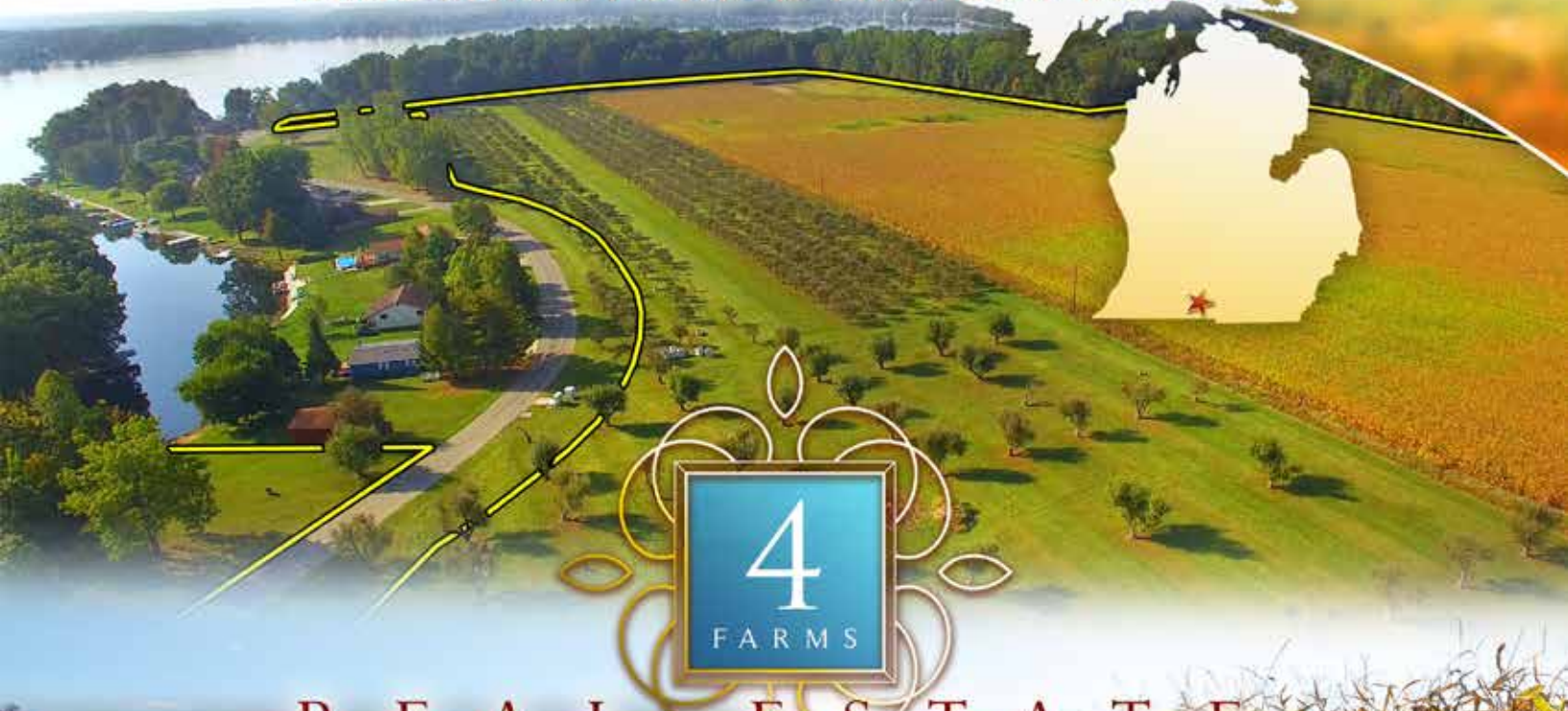


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POTENTIAL BUILDING SITES • APPLE ORCHARDS NEAR LAKE GEORGE  
BEAUTIFUL POND & PASTURE LAND



R E A L E S T A T E  
**A U C T I O N**

BRANCH COUNTY, MICHIGAN  
MONDAY, NOVEMBER 27TH • 6PM  
at the Dearth Community Center, located at the

**INFORMATION  
BOOKLET**

 **SCHRADER**  
Real Estate and Auction Company, Inc.

**800-451-2709**

[www.schraderauction.com](http://www.schraderauction.com)



ONLINE BIDDING AVAILABLE



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# AUCTION REGISTRATION FORMS



# AUCTION REGISTRATION

## **BIDDER PRE-REGISTRATION FORM**

**MONDAY, NOVEMBER 27, 2017**  
**495 ACRES – BRANCH COUNTY, MICHIGAN**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Fax # 260-244-4431, no later than Monday, November 20, 2017.  
Otherwise, registration available onsite prior to the auction.

### **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

### **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

### **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure    Newspaper    Signs    Internet    Radio    TV    Friend

Other \_\_\_\_\_

### **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail    E-Mail   E-Mail address: \_\_\_\_\_

Tillable    Pasture    Ranch    Timber    Recreational    Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# AUCTION REGISTRATION

**Online Auction Bidder Registration**  
**495± Acres • Branch County, Michigan**  
**Monday, November 27, 2017**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, November 27, 2017 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.



7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, November 20, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder’s signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



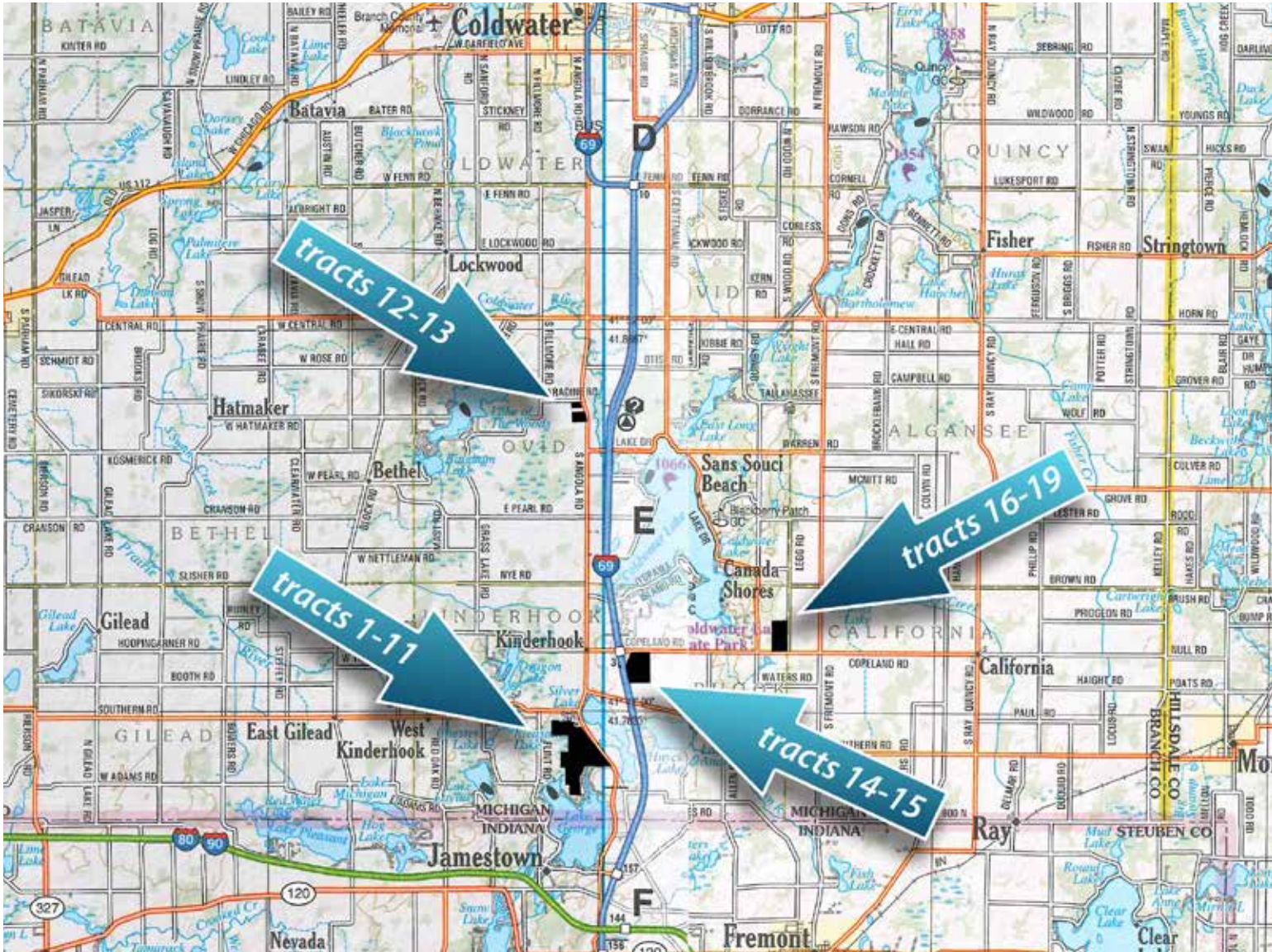


# LOCATION AND TRACT MAPS





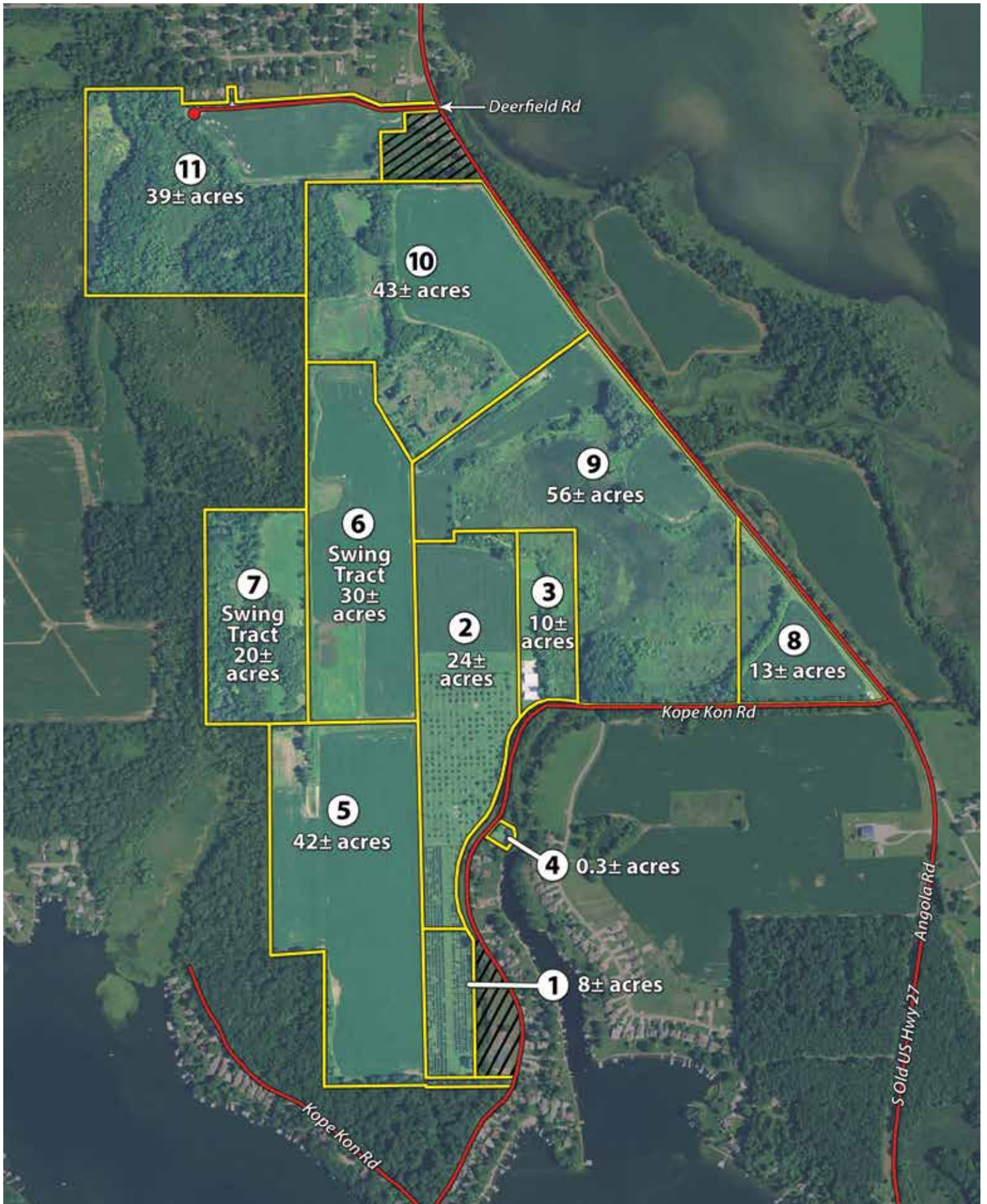
# LOCATION MAP



## AUCTION SITE:

The Dearth Community Center located at the Branch County Fairgrounds, 262 South Sprague Street, Coldwater, MI 49036. From exit 13 on I-69 at Coldwater, travel west on E Chicago St toward downtown Coldwater 0.8 miles to Sprague St. Turn South on Sprague St., and travel 0.8 miles to Garfield Ave. (past the main entrance to the Fairgrounds). Turn West on Garfield Ave. and travel 0.2 miles to the Dearth Community Center.



