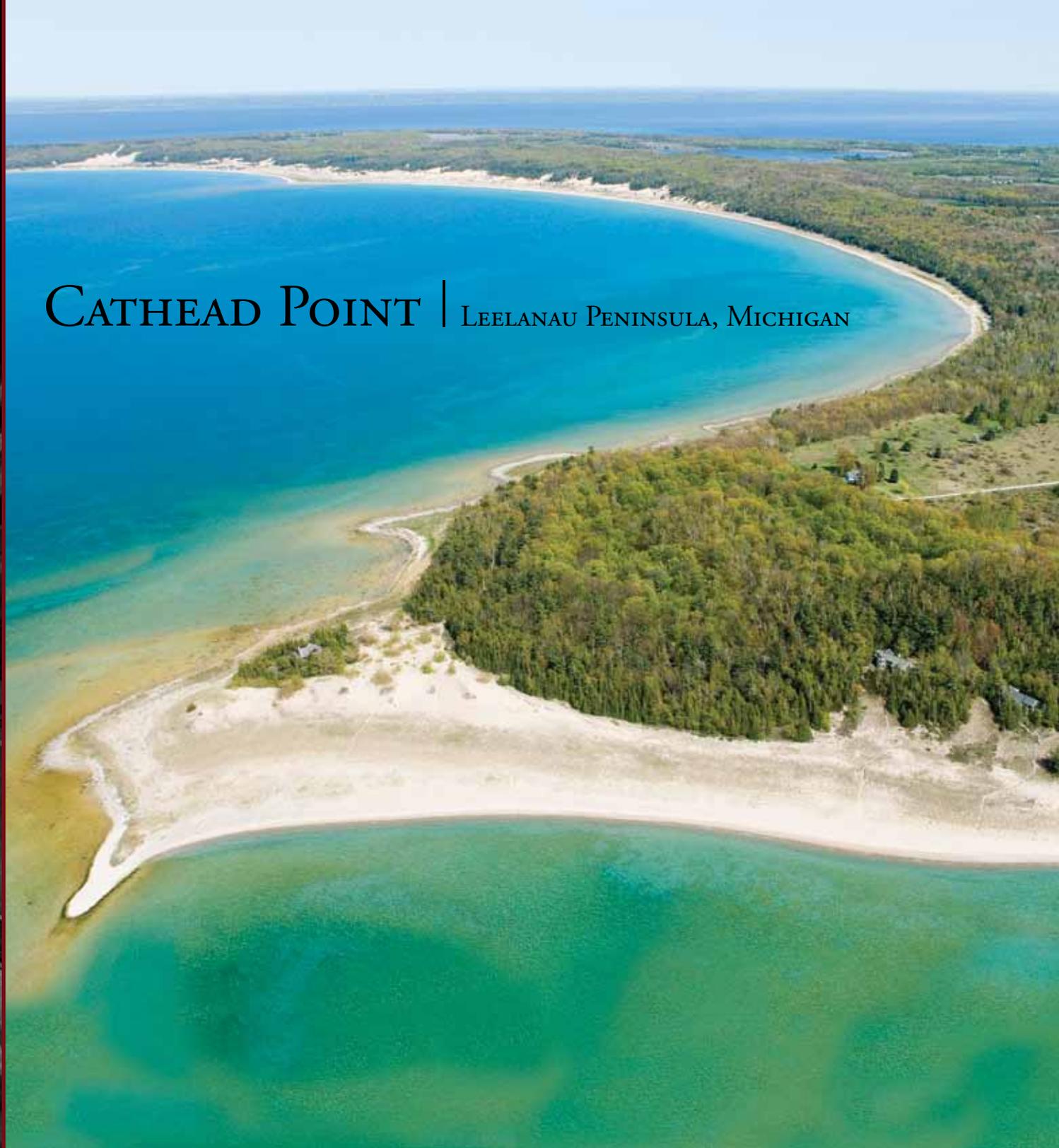
