suppliers, co-ops, and ag-tech providers
- Lower land cost per acre compared to southern Michigan markets, offering a competitive entry point for cultivation investment
- Proximity to processing hubs in Bay City, Vassar, and Caro for post-harvest handling, packaging, and distribution

CONTACT INFORMATION

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Disclaimer

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