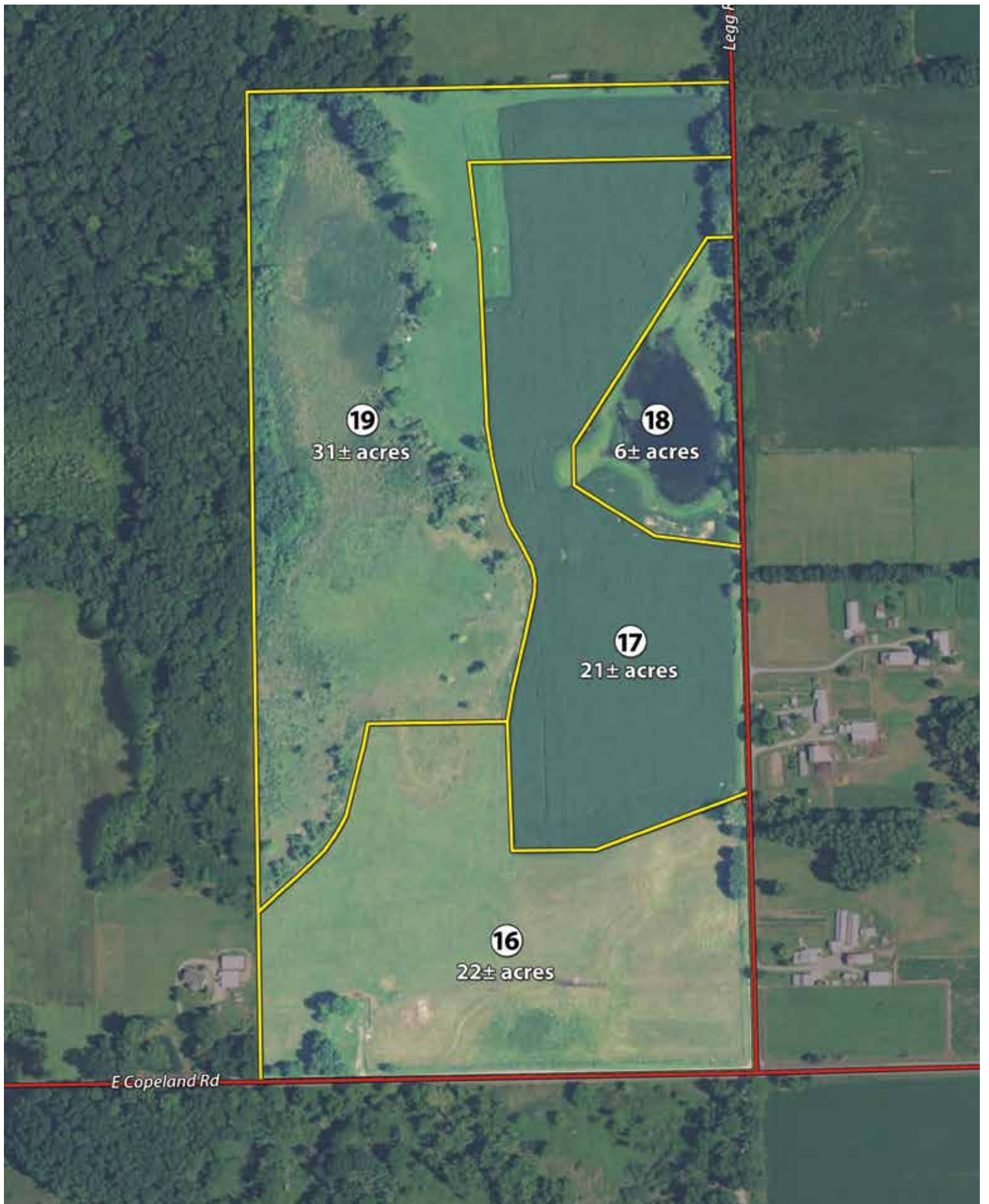














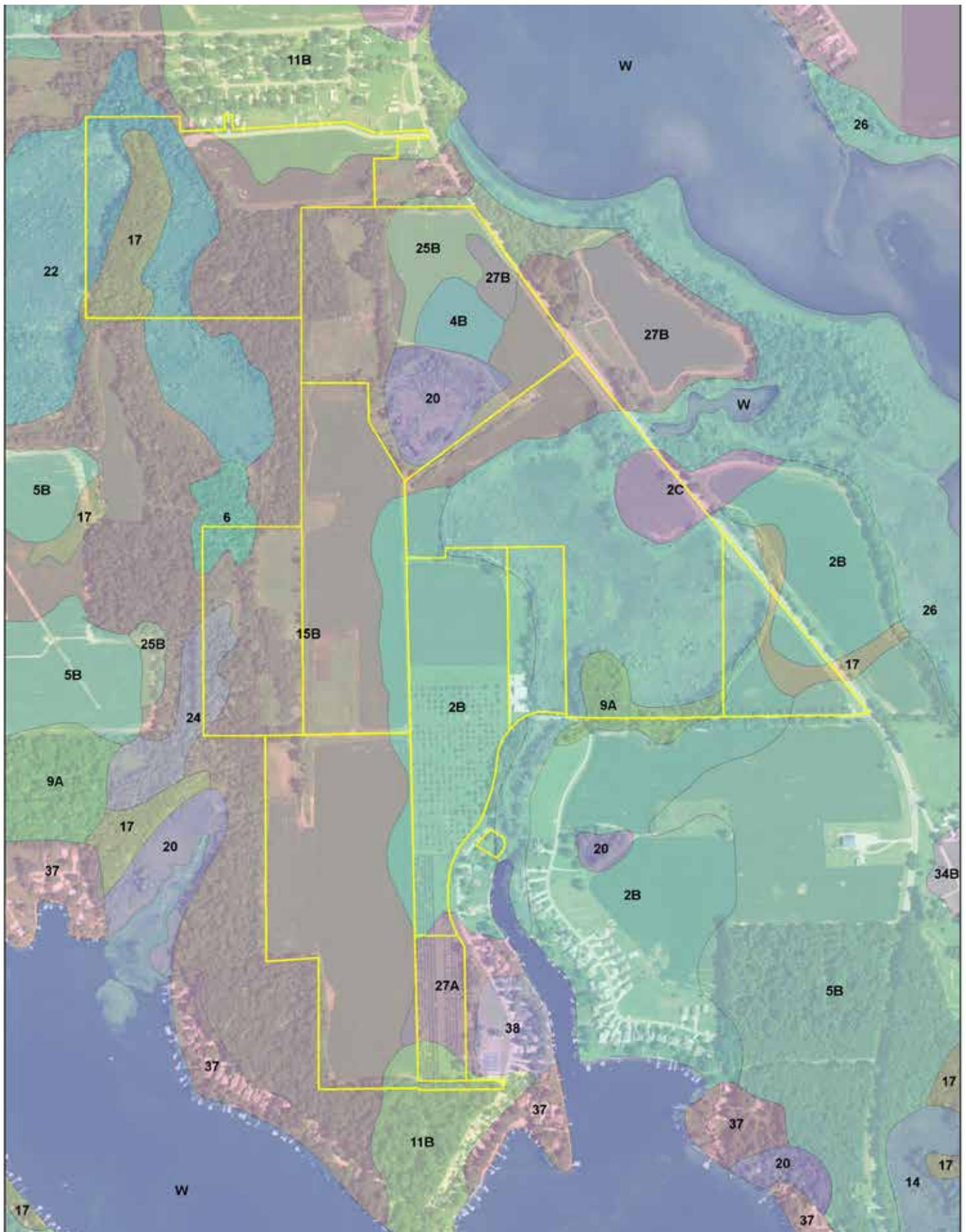


# SOILS MAPS & PRODUCTIVITY





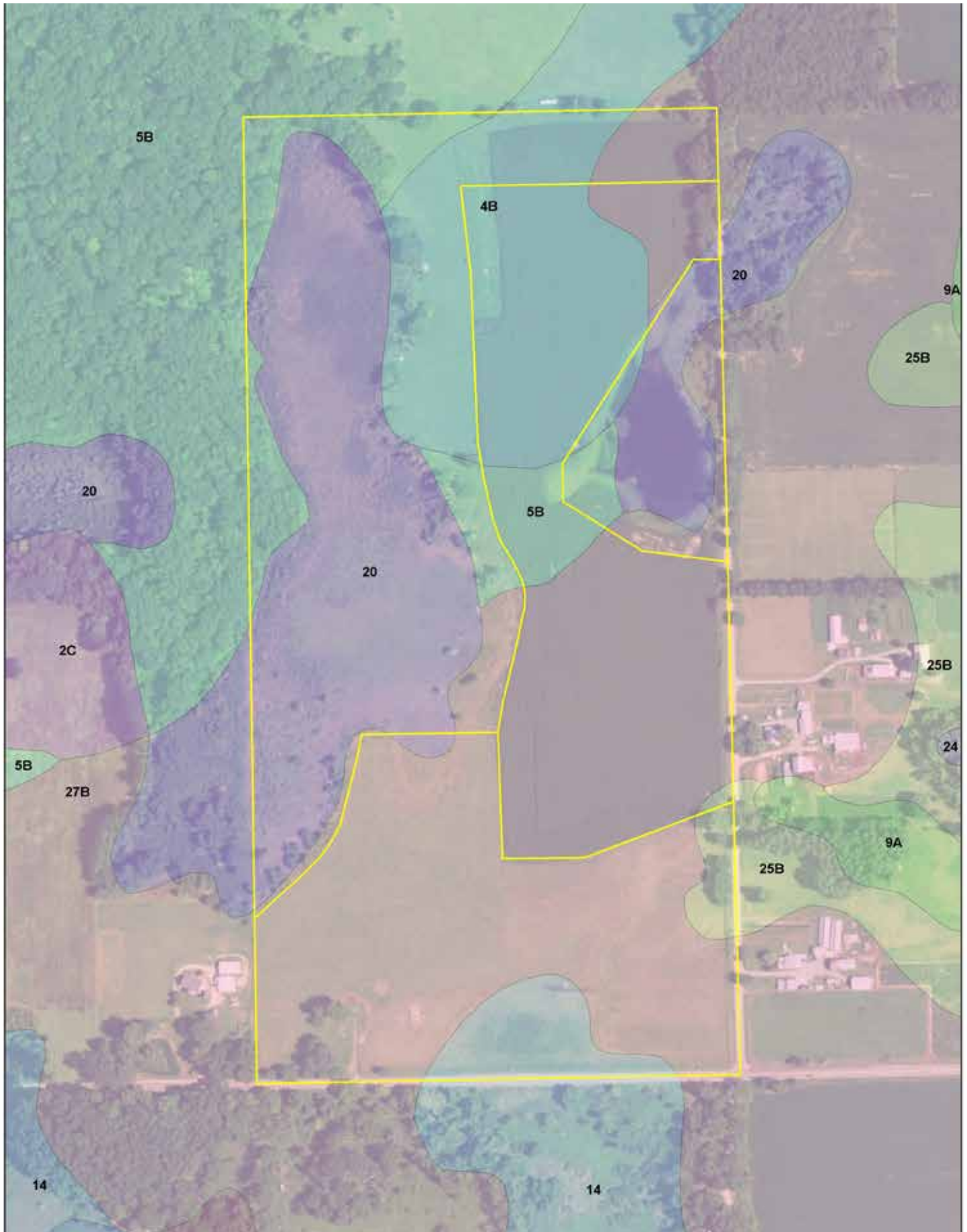
# SOIL OVERLAY, TRACTS 1-11





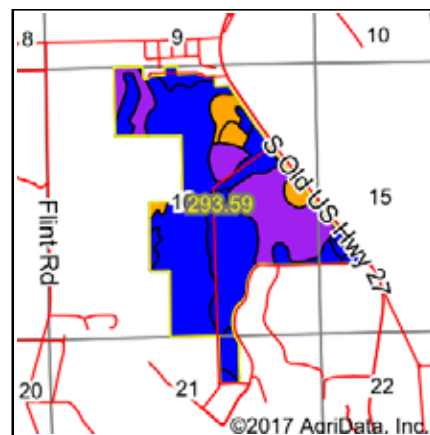
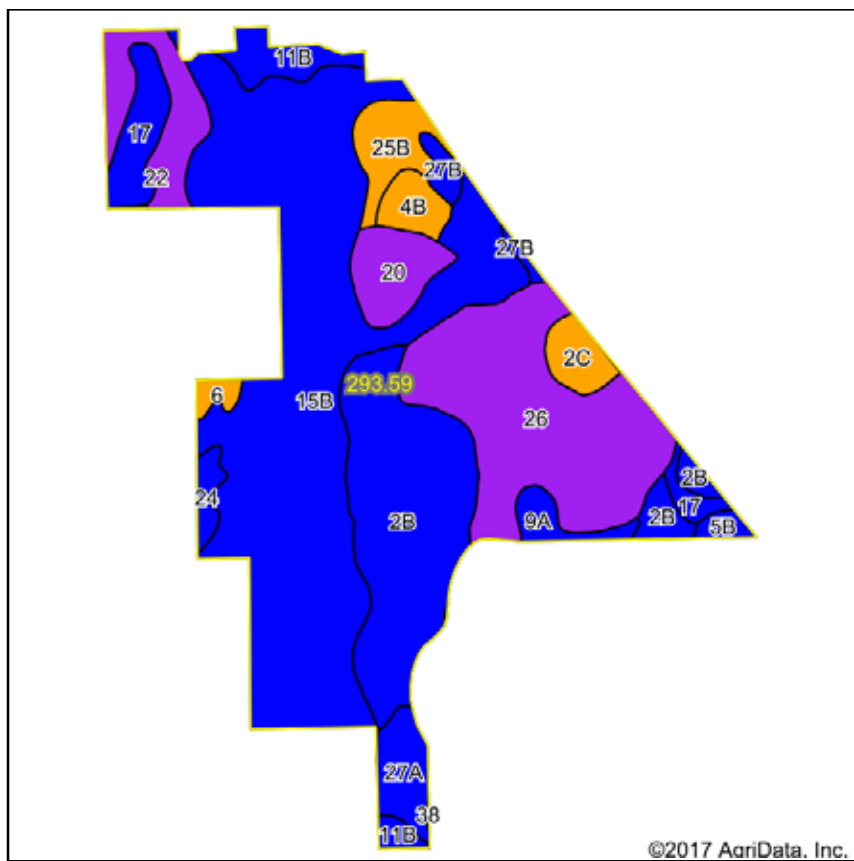








# SURETY SOILS, TRACTS 1-11



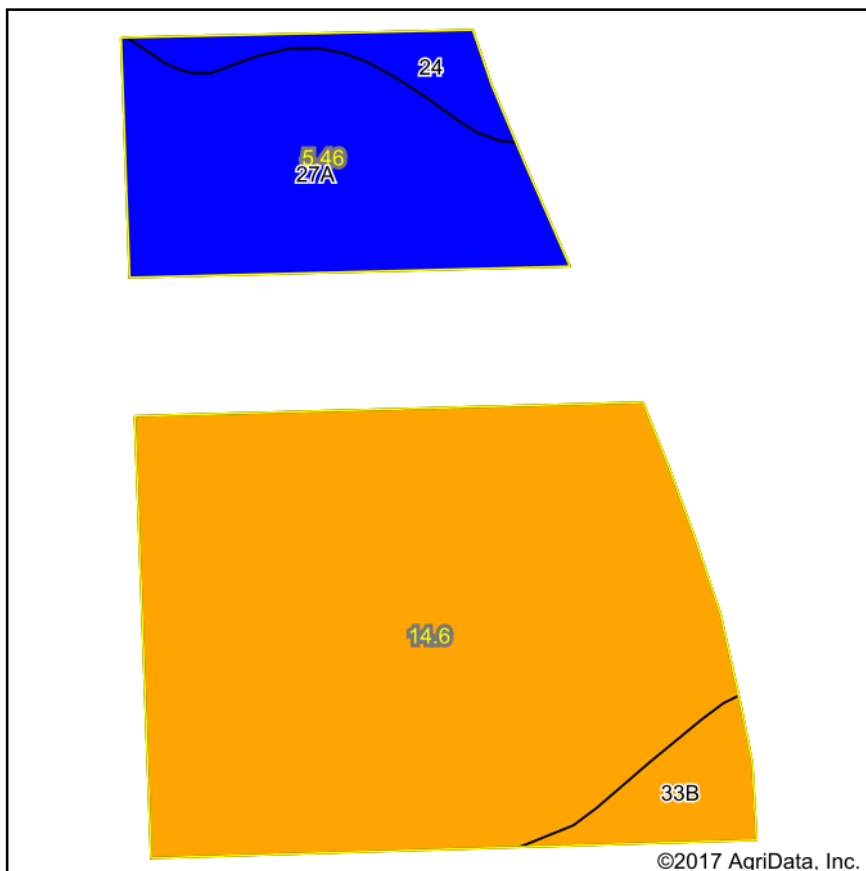
State: **Michigan**  
 County: **Branch**  
 Location: **16-8S-6W**  
 Township: **Kinderhook**  
 Acres: **293.59**  
 Date: **9/13/2017**



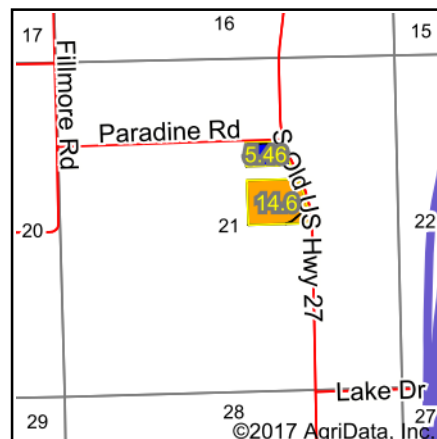
Soils data provided by USDA and NRCS.

Area Symbol: MI023, Soil Area Version: 13																
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Corn Irrigated	Corn silage	Corn silage Irrigated	Oats	Pasture	Soybeans	Soybeans Irrigated	Sugar beets	Winter wheat
15B	Locke fine sandy loam, 1 to 4 percent slopes	118.30	40.3%		Ile		95		16		75		32			42
26	Edwards muck, 0 to 1 percent slopes	51.01	17.4%		Vw											
2B	Kidder fine sandy loam, 2 to 6 percent slopes	47.58	16.2%		Ile		115		19		80		36			
22	Palms muck	12.46	4.2%		Vw											
17	Barry loam	10.09	3.4%		Ilw		120		19		100		35		21	55
20	Adrian muck, 0 to 1 percent slopes	9.28	3.2%		Vw											
25B	Branch loamy sand, 1 to 4 percent slopes	8.05	2.7%		Ills		80		14		60		28			35
11B	Elmdale fine sandy loam, 2 to 6 percent slopes	7.32	2.5%		Ile	Ile	95	170	16	25	80		27	55		40
27A	Fox sandy loam, 0 to 2 percent slopes	7.01	2.4%		Ils		105		17		70		35			42
2C	Kidder fine sandy loam, 6 to 12 percent slopes	5.00	1.7%		Ille		100		16		77		34			
4B	Oshtemo sandy loam, 0 to 6 percent slopes	4.67	1.6%		Ills	Ills										
9A	Matherton sandy loam, 0 to 3 percent slopes	3.82	1.3%		Ilw		110		18		90		36		19	45

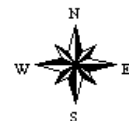
## Soils Map



Soils data provided by USDA and NRCS.