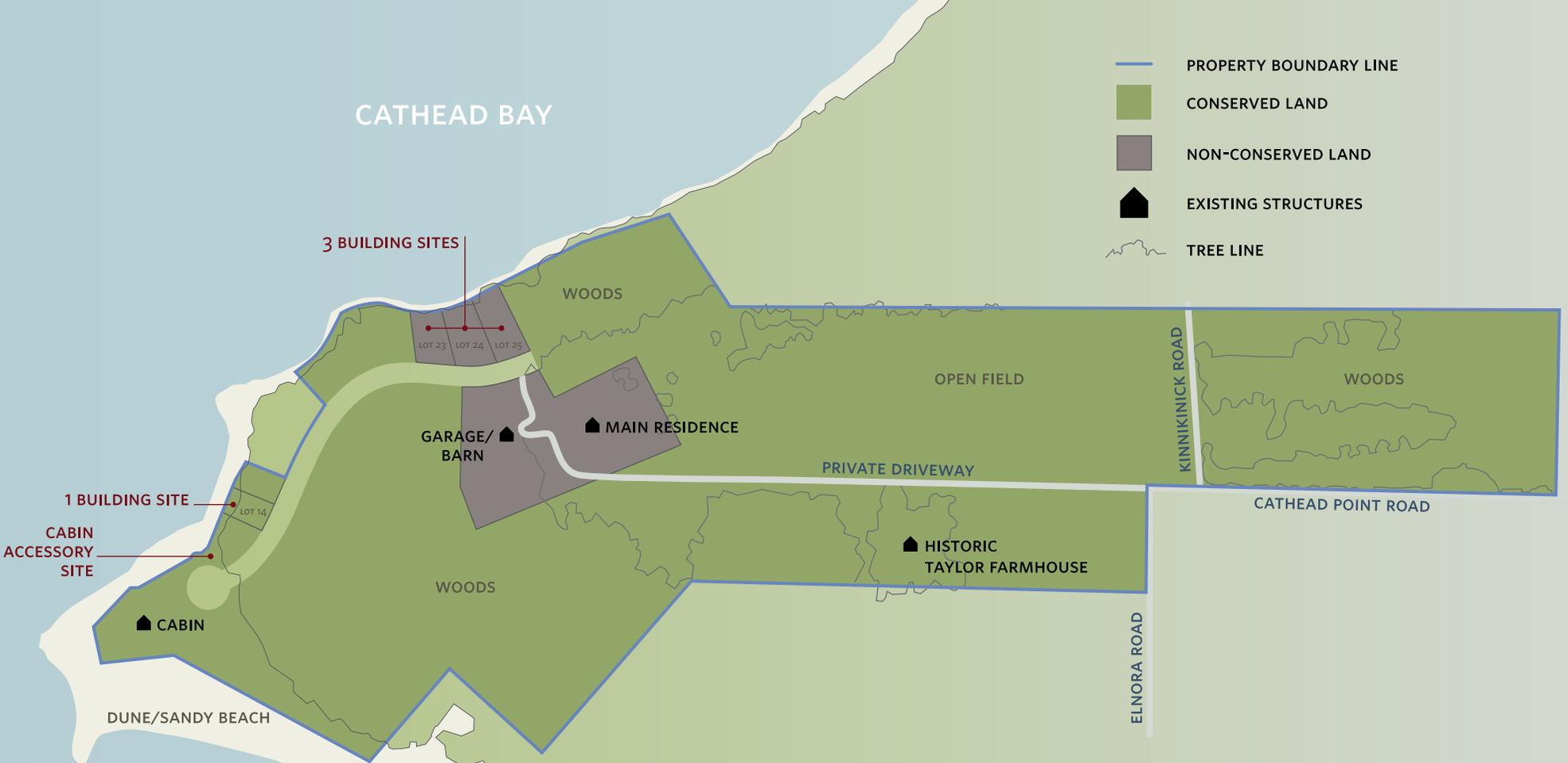