State: **Michigan**  
 County: **Branch**  
 Location: **21-7S-6W**  
 Township: **Ovid**  
 Acres: **20.06**  
 Date: **9/13/2017**



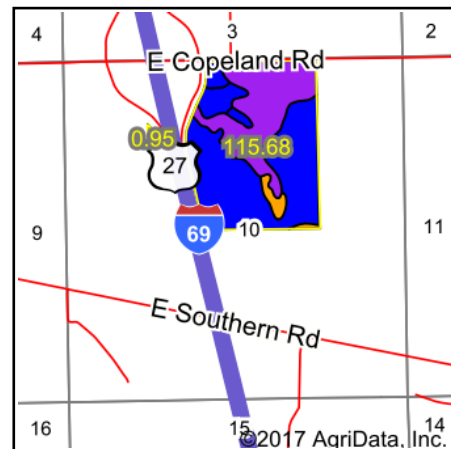
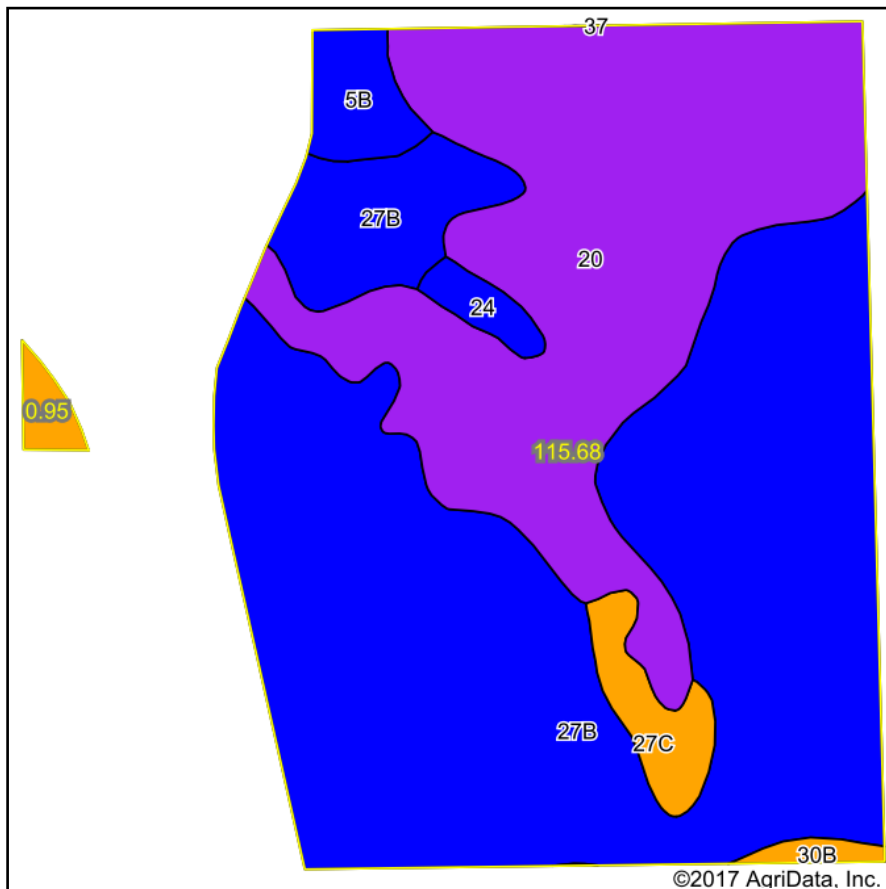
Area Symbol: MI023, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Corn silage	Oats	Soybeans	Winter wheat
4B	Oshtemo sandy loam, 0 to 6 percent slopes	13.65	68.0%		IIIc	IIIc					
27A	Fox sandy loam, 0 to 2 percent slopes	4.64	23.1%		IIc		105	17	70	35	42
33B	Ormas loamy sand, 0 to 6 percent slopes	0.94	4.7%		IIIe		80	17		28	36
24	Sebewa loam, 0 to 2 percent slopes	0.83	4.1%		IIw						
<b>Weighted Average</b>							<b>28</b>	<b>4.7</b>	<b>16.2</b>	<b>9.4</b>	<b>11.4</b>

Soils data provided by USDA and NRCS.



## Soils Map



State: **Michigan**  
 County: **Branch**  
 Location: **10-8S-6W**  
 Township: **Kinderhook**  
 Acres: **116.63**  
 Date: **9/13/2017**



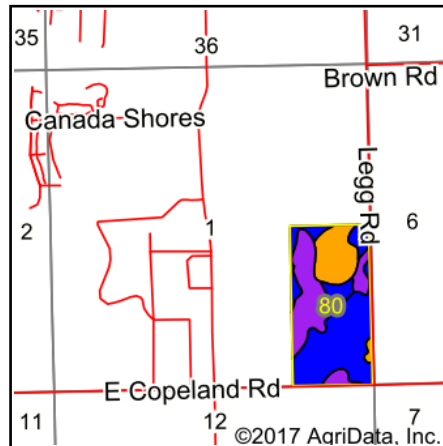
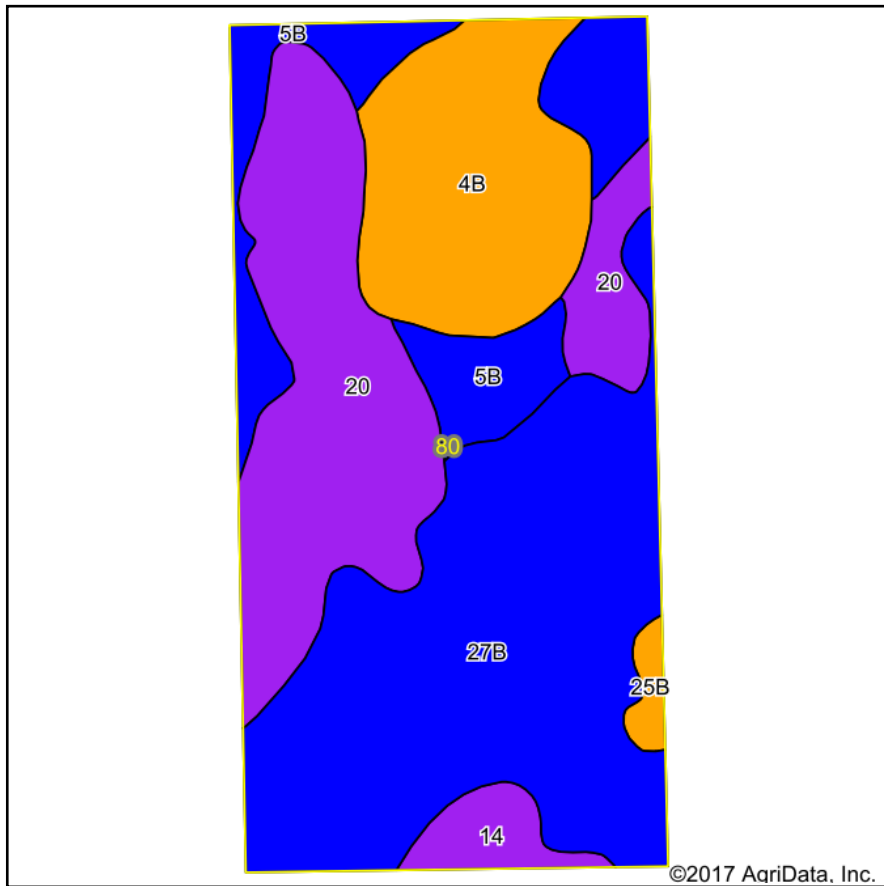
Soils data provided by USDA and NRCS.

Area Symbol: MI023, Soil Area Version: 13

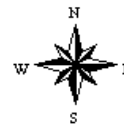
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Corn Irrigated	Corn silage	Corn silage Irrigated	Oats	Soybeans	Soybeans Irrigated	Winter wheat	Winter wheat Irrigated
27B	Fox sandy loam, 2 to 6 percent slopes	68.85	59.0%	[Blue]	Ile		105		17		70	35		42	
20	Adrian muck, 0 to 1 percent slopes	39.39	33.8%	[Purple]	Vw										
27C	Fox sandy loam, 6 to 12 percent slopes	2.89	2.5%	[Orange]	IIle		100		16		65	33		40	
5B	Hillsdale-Riddles fine sandy loams, 2 to 6 percent slopes	2.67	2.3%	[Blue]	Ile	Ile	100	175	17	27	80	35	55	40	
30B	Leoni gravelly sandy loam, 0 to 6 percent slopes	1.59	1.4%	[Orange]	IIIs	IIIs	115	150	19	25	95	35		50	55
24	Sebewa loam, 0 to 2 percent slopes	1.24	1.1%	[Blue]	IIw										
<b>Weighted Average</b>							<b>68.3</b>	<b>6.1</b>	<b>11.1</b>	<b>1</b>	<b>46.1</b>	<b>22.8</b>	<b>1.3</b>	<b>27.4</b>	<b>0.7</b>

Soils data provided by USDA and NRCS.

## Soils Map



State: **Michigan**  
 County: **Branch**  
 Location: **1-8S-6W**  
 Township: **Kinderhook**  
 Acres: **80**  
 Date: **9/13/2017**



Area Symbol: MI023, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Corn Irrigated	Corn silage	Corn silage Irrigated	Oats	Soybeans	Soybeans Irrigated	Winter wheat
27B	Fox sandy loam, 2 to 6 percent slopes	34.46	43.1%	[Blue]	Ile		105		17		70	35		42
20	Adrian muck, 0 to 1 percent slopes	21.19	26.5%	[Purple]	Vw									
4B	Oshtemo sandy loam, 0 to 6 percent slopes	13.56	17.0%	[Orange]	Ills	Ills								
5B	Hillsdale-Riddles fine sandy loams, 2 to 6 percent slopes	7.63	9.5%	[Blue]	Ile	Ile	100	175	17	27	80	35	55	40
14	Houghton muck, 0 to 1 percent slopes	2.30	2.9%	[Purple]	Vw									
25B	Branch loamy sand, 1 to 4 percent slopes	0.86	1.1%	[Orange]	Ills		80		14		60	28		35
<b>Weighted Average</b>							<b>55.6</b>	<b>16.7</b>	<b>9.1</b>	<b>2.6</b>	<b>38.4</b>	<b>18.7</b>	<b>5.2</b>	<b>22.3</b>

Soils data provided by USDA and NRCS.









# FSA INFORMATION AND MAPS

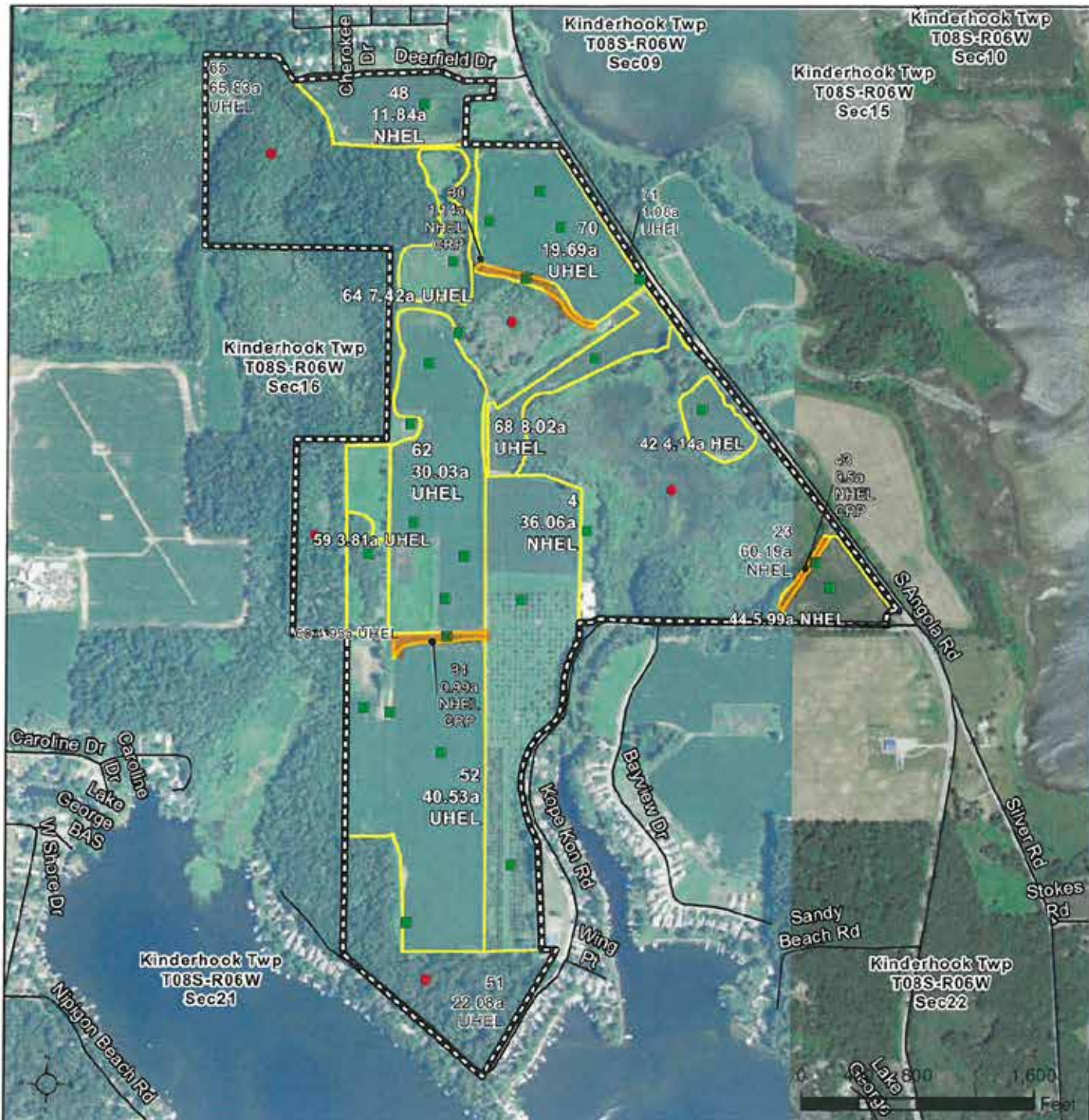




# FSA MAP - TRACTS 1-11



## Branch County, Michigan



- |                              |  |
|------------------------------|--|
| <b>Common Land Unit</b>      | <b>Wetland Determination Identifiers</b>       |
| Common Land Unit             | Restricted Use                                 |
| Conservation Reserve Program | Limited Restrictions                           |
| Tract Boundary               | Exempt from Conservation Compliance Provisions |
| Section Line                 |  |

2018 Program Year  
 Map Created October 05, 2017  
 2016 NAIP Imagery

**Farm 8838**  
**Tract 23016**

Cropland CLU's contain white text with a thin black outline; Non-Cropland CLU's contain black text with a thin white outline.

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# FSA INFO - TRACTS 1-11, PG 1

MICHIGAN BRANCH Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 8838 Prepared : Oct 6, 2017 Crop Year : 2018
--	--	---

Operator Name \_\_\_\_\_  
 Farms Associated with Operator \_\_\_\_\_  
 CRP Contract Number(s) \_\_\_\_\_

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
324.29	170.16	170.16	0.00	0.00	2.63	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	167.53	0.00		0.00		0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	43.58	0.00	0	105	0
Soybeans	62.22	0.00	0	30	0
<b>TOTAL</b>	<b>105.80</b>	<b>0.00</b>			

**NOTES**

**Tract Number** : 23016  
**Description** : 08S05W 16 KINDERHOOK  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract. Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : BLACKBURN FARMS LLC  
**Other Producers** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
324.29	170.16	170.16	0.00	0.00	2.63	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	167.53	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	43.58	0.00	0	105
Soybeans	62.22	0.00	0	30
<b>TOTAL</b>	<b>105.80</b>	<b>0.00</b>		

**NOTES**



MICHIGAN  
BRANCH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 8838  
Prepared : Oct 6, 2017  
Crop Year : 2018

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*If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-6992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.*

# FSA MAP - TRACT 12



Branch County, Michigan



**Common Land Unit**

- Common Land Unit
- Conservation Reserve Program
- Tract Boundary
- Section Line

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2017 Program Year

Map Created June 29, 2017  
2016 NAIP Imagery

**Farm 9579**  
**Tract 23542**

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# FSA MAP - TRACT 13



Branch County, Michigan



**Common Land Unit**

- Common Land Unit
- Conservation Reserve Program
- Tract Boundary
- Section Line

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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2017 Program Year

Map Created June 29, 2017  
2016 NAIP Imagery

**Farm 9579**  
**Tract 23544**

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# FSA MAP - TRACTS 16-19



Branch County, Michigan



- |                              |  |
|------------------------------|--|
| <b>Common Land Unit</b>      | <b>Wetland Determination Identifiers</b>       |
| Common Land Unit             | Restricted Use                                 |
| Conservation Reserve Program | Limited Restrictions                           |
| Tract Boundary               | Exempt from Conservation Compliance Provisions |
| Section Line                 |  |

2017 Program Year  
 Map Created August 03, 2017  
 2016 NAIP Imagery

**Farm 9579**  
**Tract 23272**

Cropland CLU's contain white text with a thin black outline; Non-Cropland CLU's contain black text with a thin white outline.