EARTH ASSET
PARTNERSHIP, LP®



CATHEAD POINT | LEELANAU PENINSULA, MICHIGAN



-  PROPERTY BOUNDARY LINE
-  CONSERVED LAND
-  NON-CONSERVED LAND
-  EXISTING STRUCTURES
-  TREE LINE

1 BUILDING SITE
CABIN ACCESSORY SITE

3 BUILDING SITES

LATITUDE	45.18666° N
LONGITUDE	85.6187° W
TOTAL ACREAGE	91.6± ACRES
CONSERVED LAND	84± ACRES
NON-CONSERVED LAND	7± ACRES
WATERFRONTAGE	3,165'
MAIN RESIDENCE & DETACHED GARAGE/BARN	
ANTIQUE LOG CABIN	
4 WATERFRONT BUILDING SITES ON CATHEAD BAY	
1 WATERFRONT ACCESSORY STRUCTURE SITE NEAR ANTIQUE LOG CABIN	
1 INLAND BUILDING SITE ON FOOTPRINT OF THE HISTORIC TAYLOR FARMHOUSE	

LAKE MICHIGAN



Perched on the tip of Lake Michigan's renowned Leelanau Peninsula, Cathead Point is a vestige of a bygone era when gracious private estates dominated the shoreline. A favored retreat of former U.S. Ambassador, Alfred Hoffman, Jr.'s family, Cathead Point controls 91.6± acres and 3,165 feet of pristine Lake Michigan shoreline. The property features a main residence, antique log cabin, historic Taylor Farmhouse, four waterfront home sites, and a sweet spot near the cabin for an accessory building. The Hoffman family's legacy is their conservation of 84± acres, and the preservation of the antique cabin set on the farthest edge of the property where dunes, beach and water dramatically converge. The family's conscientious land stewardship has encouraged rich biodiversity and a healthy ecosystem.

The property's largely conserved status reflects the family's goal of ensuring its long-term health without jeopardizing a future owner's need or desire to use it as a working, income-generating asset.

Point-privacy, wooded hills, open fields, rolling dunes and sandy beach define the Cathead Point experience. After 30-plus years of creating family memories, the Hoffman family now offers for sale what is undeniably one of the most extraordinary estates in the Great Lakes Region of the United States.

PROPERTY DETAILS

LOCATION	Village of Northport, Leelanau Peninsula, Michigan Great Lakes Region, Midwestern USA	
ACCESS & DISTANCES	AIR	Cherry Capital Airport, Traverse City, 45 minute drive (commercial) Woolsey Memorial Airport, Northport, 5 minute drive (turf runway)
	CAR	Chicago, IL, 6.5 hrs; Detroit, MI, 5 hrs
	WATER	Lake Michigan
CLIMATE	CONTINENTAL CLIMATE	Average summer temperature 70° F Average winter temperature 20° F Average annual rainfall 31 inches Average annual snowfall 95 inches
BUILT ENVIRONMENT	MAIN RESIDENCE	6-bedrooms, 5-baths, Cathead Bay views
	ANTIQUÉ LOG CABIN	2-bedrooms, 1-bath, Lake Michigan & Cathead Bay views
	GARAGE/BARN	3-bays, loft storage
	HISTORIC TAYLOR FARMHOUSE	Restoration project or new residence site
NATURAL ENVIRONMENT	ACREAGE	91.6± acres (37± hectares) 84± acres are conserved 7± acres are non-conserved
	WATERFRONTAGE	3,165'
RECREATIONAL ATTRIBUTES	Sailing, kayaking, boating, swimming, hiking, biking, fly-fishing, bird watching.	
CONSERVATION VALUES	Unspoiled, intact Lake Michigan ecosystem with intricate and fragile sand dune complexes, high elevation mesic forest, Pitcher's Thistle, Lake Huron Tansy, Pumpells Bromegrass, and Piping Plover nesting habitat. Thriving wildlife population, including deer, coyote, and fox. Set in a key migratory bird pathway. Sustainable agriculture opportunities.	





THE CULTURE | If what you seek is a place to relax, reconnect with family, friends, self and nature, look no further - Cathead Point is for you. Even more, the property's location offers the best of Leelanau Peninsula's privacy and tranquility, without sacrificing easy access to cultural amenities.

Traverse City, a 40 minute drive along Grand Traverse Bay, is home to Oryana Natural Foods Market, the exquisite Trattoria Stella, North Peak microbrewery, and the annual Cherry Festival and Traverse City Film Festival. Within 20 minutes are the charming waterside towns of Leland - and its historic Fishtown, where world-class smoked fish can be gotten - Suttons Bay and Glen Arbor. The famous, and recently voted "most beautiful place in the U.S." Sleeping Bear Dunes National Lakeshore, is also nearby.

For wine lovers, welcome to the heart of Michigan wine country. Leelanau Peninsula, known as Michigan's Wine Coast, features 19 wineries that collaboratively host several annual wine and food pairing events. Most vineyards have tasting rooms, which make up the Leelanau Wine Trail.

Master Chef Mario Batali regularly commutes between his Northport beachfront and New York City abodes. When asked about the food scene on Leelanau Peninsula, Batali had this to say: "The food scene has really exploded in the region. There are farmers' markets and hip-looking people farming and butchering. It's very cool. Even in Northport, our town of less than 1,000 people, there's a great weekly farmers' market in the summer. The chefs involved in the scene celebrate what's here; they're not trying to be anything they're not. Now people are coming for gastronomic tourism." Madonna's family owns a vineyard in nearby Suttons Bay, and documentary filmmaker Michael Moore lives in the Grand Traverse area. Add to that Cathead Point's own seasonal resident Olympic Medalist David Kuck, and life gets pretty interesting in the otherwise quiet and resplendent Lake-and-Cherries Region.

THE PROPERTY | Cathead Point is approached from the south along Cathead Point Road, which terminates at the beachstone-gated entrance where it becomes a private drive. Passage through the conserved open fields leads to the spacious main residence that features six bedrooms and five

baths, an eat-in kitchen, dining room, living room, and sitting room. The home enjoys southern exposure, and beautiful sunrises over Cathead Bay. Near the home is the detached 3-bay garage/barn.

The crown jewel of Cathead Point, however, lies beyond the residence at the end of the forest-enveloped driveway. After winding around Cathead Bay, the picturesque drive delivers you to the antique log cabin that is perched above the water's edge. With undulating open dunes, expansive sandy beach, panoramic views of Lake Michigan, and the sound of crashing waves you can't help but feel like you are on the ocean. This spot will take your breath away.

The charming, custom-built two bedroom, one bath seasonal cabin features hand-hewn logs, living room with a massive beachstone fireplace, cathedral ceiling, kitchen, and screened porch. Although surrounded by conserved land, the cabin may be expanded and winterized. Additionally, an accessory structure to the cabin may be built, providing garage and storage space, and possibly even second-story living quarters.





The Hoffman family's land planning decisions have been guided by conservation ethos balanced against future considerations. The end result is a property well-designed to ensure ecological health while meeting the long-term use and expansion needs of stewards to come. Exemplifying this is the family's strategic retention of four additional waterfront home sites along Cathead Bay, and the right to renovate the historic Taylor Farmhouse. Three of the building sites are near the main residence (Lots 23-25), and are not conserved. The fourth building site is near the cabin (Lot 14). This land is conserved, but the conservation easement allows for the construction of a home, subject to the Leelanau Conservancy's approval. The historic Taylor Farmhouse could also be used to site a new residential compound. Leelanau Conservancy's prior approval would be required here as well, since the underlying land is conserved.

RECREATIONAL ATTRIBUTES | Cathead Point and Leelanau Peninsula afford year-round recreational activities of all kinds. Kayak, canoe, swim and sun from the privacy of your Lake Michigan estate. Stroll from Cathead Point to Leelanau State Park along the shoreline of Cathead Bay, or hike Kehl Lake Natural Area, which abuts the property to the south. For those with a sailboat or motorboat, the Northport Village Marina offers a close, convenient place to stash away your toy. If you're a sailing enthusiast, enjoy watching the annual Chicago Yacht Club's Race to Mackinac pass directly in front of Cathead Point. Rent a boat or jet ski, scuba dive Great Lakes Shipwrecks, cycle the scenic roadways, charter a fishing trip, fly-fish, horseback ride, and try the many area golf courses. Cross-country and downhill skiing, sledding, and snowshoeing are favorite winter sports.

CONSERVATION VALUES | This unspoiled, intact Lake Michigan ecosystem is set within a key migratory bird pathway, and includes intricate and fragile sand dune complexes, dune-pocketed wetland areas, high elevation mature mesic forest, federally-threatened shoreline plants Pitcher's Thistle, Lake Huron Tansy, and Pumpells Bromegrass, and federally-endangered Piping Plover nesting habitat. Cathead Point is home to a thriving wildlife population, including deer, coyote, and fox, as well as wild leeks (ramps) and morel mushrooms.

**EXCLUSIVELY OFFERED & REPRESENTED BY
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