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MICHIGAN  
BRANCH  
Form: FSA-156EZ



FARM : 9579  
Prepared : Oct 6, 2017  
Crop Year : 2018

See Page 3 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name  
Farms Associated with Operator  
CRP Contract Number(s)

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
100.32	61.39	61.39	0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	61.39	0.00		0.00		0.00	0.00	

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	18.50	0.00	0	105	0
<b>TOTAL</b>	<b>18.50</b>	<b>0.00</b>			

#### NOTES

Tract Number : 23272  
 Description : Kinderhook 1 T8SR6W  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : BLACKBURN FARMS LLC  
 Other Producers : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.34	42.87	42.87	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	42.87	0.00	0.00	0.00	0.00	

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

#### NOTES

MICHIGAN  
BRANCH  
Form: FSA-156EZ



**Abbreviated 156 Farm Record**

**FARM : 9579**  
Prepared : Oct 6, 2017  
Crop Year : 2018

**Tract Number** : 23542  
**Description** : ovid 21 T7SR6W  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : BLACKBURN FARMS LLC  
**Other Producers** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
5.11	4.92	4.92	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	4.92	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	4.91	0.00	0	105
<b>TOTAL</b>	<b>4.91</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 23544  
**Description** : ovid 21 T7SR6W  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : BLACKBURN FARMS LLC  
**Other Producers** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
14.87	13.60	13.60	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	13.60	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	13.59	0.00	0	105
<b>TOTAL</b>	<b>13.59</b>	<b>0.00</b>		

**NOTES**



MICHIGAN BRANCH Form: FSA-158EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 9579 Prepared : Oct 6, 2017 Crop Year : 2018
---------------------------------------	--	---

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*If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9922 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.*

# FSA MAP - TRACTS 14-15



Branch County, Michigan



- |                              |  |
|------------------------------|--|
| <b>Common Land Unit</b>      | <b>Wetland Determination Identifiers</b>       |
| Common Land Unit             | Restricted Use                                 |
| Conservation Reserve Program | Limited Restrictions                           |
| Tract Boundary               | Exempt from Conservation Compliance Provisions |
| Section Line                 |  |

2017 Program Year  
Map Created June 29, 2017  
2016 NAIP Imagery

**Farm 6789**  
**Tract 21554**

Cropland CLU's contain white text with a thin black outline; Non-Cropland CLU's contain black text with a thin white outline.  
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MICHIGAN BRANCH  Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency  <b>Abbreviated 156 Farm Record</b>	<b>FARM : 6789</b> Prepared : Oct 6, 2017 Crop Year : 2018
--	--	--

**Operator Name**

**Farms Associated with Operator**

**CRP Contract Number(s)**

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
117.05	70.63	70.63	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	70.63	0.00		0.00		0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	4.80	0.00	0	39	
Corn	23.70	0.00	0	109	0
Soybeans	41.60	0.00	0	30	0
<b>TOTAL</b>	<b>70.10</b>	<b>0.00</b>			

**NOTES**

**Tract Number** : 21554

**Description** : 08S06W 10 Kinderhook

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Tract contains a wetland or farmed wetland

**WL Violations** : None

**Owners** : BLACKBURN FARMS LLC

**Other Producers** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
117.05	70.63	70.63	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	70.63	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	4.80	0.00	0	39
Corn	23.70	0.00	0	109
Soybeans	41.60	0.00	0	30
<b>TOTAL</b>	<b>70.10</b>	<b>0.00</b>		

MICHIGAN  
BRANCH  
Form: FSA-156EZ



### Abbreviated 156 Farm Record

FARM : 6789  
Prepared : Oct 6, 2017  
Crop Year : 2018

Tract 21554 Continued ...

#### NOTES

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# CRP CONTRACT





# CRP CONTRACT - TRACTS 8-10

This form is available electronically.

<b>CRP-1</b> (03-26-04)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 26 023 3	2. SIGN-UP NUMBER 28
		3. CONTRACT NUMBER 9850 <i>CRP 11/15/10</i> 985 D	4. ACRES FOR ENROLLMENT 2.6
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		5. FARM NUMBER 8364 8838 <i>CRP 11/15/10</i>	6. TRACT NUMBER(S) 22574 23016 <i>CRP 11/15/10</i>
7. COUNTY OFFICE ADDRESS (Include Zip Code) BRANCH COUNTY FSA OFFICE 387 N WILLOWBROOK RD SUITE F COLDWATER, MI 49036		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 7/1/2004 TO: (MM-DD-YYYY) 9/30/2018

**NOTE:** The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant").** The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.**

0A. Rental Rate Per Acre \$ 81.88 <i>CRP 11/15/10</i> B. Annual Contract Payment \$ 213.00 C. First Year Payment \$	11. Identification of CRP Land (See Page 2 for additional space)										
	<table border="1"> <thead> <tr> <th>A. Tract No.</th> <th>B. Field No.</th> <th>C. Practice No.</th> <th>D. Acres</th> <th>E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>22574</td> <td>30, 34, 43</td> <td>CP 21</td> <td>2.6</td> <td>0</td> </tr> </tbody> </table>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	22574	30, 34, 43	CP 21	2.6	0
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share							
22574	30, 34, 43	CP 21	2.6	0							

*Item 10C applicable only to continuous signup when the first year payment is prorated.)*

**2. PARTICIPANTS**

(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): LACKBURN FARMS LLC 710 INVERNESS LAKES TRL FORT WAYNE, IN 46804	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER [REDACTED]	(4) SIGNATURE <i>Tom Blackburn</i> 7-6-10
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE   DATE (MM-DD-YYYY)	(If more than three individuals are signing, continue on attachment.)
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE   DATE (MM-DD-YYYY)	(If more than three individuals are signing, continue on attachment.)

3. CCC USE ONLY – Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 5/19/10
--	--	---------------------------------

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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Original – County Office Copy    
  Owner's Copy    
  Operator's Copy

NOV 19 2010 RECEIVED  
 BRANCH CO. FSA OFFICE APR 08 2010





# COUNTY INFORMATION





# COUNTY ASSESSOR CARDS - TRACT 1

Parcel Number: 12-150-021-200-020-00      Jurisdiction: KINDERHOOK      County: BRANCH      Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
MCCURLEY, WILLIAM A & MAR	BLACKBURN FARMS LLC	135,000	02/08/2001	WD	MULTIPLE REFERENCE	825/822		0.0	
Property Address									
375 OLD ORCHARD LN PB									
Owner's Name/Address									
BLACKBURN FARMS LLC 4203 W JEFFERSON BLVD FT WAYNE IN 46804									
Class: 101 AGRICULTURAL	Zoning:								
School: 12010 COLDWATER	Building Permit(s)	Date	Number	Status					
P.R.E. 100% 02/25/2001	Electrical	11/14/2007	PE070586						
MAP #:									
2018 Est TCY Tentative (Value Override)									
Improved <input checked="" type="checkbox"/> Vacant	Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE								
Public									
Improvements	Description	Frontage	Depth	* Factors *	Front	Depth	Rate %Adj.	Reason	
Birt Road	Flat Value:			8.280 Acres	0	100		Value	
Gravel Road								41,400	
Paved Road								41,400	
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									
Topography of site									
Level									
Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	Tentative	Tentative	Tentative			Tentative
			2017	29,300	0	29,300			29,300S
			2016	29,500	0	29,500			29,500S
			2015	29,600	0	29,600			29,464C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Branch, Michigan									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



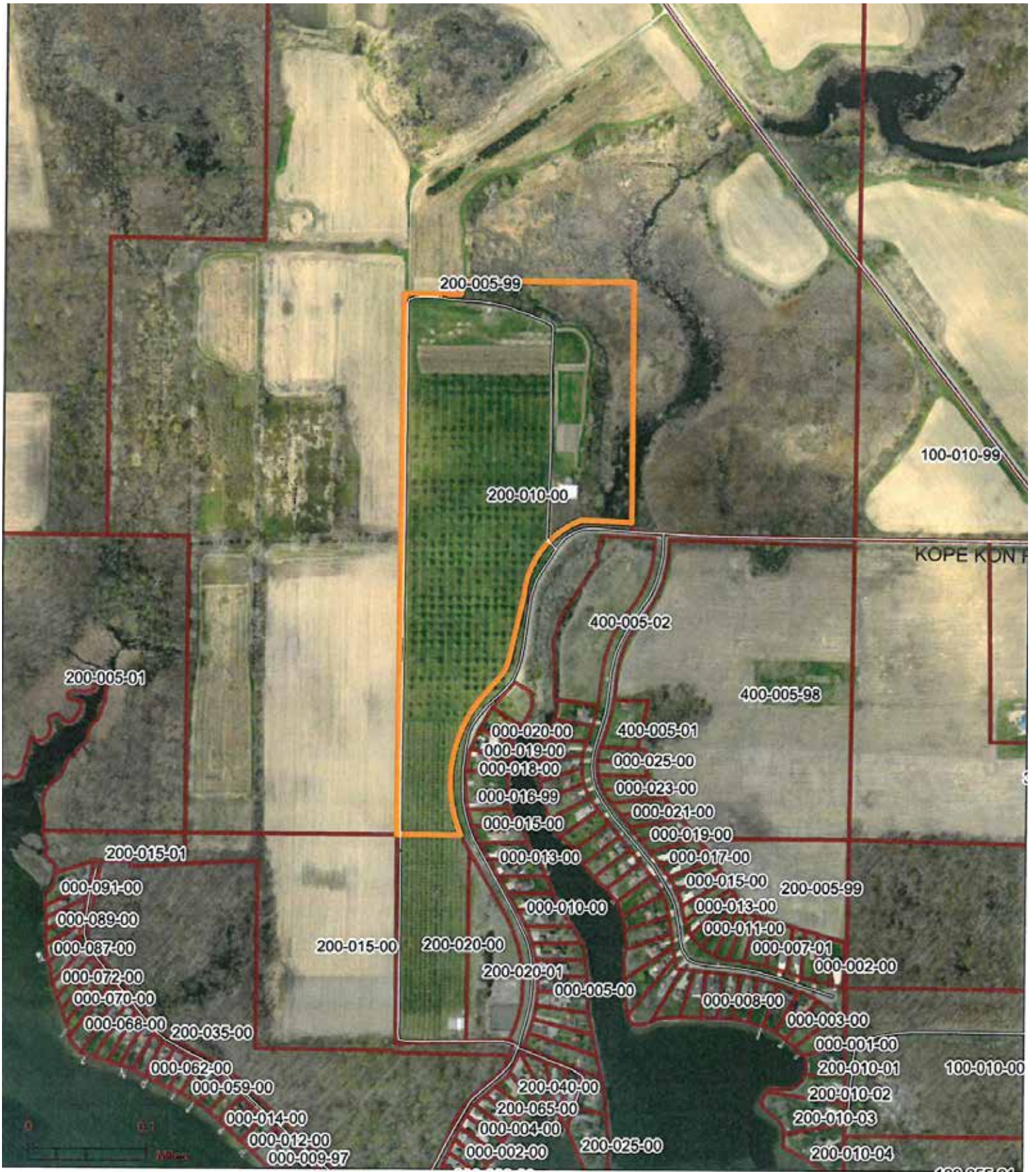


Parcel Number: 12-150-016-200-010-00      Jurisdiction: KINDERHOOK      County: BRANCH      Printed on 09/19/2017

Grantor MCCURLEY, WILLIAM A & MAR	Grantee BLACKBURN FARMS LLC	Sale Price 135,000	Sale Date 02/08/2001	Inst. Type WD	Terms of Sale MULTIPLE REFERENCE	Liber & Page 825/822	Verified By	Prct. Trans. 0.0	
Property Address 1022 KOPE KON RD LS		Zoning: Class: 101 AGRICULTURAL		Building Permit(s) School: 12010 COLDWATER		Date		Status	
Owner's Name/Address BLACKBURN FARMS LLC 4203 W JEFFERSON BLVD FT WAYNE IN 46804		P.R.E. 100% 02/23/2001 Qual. Ag.		MAP #:		2018 Est TCV Tentative (Value Override)		Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE	
Tax Description BEG S 71DEG 27MIN 58SEC E 698.84 FT FR CEN OF SEC TH S 88DEG 48MIN 46SEC E 253.86 FT TH N 02DEG 51MIN 31SEC W 60 FT TH E 767.35 FT TH S 1075.68 FT TO N LI OF CO RD TH WLY & SLY ALG W LI OF CO RD TO S SEC LI TH W 310 FT M/L TO DR RUN N & S TH N 2435 FT TO POB SEC 16 T8S R6W Comments/Influences FARMLAND AG 2009-00046		Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Frontage 36.61		Depth 36.61		* Factors * Front Depth Rate %Adj. Reason 36.610 Acres 0 100 Total Est. Land Value = 152,050	
Who		When		What		Assessed Value		Taxable Value	
Year		Land Value		Building Value		Board of Tribunal/ Review		Other	
2018		Tentative		Tentative		Tentative		Tentative	
2017		121,800		0		121,800		72,587C	
2016		121,000		0		121,000		71,940C	
2015		114,900		0		114,900		71,725C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*







# COUNTY ASSESSOR CARDS-TRACT 4

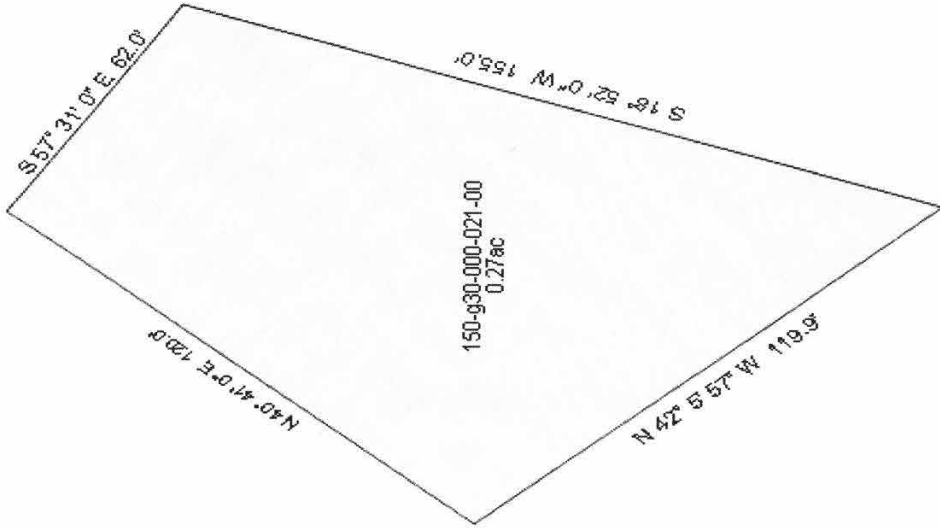
Parcel Number: 12-150-G30-000-021-00 Jurisdiction: KINDERHOOK County: BRANCH Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
TDP CAPITAL ACCESS LLC	BLACKBURN FARMS LLC	12,500	08/19/2002	QC	ARMS LENGTH	910/612		0.0
D N R REAL EST DIV	TDP CAPITAL ACCESS LLC	9,300	05/20/2002	QC	STATE DEED	898/529		0.0
Property Address KOPE KON RD Owner's Name/Address BLACKBURN FARMS LLC 4203 W JEFFERSON BLVD FORT WAYNE IN 46804-7948								
Class: 401 RESIDENTIAL I Zoning: School: 12010 COLDWATER P.R.E. 0% MAP #: RV								
Building Permit(s) Date Number Status								
2018 Est TCV Tentative (Value Override) Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE								
Improved <input checked="" type="checkbox"/> Vacant Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Tax Description LOT 21 GEORGETOWN ESTATES SEC 16-21 T8S R6W Comments/Influences								
* Factors * Description Frontage Depth Rate %Adj. Reason Value Flat Value: 0.30 Total Acres Total Est. Land Value = 0.300 Acres 0 100 65,709 65,709								
Topography of site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
2018	Tentative	Tentative	Tentative			Tentative		
2017	30,300	0	30,300			27,014C		
2016	30,300	0	30,300			26,774C		
2015	30,300	0	30,300			26,694C		
Who	When	What						

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Printed on 09/19/2017



Parcel Number: 12-150-G30-000-021-00, Land Image

Sketch by Apex Medina™

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Parcel Number: 12-150-021-200-015-00      Jurisdiction: KINDERHOOK      County: BRANCH      Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
ST MARK'S EPISCOPAL CHURCH	BLACKBURN FARMS LLC	***,***	02/07/2006	LC	OUT FROM BANK EXP	2006-01237		0.0
<p>Property Address                      KOPE KON RD</p> <p>Owner's Name/Address                      ST MARK'S EPISCOPAL CHURCH                      27 E CHICAGO ST                      COLDWATER MI 49036</p> <p>Taxpayer's Name/Address                      BLACKBURN FARMS LLC                      4203 W JEFFERSON BLVD                      FORT WAYNE IN 46804</p> <p>Tax Description                      E 3/4 OF SEC 21 LY W OF CREEK EXC KOPE KON POINTE SUB NO. 1-2-3-4 ALSO EXC PARADICE PARK SUB ALSO EXC BEG AT NW COR LOT 5 PARADICE PARK TH N 49DEG 09MIN 20SEC E 136.58 FT TH N 25DEG 09MIN 20SEC E 118 FT TH S 67DEG 56MIN 10SEC E 303 FT TH S 17DEG 10MIN 50SEC W 250 FT M/L TO SHR OF LAKE GEORGE TH WLY ALG LAKE TO NE COR SD LOT 5 TH ALG N LI SD LOT TO BEG EXC PAR PUT IN TRUST L314 P18 ALSO EXC PAR TO KAISER DREDGING CORP L317 P224A ALSO EXC LAND TO MC CURLEY CONTRACT ALSO EXC LAND S OF A LI BEG AT NW COR OF LOT 91 OF KOPE KON POINT #4 TH N 71 DEG 17MIN E 178.6 FT TH E 163.53 FT TH S 25.94 FT TH N 86DEG 55 MIN E 544.7 FT M/L TO E LI OF NW 1/4 SEC 21 T8S R6W</p>								
<p>Class: 102 AGRICULTURAL      Zoning:</p> <p>School: 12010 COLDWATER</p> <p>P.R.E. 100% 02/22/2006 Qual. Ag.</p> <p>MAP #:</p>		<p>2018 Est TCV Tentative(Value Override)</p>		<p>Building Permit(s)</p>		<p>Date</p>		<p>Status</p>
<p>Improved <input checked="" type="checkbox"/> Vacant</p> <p>Public Improvements</p> <p>Dirt Road</p> <p>Gravel Road</p> <p>Paved Road</p> <p>Storm Sewer</p> <p>Sidewalk</p> <p>Water</p> <p>Sewer</p> <p>Electric</p> <p>Gas</p> <p>Street Lights</p> <p>Standard Utilities</p> <p>Underground Utils.</p> <p>Topography of Site</p> <p>Level</p> <p>Rolling</p> <p>Low</p> <p>High</p> <p>Landscaped</p> <p>Swamp</p> <p>Wooded</p> <p>Pond</p> <p>Waterfront</p> <p>Ravine</p> <p>Wetland</p> <p>Flood Plain</p>		<p>X</p>		<p>Frontage</p> <p>Depth</p> <p>12.00 Total Acres</p>		<p>* Factors *</p> <p>Front Depth</p> <p>Rate %Adj.</p> <p>Reason</p> <p>12.000 Acres</p> <p>0 100</p>		<p>Value</p> <p>60,000</p> <p>60,000</p>
<p>Who</p> <p>When</p> <p>What</p>		<p>Building Value</p> <p>Tentative</p>		<p>Assessed Value</p> <p>Tentative</p>		<p>Board of Review</p> <p>Tribunal/Other</p>		<p>Taxable Value</p> <p>Tentative</p>
<p>Year</p> <p>2018</p> <p>2017</p> <p>2016</p> <p>2015</p>		<p>Land Value</p> <p>Tentative</p> <p>27,000</p> <p>27,000</p> <p>27,000</p>		<p>Building Value</p> <p>Tentative</p> <p>0</p> <p>0</p> <p>0</p>		<p>Assessed Value</p> <p>Tentative</p> <p>27,000</p> <p>27,000</p> <p>27,000</p>		<p>Taxable Value</p> <p>Tentative</p> <p>14,801C</p> <p>14,669C</p> <p>14,626C</p>

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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# COUNTY ASSESSOR CARDS - PART OF TRACT 5, TRACTS 6 & 7, AND TRACTS 9 & 10

Parcel Number: 12-150-016-200-005-99      Jurisdiction: KINDERHOOK      County: BRANCH      Printed on 09/19/2017

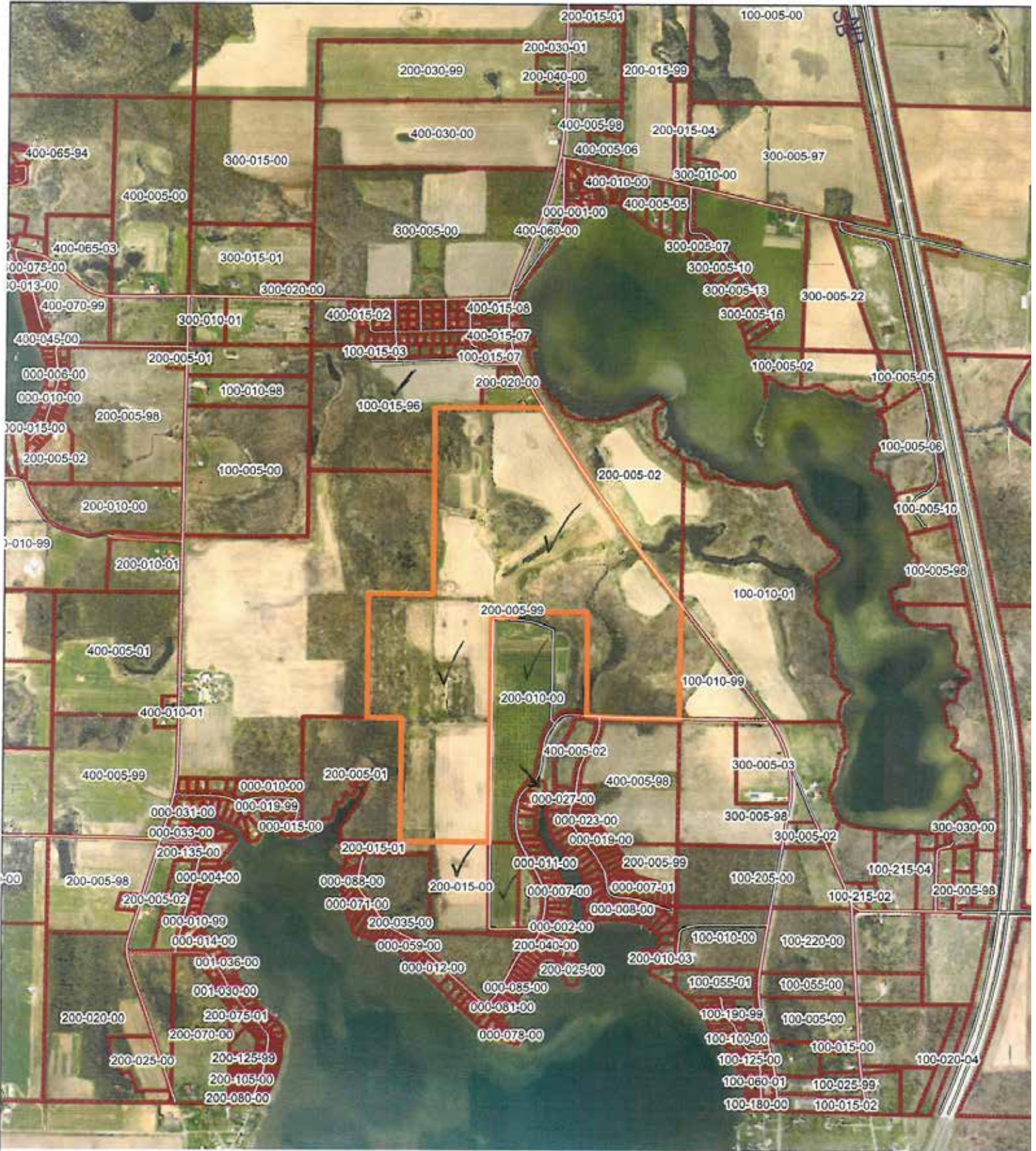
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.													
ST MARK'S EPISCOPAL CHURC	BLACKBURN FARMS LLC	505,827	10/26/2011	WD	MULTIPLE REFERENCE	2011-06916	PTA	0.0													
ST MARK'S EPISCOPAL CHURC	BLACKBURN FARMS LLC	0	02/07/2006	LC	ARMS LENGTH	2006-01237		0.0													
Property Address		Zoning:		Building Permit(s)		Date		Status													
S ANGOLA RD		102. AGRICULTURAL																			
Owner's Name/Address		School: 12010 COLDWATER		P.R.E. 100% 08/20/2013		MAP #:															
BLACKBURN FARMS LLC		2018 Est TCY Tentative Value Override																			
7710 INVERNESS LAKES TRAIL		Improved		X		Vacant															
FORT WAYNE IN 46604		Public																			
Tax Description		Improvements:		Description		Frontage		Depth		Rate		Adj. Reason		Value							
NE 1/4 FRL EXC THAT PART N 1/4 LY W OF HWY ALSO EXC THAT PT E OF HWY ALSO W 1/2 SE 1/4, LY W OF CROOKED CREEK, ALSO NE 1/4, SE 1/4 ALSO SE 1/4, SW 1/4 ALSO E 1/2, NE 1/4 SW 1/4 EXC TO COUNTY RD COM L 317 P 303 ALSO EXC KAISER DREDGING CORP. L 317 P 224A. EXC LAND TO MCCURLEY CONTRACT. ALSO EXC TH W 995 FT. OF SE 1/4 SW 1/4 SEC 16 T8S R6W SPLIT FOR 2007 FROM 150-016-200-005-00		Dirt Road		Gravel Road		176.10		Total Acres		Total Est. Land Value =		435,303		435,303							
		Paved Road		Storm Sewer		0		100		0		0		0							
		Sidewalk		Water																	
		Water		Electric																	
		Electric		Gas																	
		Gas		Curb																	
		Curb		Street Lights																	
		Street Lights		Standard Utilities																	
		Standard Utilities		Underground Utils.																	
		Underground Utils.		Topography of Site																	
		Topography of Site		Level																	
		Level		Rolling																	
		Rolling		Low																	
		Low		High																	
		High		Landscaped																	
		Landscaped		Swamp																	
		Swamp		Wooded																	
		Wooded		Pond																	
		Pond		Waterfront																	
		Waterfront		Ravine																	
		Ravine		Wetland																	
		Wetland		Flood Plain																	
		Flood Plain		Who		When		What													
		Who		2018		2017		2016		2015		Land Value Tentative		Assessed Value Tentative		Building Value Tentative		Board of Tribunal/ Review Other		Taxable Value Tentative	
		2018		2017		2016		2015		388,500		388,500		388,500		388,500		388,500		388,500	
		2017		2016		2015		362,400		362,400		362,400		362,400		362,400		362,400		362,400	
		2016		2015		257,400		257,400		257,400		257,400		257,400		257,400		257,400		257,400	
		2015																			

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# COUNTY PARCEL MAP - PART OF TRACT 5, TRACTS 6 & 7, AND TRACTS 9 & 10





# COUNTY ASSESSOR CARDS - TRACT 8

Parcel Number: 12-150-015-100-010-99 Jurisdiction: KINDERHOOK County: BRANCH Printed on 09/19/2017

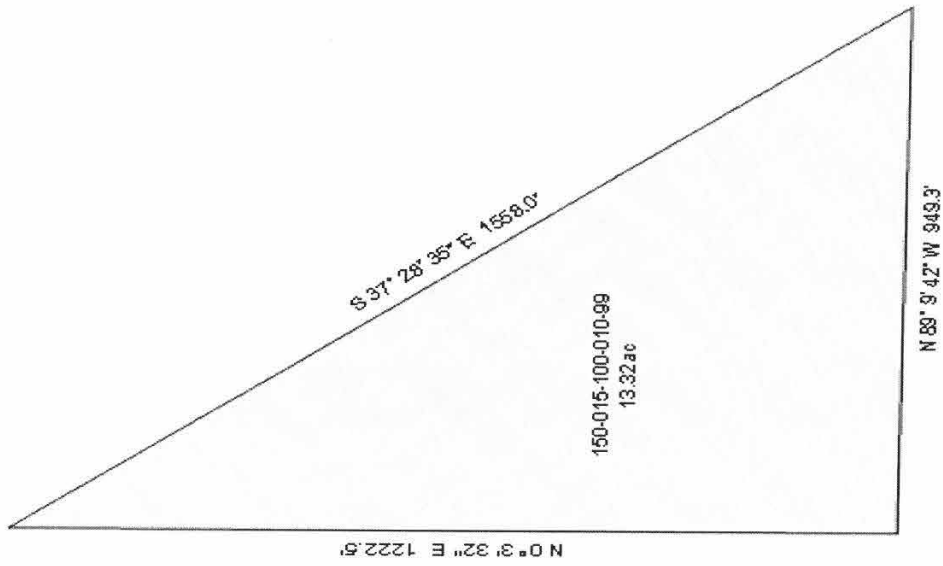
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
ST MARK'S EPISCOPAL CHURCH	BLACKBURN FARMS LLC	505,827	10/26/2011	WD	INVALID SALE	2011-06916	PTA	0.0
ST MARK'S EPISCOPAL CHURCH	BLACKBURN FARMS LL	***,***	02/07/2006	LC	ARMS LENGTH	2006-01237	PTA	0.0
<p>Property Address S ANGOLA RD LS</p> <p>Class: 402 RESIDENTIAL V Zoning: School: 12010 COLDWATER</p> <p>Building Permit(s) Electrical</p> <p>P.R.E. 0% MAP #:</p> <p>2018 Est TCY Tentative (Value Override) Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE</p>								
<p>Owner's Name/Address BLACKBURN FARMS LLC 7710 INVERNESS LAKES TRAIL FORT WAYNE IN 46804</p>		<p>Improved X Vacant</p>		<p>Frontage Depth</p>		<p>Rate %Adj. Reason</p>		<p>Value</p>
<p>Tax Description COM AT INT OLD US 27 HWY &amp; KOPE KON RD TH W ALG KOPE KON RD TO W SEC LI TH N ALG W SEC LI TO OLD US 27 HWY TH SELY ALG SD HWY TO BEG SEC 15 T8S R6W SPLIT FOR 2007 FROM 150-015-100-010-00</p>		<p>Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.</p>		<p>* Factors * Front Depth 13.300 Acres</p>		<p>Total Est. Land Value =</p>		<p>82,530 82,530</p>
<p>Comments/Influences FARMLAND AG 2009-00046 SPLIT/COMB. ON 12/27/2006 COMPLETED 12/27/06 LAYLA PARENT PARCEL(S): 150-015-100-010-00; CHILD PARCEL(S): 150-015-100-010-01, 150-015-100-010-99;</p>		<p>Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain</p>		<p>Building Value Tentative</p>		<p>Assessed Value Tentative</p>		<p>Taxable Value Tentative</p>
<p>Who When What</p>		<p>2018 Tentative 0</p>		<p>2017 Tentative 0</p>		<p>2016 Tentative 0</p>		<p>2015 Tentative 0</p>
<p>The Equalizer, Copyright (c) 1999 - 2009. Licensed To: County of Branch, Michigan</p>		<p>Board of Review</p>		<p>Tribunal/Other</p>		<p>Taxable Value</p>		<p>10,109C 10,019C 9,990C</p>

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Printed on 09/19/2017

Parcel Number: 12-150-015-100-010-99, Land Image



Sketch by Apex Medina™

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Parcel Number: 12-150-016-100-015-96      Jurisdiction: KINDERHOOK      County: BRANCH      Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prnt. Trans.							
BUTLER, DAN	BLACKBURN FARMS LLC	153,587	07/06/2009	WD	ARMS LENGTH	2009-05023		0.0							
MICHIGANDER PROPERTIES LL BUTLER, DAN		109,500	07/11/2006	WD	SPLIT/COMBO	2006-06080		0.0							
SHOOK, GRANT D & KIM G	MICHIGANDER PROPERTIES	1	05/04/2006	QC	INVALID SALE	2006-03604		0.0							
Property Address		Class: 401 RESIDENTIAL I Zoning:		Building Permit (s)		Date	Number	Status							
DEERFIELD DR		School: 12010 COLDWATER													
Owner's Name/Address		P.R.E. 0%		MAP #: RV											
BLACKBURN FARMS LLC		2018 Est TCV Tentative(Value Override)													
4203 W JEFFERSON BLVD		Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE													
FORT WAYNE IN 46804		Improved X Vacant													
Tax Description		Public		Description		Frontage		Depth		* Factors *		Reason		Value	
NE 1/4 OF NW 1/4 ALSO N 1/4 OF NE 1/4 LY W OF HWY EXC BEG 494.06 FT E & 342.96 FT S OF N 1/4 COR TH S 305.33 FT TH E 648.29 FT TO C/L OF HWY TH NLY ALG HWY TO A PT 453.90 FT E FR BEG TH W 453.90 FT TO POB ALSO EXC BEG 300.95 FT W FR N 1/4 POST TH S 89DEG 37MIN W 90 FT TH S 101.83 FT TH N 88DEG 54MIN 10SEC E 90 FT TH N TO N SEC LI ALSO EXC BEG 456.96 FT E FR N 1/4 POST TH S 88DEG 45MIN 10SEC W 270 FT TH S 102.34 FT TH N 88DEG 45MIN 10SEC E 270 FT TH N 102.34 FT TO POB ALSO EXC COM AT N 1/4 COR TH N 89DEG 37MIN E 448.07 FT TH DUE S 61.56 FT TO BEG TH N 89DEG 37MIN E 323.29 FT TH ALG CURVE S 17DEG 03MIN 16SEC E 112.74 FT TH S 89DEG 37MIN W 310.38 FT TH N 66DEG 09MIN W 50.26 FT TH DUE N 87.37 FT TO POB ALSO EXC COM AT N 1/4 COR TH N 89DEG 37MIN E 448.07 FT TH DUE S 235.56 FT TH N 89DEG 37MIN E 217.16 FT TO BEG TH N 89DEG 37MIN E 164.70 FT ***BALANCE OF DESCRIPTION ON FILE***		Public		Frontage		38.79		Total Acres		116,370		116,370		116,370	
Comments/Influences		Level		Building Value		Assessed Value		Tribunal/Other		Taxable Value					
SPLIT/COMB. ON 09/01/2005 COMPLETED 9/1/05 LAYLA ; PARENT PARCEL(S): 150-016-100-015-97; CHILD PARCEL(S): 150-016-100-015-11, 150-016-100-015-12, 150-016-100-015-13, 150-016-100-015-96;		Rolling		Tentative		Tentative		Tentative		Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Branch, Michigan		Low		0		79,500				58,899C					
		High		0		79,500				58,374C					
		Landscaped		0		58,200				58,200S					
		Swamp		0											
		Wooded		0											
		Pond		0											
		Waterfront		0											
		Ravine		0											
		Wetland		0											
		Flood Plain		0											
		Who		When		What									
		2018		2017		2016		2015							
		Tentative		Tentative		Tentative		Tentative							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*







# COUNTY ASSESSOR CARDS - TRACT 12

Parcel Number: 12-110-021-200-001-96      Jurisdiction: OVID      County: BRANCH      Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
Property Address S ANGOLA RD		Class: 101 AGRICULTURAL      Zoning: 0 (*)      Building Permit(s) School: 12010 COLDWATER		Date      Number      Status				
Owner's Name/Address BLACKBURN FARMS, LLC 4203 W JEFFERSON BLVD FORT WAYNE IN 46804		P.R.E. 100% 05/03/2016 Qual. Ag. MAP #:		2018 Est TCV Tentative (Value Override) Land Value Estimates for Land Table .				
Tax Description N 373 FT OF THE SW 1/4 OF NE 1/4 OF SEC LYING W OF THE C/L OF OLD HIGHWAY US 27 EXC W 10A THEREOF SEC 21 OVID TOWNSHIP T7S R6W NEW FOR 2017 OUT OF 021-200-001-98 Comments/Influences		<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Vacant		* Factors * Description      Frontage      Depth      Front      Depth      Rate %Adj.      Reason      Value 5.48 Total Acres      5.480 Acres      0      100      0 Total Est. Land Value =      0				
Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Board of Review Tentative      Assessed Value      Tentative      Building Value      Tentative      Land Value      Tentative      Tribunal/Other      Taxable Value 2018      Tentative      Tentative      Tentative      Tentative      Tentative      Tentative      Tentative      Tentative 2017      9,656      0      9,656      0      9,656      6,350C 2016      0      0      0      0      0      0 2015      0      0      0      0      0      0				
Who      When      What								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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# COUNTY ASSESSOR CARDS - TRACT 13

Parcel Number: 12-110-021-200-001-95      Jurisdiction: OVID      County: BRANCH      Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
Property Address	Class: 101 AGRICULTURAL	Zoning: 0 (*)	Building Permit(s)	Date	Number	Status			
S ANGOLA RD	School: 12010 COLDWATER	P.R.E. 100% 05/03/2016 Qual. Ag.	MAP #:						
Owner's Name/Address	2018 Est TCV Tentative (Value Override)								
BLACKBURN FARMS, LLC	Land Value Estimates for Land Table .								
4203 W JEFFERSON BLVD	Improved	X	Vacant	* Factors *					
FORT WAYNE IN 46804	Public	Description							Value
	Improvements	Frontage	Depth	Rate	%Adj.	Reason			
	Dirt Road			14.460	Acres	0	100	0	
	Gravel Road			14.46 Total Acres		Total Est. Land Value =		0	
	Paved Road							0	
	Storm Sewer							0	
	Sidewalk							0	
	Water							0	
	Sewer							0	
	Electric							0	
	Gas							0	
	Curb							0	
	Street Lights							0	
	Standard Utilities							0	
	Underground Utils.							0	
	Topography of Site							0	
	Level							0	
	Rolling							0	
	Low							0	
	High							0	
	Landscaped							0	
	Swamp							0	
	Wooded							0	
	Pond							0	
	Waterfront							0	
	Ravine							0	
	Wetland							0	
	Flood Plain							0	
Who	When	What	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Tentative	Tentative	Tentative			Tentative	
			2018	28,557	28,557			18,417C	
			2017	0	0			0	
			2016	0	0			0	
			2015	0	0			0	

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# COUNTY ASSESSOR CARDS - TRACTS 14-15

Parcel Number: 12-150-010-200-010-00      Jurisdiction: KINDERHOOK      County: BRANCH      Printed on 09/19/2017

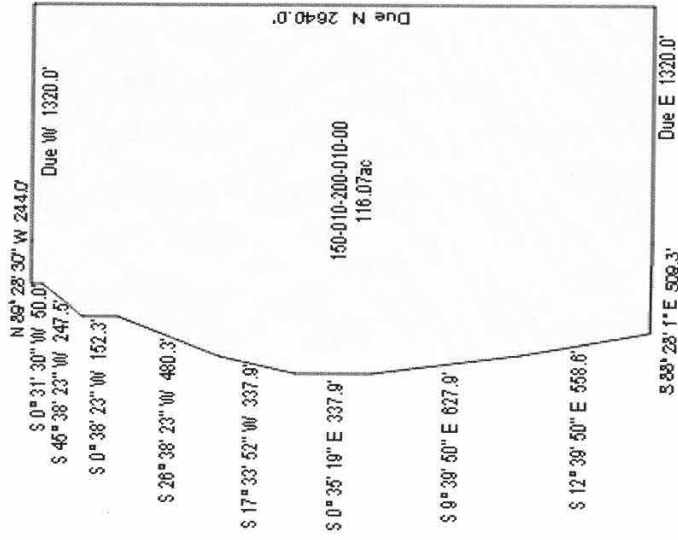
Grantor CORWIN, DOROTHY M TRUST	Grantee BLACKBURN FARMS, LLC	Sale Price 350,000	Sale Date 06/12/2017	Inst. Type WD	Terms of Sale TRUSTEES DEED	Liber & Page 2017-04109	Verified By PTA	Prct. Trans. 0.0	
Property Address 467 E COPELAND RD		Class: 101 AGRICULTURAL		Zoning:		Building Permit(s)		Status	
Owner's Name/Address BLACKBURN FARMS, LLC 4203 W JEFFERSON BOULEVARD FORT WAYNE IN 46804		School: 12010 COLDWATER		P.R.E. 100% 05/01/1994 Qual. Ag.		MAP #:			
Tax Description W 1/2 OF NE 1/4 ALSO NE 1/4 OF NW 1/4 ALSO E 1/2 OF SE 1/4 OF NW 1/4 EXC I-69 R/W SEC 10 T8S R6W		2018 Est TCV Tentative(Value Override)		Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE		* Factors *		Value	
Comments/Influences		Improved <input type="checkbox"/>	Vacant <input checked="" type="checkbox"/>	Description Frontage      Depth      Front Depth      Rate %Adj.      Reason 114.80      Total Acres      0      100		Total Est. Land Value =		308,375	
Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								308,375	
Topography of Site									
Level Rolling Low High Landsaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	Tentative	Tentative	Tentative			Tentative
			2017	270,000	0	270,000			108,855C
			2016	251,100	0	251,100			107,885C
			2015	210,900	0	210,900			107,563C

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Parcel Number: 12-150-010-200-010-00, Land Image

Printed on 09/19/2017



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Parcel Number: 12-150-001-400-005-00 Jurisdiction: KINDERHOOK County: BRANCH Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
CATEY, DOROTHY J TRUST	BLACKBURN FARMS LLC	200,000	08/01/2014	WD	ARMS LENGTH	2014-04877	PTA	0.0
CATEY, DOROTHY J	CATEY, DOROTHY J TRUST	1	02/07/2005	QC	INVALID SALE	1062/216		0.0
Property Address		Class: 101 AGRICULTURAL Zoning:		Building Permit(s)		Date		Status
678 E COPELAND RD		School: 12010 COLDWATER						
Owner's Name/Address		P.R.E. 100% 05/01/1994 Qual. Ag.		MAP #:				
BLACKBURN FARMS LLC 4203 W JEFFERSON BLVD FORT WAYNE IN 46804		2018 Est TCV Tentative (Value Override)						
Tax Description		Improved		X		Vacant		
E 1/2, SE 1/4 SEC 1 T8S R6W		Public		Improvements		Description		* Factors *
Comments/Influences		Dirt Road		Gravel Road		Paved Road		Front Depth
AFF OF AG 14-04879		Storm Sewer		Sidewalk		Water		80.000 Acres
		Sewer		Electric		Gas		Rate %Adj.
		Curb		Street Lights		Standard Utilities		Reason
		Underground Utils.		Underground Utils.		Topography of Site		Value
		Level		Rolling		Low		0 100
		High		Landscaped		Swamp		0 100
		Wooded		Pond		Waterfront		80.00 Total Acres
		Wetland		Flood Plain		Who		Total Est. Land Value =
		When		What		Year		220,463
		2018		2017		2016		220,463
		2015		2014		2013		220,463
		2012		2011		2010		220,463
		2009		2008		2007		220,463
		2006		2005		2004		220,463
		2003		2002		2001		220,463
		2000		1999		1998		220,463
		1997		1996		1995		220,463
		1994		1993		1992		220,463
		1991		1990		1989		220,463
		1988		1987		1986		220,463
		1985		1984		1983		220,463
		1982		1981		1980		220,463
		1979		1978		1977		220,463
		1976		1975		1974		220,463
		1973		1972		1971		220,463
		1970		1969		1968		220,463
		1967		1966		1965		220,463
		1964		1963		1962		220,463
		1961		1960		1959		220,463
		1958		1957		1956		220,463
		1955		1954		1953		220,463
		1952		1951		1950		220,463
		1949		1948		1947		220,463
		1946		1945		1944		220,463
		1943		1942		1941		220,463
		1940		1939		1938		220,463
		1937		1936		1935		220,463
		1934		1933		1932		220,463
		1931		1930		1929		220,463
		1928		1927		1926		220,463
		1925		1924		1923		220,463
		1922		1921		1920		220,463
		1919		1918		1917		220,463
		1916		1915		1914		220,463
		1913		1912		1911		220,463
		1910		1909		1908		220,463
		1907		1906		1905		220,463
		1904		1903		1902		220,463
		1901		1900		1899		220,463
		1898		1897		1896		220,463
		1895		1894		1893		220,463
		1892		1891		1890		220,463
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		1856		1855		1854		220,463
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		1847		1846		1845		220,463
		1844		1843		1842		220,463
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		1835		1834		1833		220,463
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		1613		1612		1611		220,463
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		1604		1603		1602		220,463
		1601		1600		1599		220,463
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		1577		1576		1575		220,463
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		1568		1567		1566		220,463
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		1559		1558		1557		220,463
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		1553		1552		1551		220,463
		1550		1549		1548		220,463
		1547		1546		1545		220,463
		1544		1543		1542		220,463
		1541		1540		1539		220,463
		1538		1537		1536		220,463
		1535		1534				









# TITLE WORK





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## Tract 1

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## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53798

Effective Date: 10/19/2017 at 5:00 PM

### Description of Real Estate

#### Land in the Township of Kinderhook, Branch County, Michigan.

A part of the Northeast fractional quarter of Section 21, Town 8 South of Range 6 West described as follows: Commencing at the intersection of the North section line and the West line of Kope Kon Road, thence Southeasterly and Southwesterly along said road to a point that is N. 64° 50' 40" W. 66 feet from the Southwest corner of Lot 1 of "GEORGETOWN ESTATES" as recorded in Liber 7 of Plats, Page 4, Branch County Register's Office, thence S. 87° 49' 09" W. 504.07 feet, thence N. 00° 15' 31" W. 1130 feet, along the center of a drive to the North section line, thence East 312 feet more or less to the point of beginning. EXCEPTING THEREFROM a parcel of land beginning in the southeast corner thereof and running thence S. 87° 49' 09" W. 192.24 feet, thence N. 00° 27' 36" W. 861.67 feet to the westerly line of above described County Road, and thence Southerly along said Road to point of beginning. ALSO EXCEPTING therefrom the land on which an existing drive is now constructed along the west line of the above described premises, but conveying the right of ingress and egress over and upon said drive, as well as the portion of said drive lying adjacent and immediately west of the west line of the above described premises and conveying the right of ingress and egress over and upon said drive as continued northerly to the pubic road, all of said rights of access being for use in common with others.

### Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company

REMOVED

REMOVED

REMOVED



## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

**Order Number: 53798**

Effective Date: 10/19/2017 at 5:00 PM

Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 179 on Page 249 Branch County Records.

Easement in favor of Michigan Associated Telephone Company for Right of Way recorded in Liber 189 of Deeds on Page 188 Branch County Records.

Easement in favor of General Telephone Company of Michigan for Right of Way recorded in Liber 307 of Deeds on Page 396 Branch County Records.

Easement and Right of Way in favor of UtiliCorp United, Inc., a Delaware Corporation, doing business in the State of Michigan under the assumed name of Michigan Gas Utilites, recorded in Liber 744 on Page 472, Branch County Records.

Building and Use Restrictions, as contained in instrument recorded in Liber 369 on Page 128-128A, Branch County Records.

Easement For Underground Electric Line to Consumers Energy Company recorded July 9, 2008 in Document Number 2008-05054, Branch County Records.

Rights of other parties in existing drives as described in a deed from Adaline W. Kershaw to William A. and Mary Lou McCurley recorded in Liber 369 of Deeds, Page 128 Branch County Records.

## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53798

Effective Date: 10/19/2017 at 5:00 PM

Tax Code Number: 12-150-021-200-020-00  
2016 Winter Taxes are paid. (amount \$483.60)  
2017 Summer Taxes are paid. (amount \$318.30)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO  
LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2017 Tax Value: \$29,300.00  
2017 Sev's: \$29,300.00

Principal Residence Exemption - 100%, (Property Class Agricultural Improved) per  
2017 Tax Records (subject to change at anytime)

This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.

*Callie Budd*

Authorized Signatory



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## Tracts 2 & 3

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## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53800

Effective Date: 10/19/2017 at 5:00 PM

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### Description of Real Estate

#### **Land in the Township of Kinderhook, Branch County, Michigan.**

A part of the Southeast fractional quarter of Section 16 and the Northeast fractional quarter of Section 21, Town 8 South of Range 6 West described as follows: Beginning S. 71° 27' 58" E. 698.64 feet from the center of Section 16, and running thence from this point of beginning for the land herein described S. 88° 48' 46" E. 253.86 feet, thence N. 2° 51' 31" W. 60.0 feet; thence due East 767.35 feet; thence due South 1075.68 feet to the north line of the County Road, thence Westerly and Southerly along the west line of said County Road (which road is described in deed to County of Branch in Liber 317, Page 303), to a point that is N. 64° 50' 40" W. 66 feet from the Southwest corner of Lot 1 of "GEORGETOWN ESTATES" as recorded in Liber 7 of Plats, Page 4, Branch County Register's Office, thence S. 87° 49' 09" W. 504.07 feet, thence N. 00° 15' 31" W. 3365.72 feet, along the center of a drive to the point of beginning. EXCEPTING THEREFROM a parcel of land beginning in the southeast corner thereof and running thence S. 87° 49' 09" W. 192.24 feet, thence N. 00° 27' 36" W. 861.67 feet to the westerly line of above described County Road, and thence Southerly along said Road to point of beginning. ALSO EXCEPTING A part of the Northeast fractional quarter of Section 21, Town 8 South of Range 6 West described as follows: Commencing at the intersection of the North section line and the West line of Kope Kon Road, thence Southeasterly and Southwesterly along said road to a point that is N. 64° 50' 40" W. 66 feet from the Southwest corner of Lot 1 of "GEORGETOWN ESTATES" as recorded in Liber 7 of Plats, Page 4, Branch County Register's Office, thence S. 87° 49' 09" W. 504.07 feet, thence N. 00° 15' 31" W. 1130 feet, more or less, along the center of a drive to the North section line, thence East 312 feet more or less to the point of beginning. ALSO EXCEPTING therefrom the land on which an existing drive is now constructed along the west line of the above described premises, but conveying the right of ingress and egress over and upon said drive, as well as the portion of said drive lying adjacent and immediately west of the west line of the above described premises and conveying the right of ingress and egress over and upon said drive as continued northerly to the public road, all of said rights of access being for use in common with others.

---

### Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company



## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53800

Effective Date: 10/19/2017 at 5:00 PM

**REMOVED**

**REMOVED**

Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Easement in favor of the State Highway Commissioner of the State of Michigan for Right of Way recorded in Liber 173 of Deeds on Page 4 Branch County Records.

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 179, 179 on Page 249, 250 Branch County Records.

Easement in favor of Michigan Associated Telephone Company for Right of Way recorded in Liber 189 of Deeds on Page 188 Branch County Records.

Easement in favor of General Telephone Company of Michigan for Right of Way recorded in Liber 307 of Deeds on Page 396 Branch County Records.

Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of Crooked Creek.

The nature, extent or lack of riparian rights, or the riparian rights of riparian owners and the public, in and to the use of the waters of Crooked Creek.

## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53800

Effective Date: 10/19/2017 at 5:00 PM

Easement and Right of Way in favor of UtiliCorp United, Inc., a Delaware Corporation, doing business in the State of Michigan under the assumed name of Michigan Gas Utilites, recorded in Liber 744 on Page 472, Branch County Records.

Building and Use Restrictions, as contained in instrument recorded in Liber 369 on Page 128-128A, Branch County Records.

Easement For Underground Electric Line to Consumers Energy Company recorded July 9, 2008 in Document Number 2008-05054, Branch County Records.

Rights of other parties in existing drives as described in a deed from Adaline W. Kershaw to William A. and Mary Lou McCurley recorded in Liber 369 of Deeds, Page 128 Branch County Records.

Farmland Development Rights Agreement between Blackburn Farms, L.L.C. and the Department of Agriculture for and on behalf of the State of Michigan for a term of 17 years, commencing on the first day of January 2002 and ending on December 31, 2018 dated March 21, 2011 and recorded April 8, 2011 in Document Number 2011-02192, Branch County Records. (Parcel 1)

Tax Code Number: 12-150-016-200-010-00  
2016 Winter Taxes are paid. (amount \$1,179.40)  
2017 Summer Taxes are paid. (amount \$788.55)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2017 Tax Value: \$72,587.00  
2017 Sev's: \$121,800.00

Principal Residence Exemption - 100%, (Property Class Agricultural Improved) per 2017 Tax Records (subject to change at anytime)



Preliminary Title Search

Performed By:  
 Branch County Abstract & Title, Inc.  
 22 Tibbits Plaza  
 Coldwater, MI 49036  
 (517) 278-6960 Fax: (517) 279-7919

Order Number: 53800

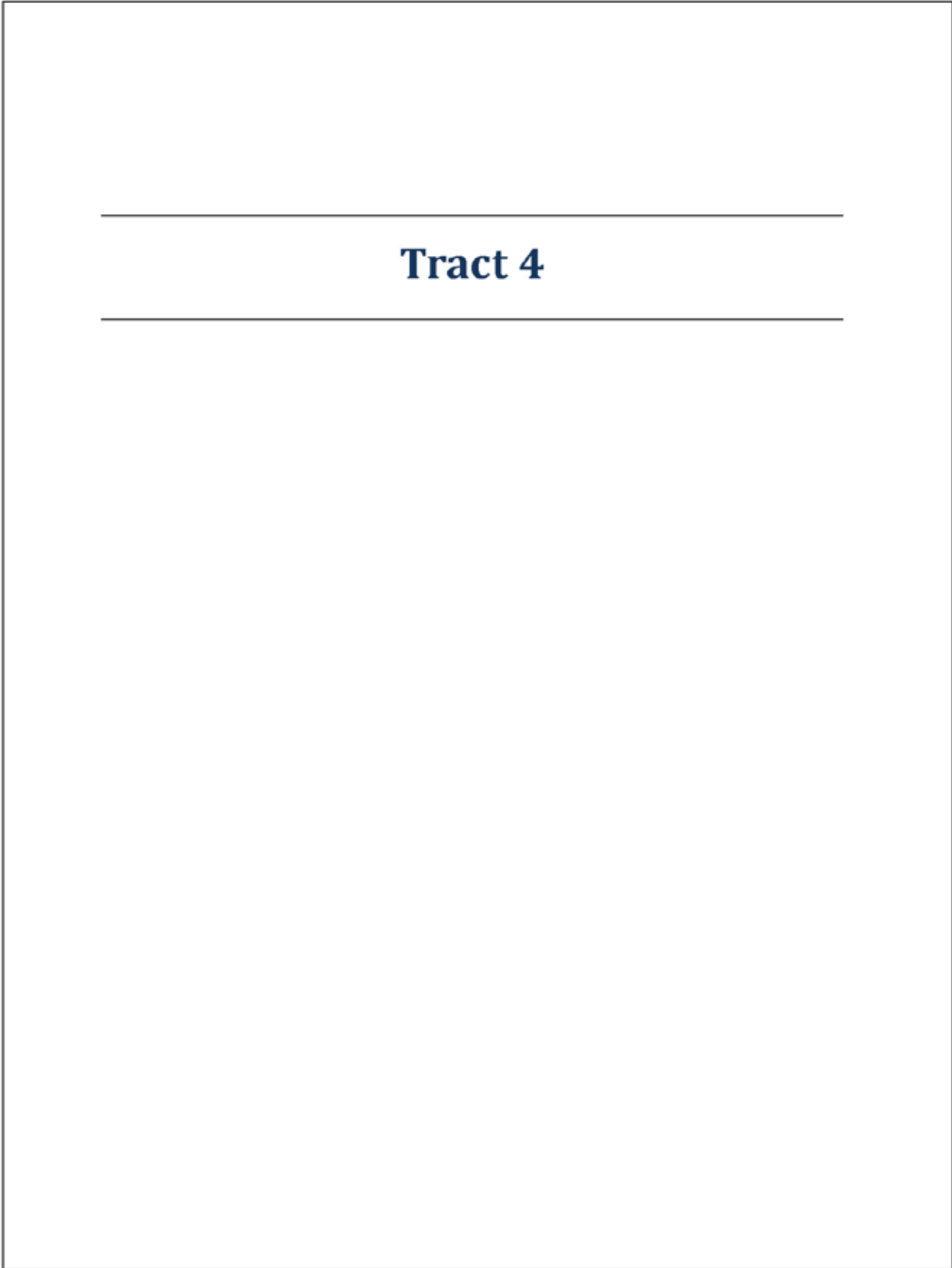
Effective Date: 10/19/2017 at 5:00 PM

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This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.

*Callie Budd*  
 \_\_\_\_\_  
 Authorized Signatory



**Tract 4**



### Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

**Order Number: 53796**

Effective Date: 10/19/2017 at 5:00 PM

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Description of Real Estate

**Land in the Township of Kinderhook, Branch County, Michigan.**

**Lot Number 21 of GEORGETOWN ESTATES, being in and a part of Sections 16 and 21, Town 8 South, Range 6 West, according to the plat thereof recorded in Liber 7 of Plats, Page 4, Branch County Register's Office.**

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Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company

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**REMOVED**

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**REMOVED**

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Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Easement in favor of General Telephone Company of Michigan for Right of Way recorded in Liber 307 of Deeds on Page 396 Branch County Records.

## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53796

Effective Date: 10/19/2017 at 5:00 PM

Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of Crooked Creek.

The nature, extent or lack of riparian rights, or the riparian rights of riparian owners and the public, in and to the use of the waters of Crooked Creek.

Building and Use Restrictions, as contained in instrument in Liber 320, 321 on Page 382A, 574, Branch County Records.

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 323 on Page 410, Branch County Records.

25 foot minimum building line as shown by the plat recorded in Liber 7 of Plats on Page 4, Branch County Records.

Flood Plain Contour as established by the water.

Easement to Consumers Power Company recorded in Liber 377, Page 311, Branch County Records.

SAVING AND RESERVING unto the People of the State of Michigan the rights of ingress and egress over and across all of the above mentioned description of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451 P.A. 1994. Further, excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended.

The terms of this conveyance prohibit the severance of the oil, gas, mineral and other subsurface rights associated with this conveyance from the surface rights. If the oil, gas, mineral or other subsurface rights are ever severed from the surface rights, the severed oil, gas, mineral or other subsurface rights will revert to the State of Michigan. The terms of this conveyance shall extend to the heirs, executors, administrators, successors and assigns of the parties hereto.



Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53796  
Effective Date: 10/19/2017 at 5:00 PM

Tax Code Number: 12-150-G30-000-021-00  
2016 Winter Taxes are paid. (amount \$925.65)  
2017 Summer Taxes are paid. (amount \$293.46)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO  
LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2017 Tax Value: \$27,014.00  
2017 Sev's: \$30,300.00

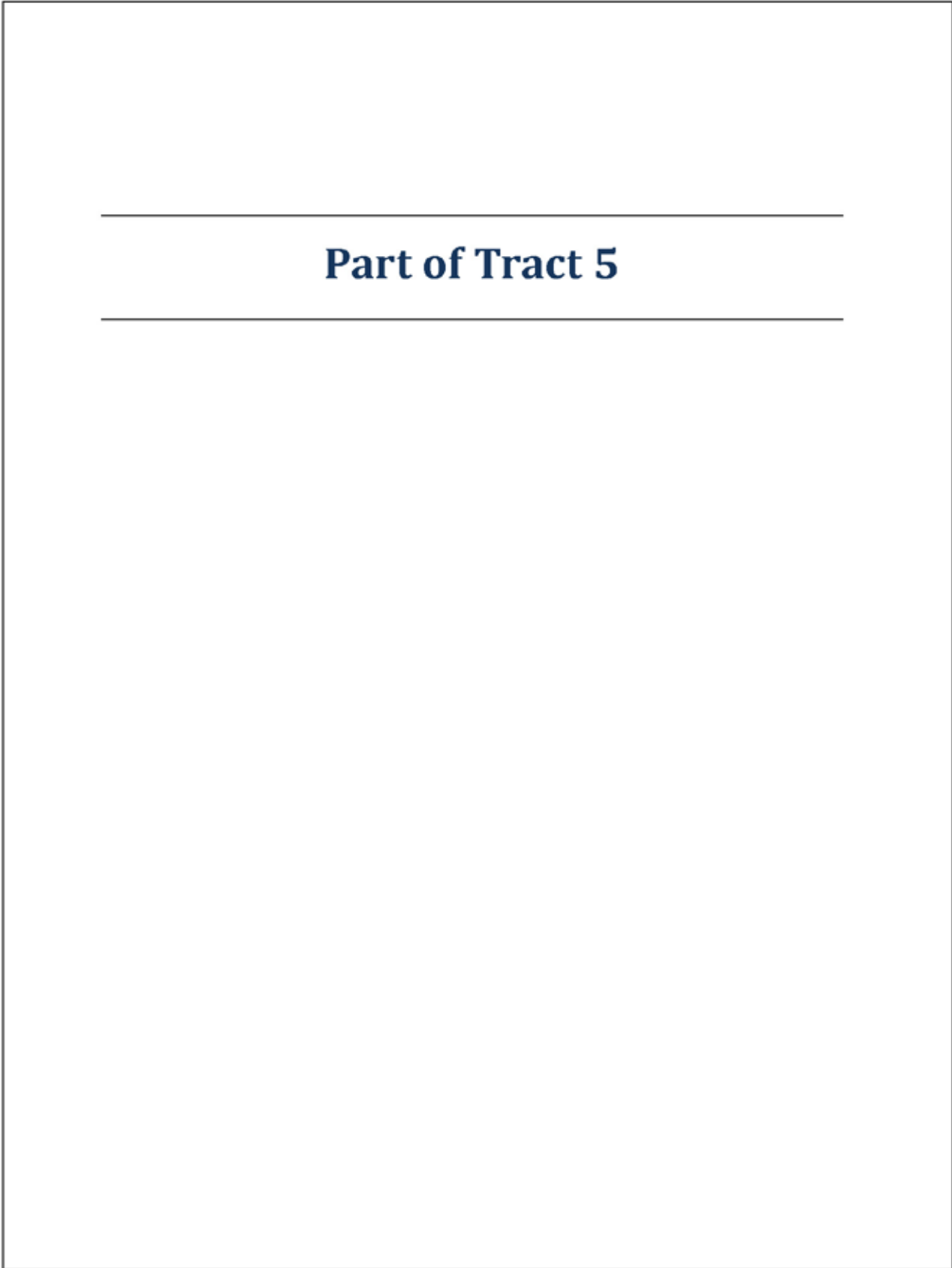
Principal Residence Exemption - 0%, (Property Class Residential Improved) per 2017  
Tax Records (subject to change at anytime)

This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.

*Callie Budd*

Authorized Signatory





### Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53812  
Effective Date: 10/19/2017 at 5:00 PM

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Description of Real Estate

**Land in the Township of Kinderhook, Branch County, Michigan.**

**ALSO the East 325 feet in width of that part of the Northwest fractional quarter of Section 21, Town 8 South, Range 6 West, lying North of lands heretofore conveyed to B.A. Townsend by deed recorded in Liber 314 of Deeds, Page 186A Branch County Records.**

**ALSO all that part of the Northeast fractional quarter of Section 21, Town 8 South, Range 6 West, lying North of lands heretofore conveyed to B.A. Townsend by deed recorded in Liber 314 of Deeds, Page 186A Branch County Records, and West and South of lands heretofore conveyed to William and Mary Lou McCurley by deed recorded in Liber 369 of Deeds, Page 128 and William McCurley by deed recorded in Liber 361 of Deeds, Page 91 Branch County Records, EXCEPT therefrom that part lying East of Kope-Kon Road and Trail, AND EXCEPT all subdivisions of record.**

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Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company

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REMOVED

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REMOVED

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REMOVED

## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53812

Effective Date: 10/19/2017 at 5:00 PM

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 179 on Page 249 Branch County Records.

Easement in favor of Michigan Associated Telephone Company for Right of Way recorded in Liber 189 of Deeds on Page 188 Branch County Records.

Easement in favor of General Telephone Company of Michigan for Right of Way recorded in Liber 307 of Deeds on Page 396 Branch County Records.

Agreement for the Conservation Reserve Program Contract between St. Mark's Episcopal Church (Owner) and Jerry A. Richmond (Contractor) dated 8-25-93 and recorded 8-30-93 in Liber 607 on Pages 216-234 Branch County Records.

Oil and Gas Lease between St. Mark's Episcopal Church, a Michigan Ecclesiastical Corporation and Garnett Oil and Gas, Inc. dated 4-13-94 and recorded 7-26-94 in Liber 627 on Pages 291-293, Branch County Records. Affidavit of non-production recorded on March 9, 2006 in Document Number 2006-01801, in the Branch County Records. (Includes more land)

Farmland Development Rights Agreement between Blackburn Farms, L.L.C. and the Department of Agriculture for and on behalf of the State of Michigan for a term of 17 years, commencing on the first day of January 2002 and ending on December 31, 2018 dated March 21, 2011 and recorded April 8, 2011 in Document Number 2011-02192, Branch County Records. (Includes more land)

Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property by Blackburn Farms, L.L.C., recorded on February 21, 2006 in Document Number 2006-01308, in the Branch County Records. (Includes more land)

Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Rights of other parties in existing drives as described in a deed from Adaline W. Kershaw to William A. and Mary Lou McCurley recorded in Liber 369 of Deeds, Page 128 Branch County Records.



## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

**Order Number: 53812**

Effective Date: 10/19/2017 at 5:00 PM

Tax Code Number: 12-150-021-200-015-00  
2016 Winter Taxes are paid. (amount \$240.43)  
2017 Summer Taxes are paid. (amount \$160.78)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO  
LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2017 Tax Value: \$14,801.00  
2017 Sev's: \$27,000.00

Principal Residence Exemption - 100%, (Property Class Agricultural Vacant) per  
2017 Tax Records (subject to change at anytime)

This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.



\_\_\_\_\_  
Authorized Signatory

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**Part of Tract 5 and  
All of Tracts 6, 7, 9 & 10**

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## Preliminary Title Search

Performed By:  
 Branch County Abstract & Title, Inc.  
 22 Tibbits Plaza  
 Coldwater, MI 49036  
 (517) 278-6960 Fax: (517) 279-7919

Order Number: 53802  
 Effective Date: 10/19/2017 at 5:00 PM

### Description of Real Estate

**Land in the Township of Kinderhook, Branch County, Michigan.**

The Northeast fractional one-quarter of Section 16, EXCEPTING, however, that part of the North one-half of the North one-half of the Northeast one-quarter of said Section 16 lying west of the highway and containing 15.05 acres of land more or less, and being the same premises conveyed to Noah Jones by the Coldwater National Bank all in Town 8 South of Range 6 West. ALSO EXCEPT Commencing at the North 1/4 Post of Section 16, Town 8 South, Range 6 West, Kinderhook Township, Branch County, Michigan thence N. 89° 37' 00" E. along the North line of said Section 16, a distance of 810.69 feet to the centerline of Old US-27 Highway (S. Angola Road) and the point of beginning of this description; the boundary thence continues N. 89° 37' 00" E. along said North section line, 141.00 feet to an intermediate traverse line along the shore of Silver Lake; thence along said traverse line the following twelve courses: S. 30° 30' E. 500.00 feet; S. 63° 00' E. 500.00 feet; S. 89° 30' E. 350.00 feet; N. 52° 30' E. 180.00 feet; S. 85° 00' E. 300.00 feet; S. 36° 00' E. 550.00 feet; S. 58° 00' E. 700.00 feet; N. 87° 00' E. 380.00 feet; S. 37° 00' E. 1040.00 feet; S. 36° 15' W. 370.00 feet; S. 14° 00' E. 1200.00 feet; and S. 2° 13' 28" W. 394.35 feet to the South line of the West Fractional 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 15; thence N. 89° 09' 42" W. along said South line and along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 15, a distance of 800.00 feet to the centerline of Old US 27 Highway (S. Angola Road); thence Northwesterly 93.30 feet along said centerline and along the arc of a curve to the left whose radius is 1273.57 feet and whose chord bears N. 35° 22' 39" W. 93.28 feet to the P.T. of a curve; thence N. 37° 28' 35" W. along said centerline, 2319.03 feet to the P.C. of a curve; thence Northwesterly 1725.00 feet along said centerline and along the arc of a curve to the right whose radius is 17188.76 feet and whose chord bears N. 34° 36' 05" W. 1724.28 feet to the P.T. of a curve; thence N. 31° 43' 35" W. along said centerline, 402.95 feet to the P.C. of a curve; thence Northwesterly 402.33 feet along said centerline and along the arc of a curve to the right whose radius is 1273.57 feet and whose chord bears N. 22° 40' 34" W. 400.66 feet to the point of beginning.

Including land between said traverse line and the waters edge of said Silver Lake which lies between the side lot lines extended.

ALSO all that part of the Southeast quarter of the Southeast quarter of Section 16, Town 8 South, Range 6 West, that lies west of Crooked Creek, Kinderhook Township, Branch County, Michigan.





## Preliminary Title Search

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22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53802

Effective Date: 10/19/2017 at 5:00 PM

Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Easement in favor of the State Highway Commissioner of the State of Michigan for Right of Way recorded in Liber 173 of Deeds on Page 4 Branch County Records.

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 179, 179 on Page 249, 250 Branch County Records.

Easement in favor of Michigan Associated Telephone Company for Right of Way recorded in Liber 189 of Deeds on Page 188 Branch County Records.

Easement in favor of General Telephone Company of Michigan for Right of Way recorded in Liber 307 of Deeds on Page 396 Branch County Records.

Agreement for the Conservation Reserve Program Contract between St. Mark's Episcopal Church (Owner) and Jerry A. Richmond (Contractor) dated 8-25-93 and recorded 8-30-93 in Liber 607 on Pages 216-234 Branch County Records.

Oil and Gas Lease between St. Mark's Episcopal Church, a Michigan Ecclesiastical Corporation and Garnett Oil and Gas, Inc. dated 4-13-94 and recorded 7-26-94 in Liber 627 on Pages 291-293, Branch County Records. Affidavit of non-production recorded on March 9, 2006 in Document Number 2006-01801, in the Branch County Records. (Includes more land)

Farmland Development Rights Agreement between Blackburn Farms, L.L.C. and the Department of Agriculture for and on behalf of the State of Michigan for a term of 17 years, commencing on the first day of January 2002 and ending on December 31, 2018 dated March 21, 2011 and recorded April 8, 2011 in Document Number 2011-02192, Branch County Records. (Includes more land)

Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property by Blackburn Farms, L.L.C., recorded on February 21, 2006 in Document Number 2006-01308, in the Branch County Records. (Includes more land)

## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53802

Effective Date: 10/19/2017 at 5:00 PM

Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of Crooked Creek.

The nature, extent or lack of riparian rights, or the riparian rights of riparian owners and the public, in and to the use of the waters of Crooked Creek.

Rights of other parties in existing drives as described in a deed from Adaline W. Kershaw to William A. and Mary Lou McCurley recorded in Liber 369 of Deeds, Page 128 Branch County Records.

Tax Code Number: 12-150-016-200-005-99  
2016 Winter Taxes are paid. (amount \$1,709.08)  
2017 Summer Taxes are paid. (amount \$1,141.17)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: Hog Creek #40 of \$2.20, included in the Winter Tax.

2017 Tax Value: \$105,046.00  
2017 Sev's: \$388,500.00

Principal Residence Exemption - 100%, (Property Class Agricultural Vacant) per 2017 Tax Records (subject to change at anytime)

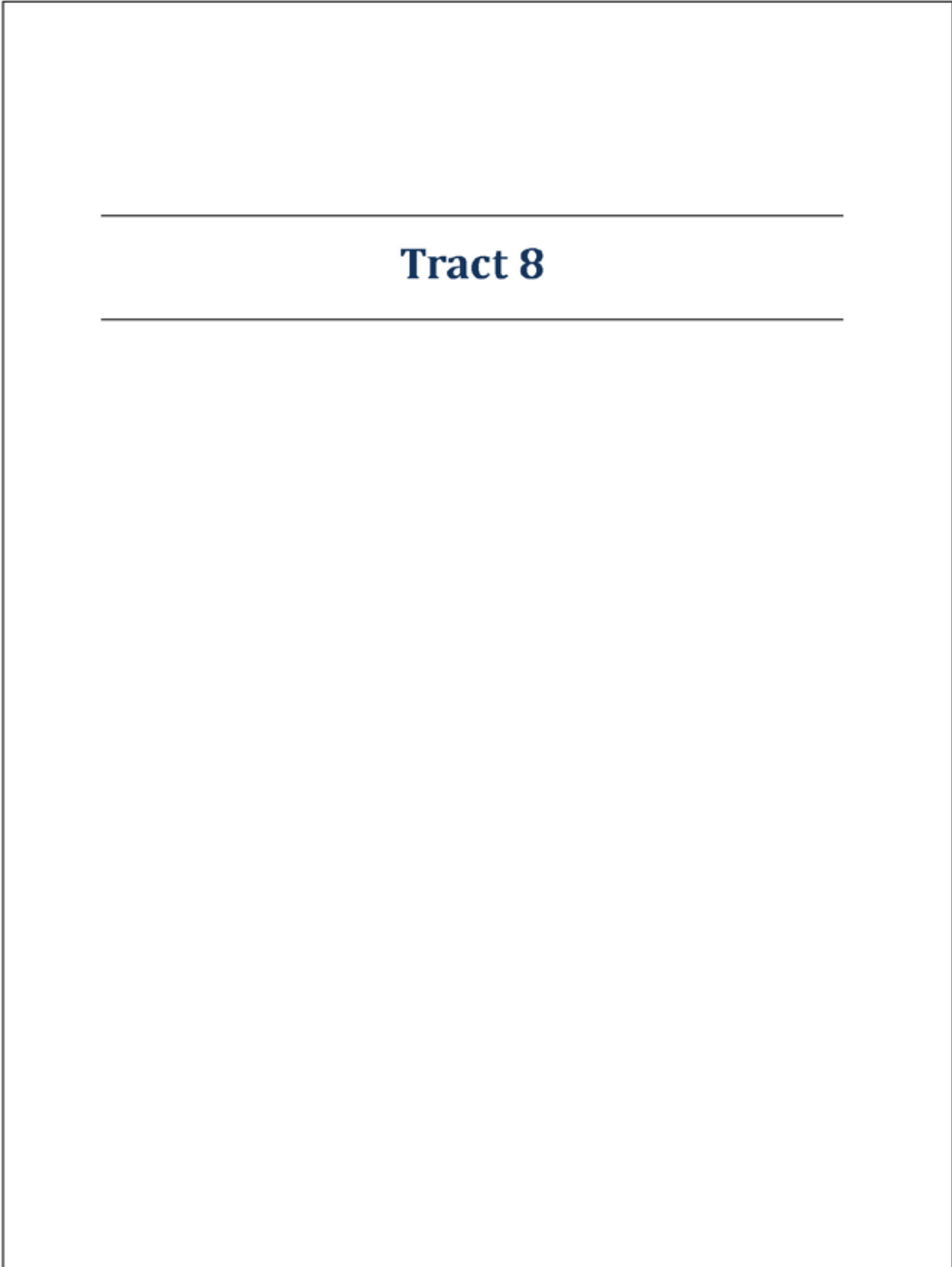
This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory





Preliminary Title Search

Performed By:  
 Branch County Abstract & Title, Inc.  
 22 Tibbits Plaza  
 Coldwater, MI 49036  
 (517) 278-6960 Fax: (517) 279-7919

Order Number: 53810

Effective Date: 10/19/2017 at 5:00 PM

Description of Real Estate

**Land in the Township of Kinderhook, Branch County, Michigan.**

**Commencing at the intersection of Old US 27 Highway and Kope Kon Road, thence West along Kope Kon Road to the West section line, thence North along the West section line to Old US 27 Highway, thence Southeasterly along said highway to beginning. Being in Section 15, Town 8 South, Range 6 West, Kinderhook Township, Branch County, Michigan.**

Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company

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Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Easement in favor of the State Highway Commissioner of the State of Michigan for Right of Way recorded in Liber 173 of Deeds on Page 4 Branch County Records.

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 179 on Page 250 Branch County Records.



## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

**Order Number: 53810**

Effective Date: 10/19/2017 at 5:00 PM

Agreement for the Conservation Reserve Program Contract between St. Mark's Episcopal Church (Owner) and Jerry A. Richmond (Contractor) dated 8-25-93 and recorded 8-30-93 in Liber 607 on Pages 216-234 Branch County Records.

Oil and Gas Lease between St. Mark's Episcopal Church, a Michigan Ecclesiastical Corporation and Garnett Oil and Gas, Inc. dated 4-13-94 and recorded 7-26-94 in Liber 627 on Pages 291-293, Branch County Records. Affidavit of non-production recorded on March 9, 2006 in Document Number 2006-01801, in the Branch County Records. (Includes more land)

Farmland Development Rights Agreement between Blackburn Farms, L.L.C. and the Department of Agriculture for and on behalf of the State of Michigan for a term of 17 years, commencing on the first day of January 2002 and ending on December 31, 2018 dated March 21, 2011 and recorded April 8, 2011 in Document Number 2011-02192, Branch County Records. (Includes more land)

Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property by Blackburn Farms, L.L.C., recorded on February 21, 2006 in Document Number 2006-01308, in the Branch County Records. (Includes more land)

Tax Code Number: 12-150-015-100-010-99  
2016 Winter Taxes are paid. (amount \$346.33)  
2017 Summer Taxes are paid. (amount \$109.81)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

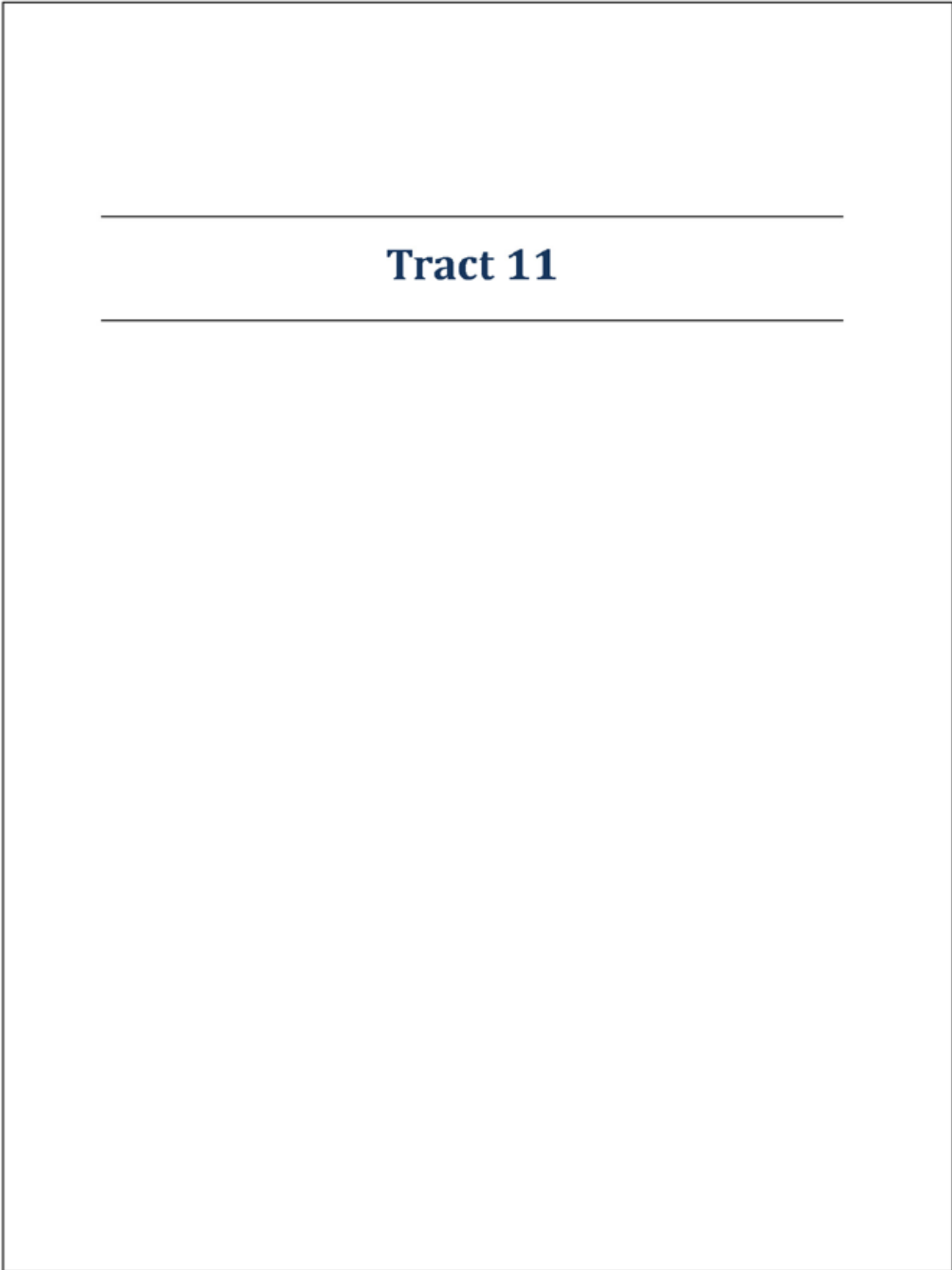
Special Assessments: None

2017 Tax Value: \$10,109.00  
2017 Sev's: \$26,500.00

Principal Residence Exemption - 0%, (Property Class Residential Vacant) per 2017 Tax Records (subject to change at anytime)







**Tract 11**

Preliminary Title Search

Performed By:  
 Branch County Abstract & Title, Inc.  
 22 Tibbits Plaza  
 Coldwater, MI 49036  
 (517) 278-6960 Fax: (517) 279-7919

Order Number: 53803

Effective Date: 10/19/2017 at 5:00 PM

Description of Real Estate

**Land in the Township of Kinderhook, Branch County, Michigan.**

All that part of the Northeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of fractional Section 16, T 8 S, R 6 W, Kinderhook Township, Branch County, Michigan, Described as follows:  
 Commencing at the Northwest corner of said fractional Section 16 and running thence S. 89°48'48" E. 1329.86 feet to a capped rebar found at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 16 and point of beginning of this description; the boundary runs thence S. 89°47'53" E. along the Section line as monumented, 602.08 feet to a capped rebar found, thence S. 00°03'08" E. 125.15 feet (recorded as South) to a capped rebar found; thence N. 88°50'05" E. (recorded as N. 88°54'10" E.) 50.13 feet to a capped rebar set; thence Southwesterly, Southeasterly and Northeasterly, along a 50.00 foot radius curve to the left, an arc length of 220.25 feet (chord = S. 36°17'51" E. 80.70 feet); thence N. 88°50'05" E. (recorded as N. 88°54'10" E.), along the south right of way line of Deerfield Drive, 330.05 feet to a capped rebar set; thence N. 88°00'00" E. (recorded as N. 88°06'28" E.), along the South right of way line of Deerfield Drive, 615.62 feet to a capped rebar set, thence S. 66°15'28" E. (recorded as S. 66°09' E.), along the South right of way line of Deerfield Drive, 180.50 feet (recorded as 180.52 feet) to a capped rebar set; thence N. 89°30'31" E. (recorded as N. 89°37' E.), along the South right of way line of Deerfield Drive, 192.22 feet to a capped rebar set; thence S. 01°14'56" E. 106.96 feet (recorded as South 107.40 feet) to a capped rebar set; thence S. 89°31'53" W. (recorded as S. 89°37' W.) 180.81 feet to a capped rebar set; thence S. 00°04'01" E. (recorded as South) 317.00 feet to a capped rebar found; thence N. 89°30'04" E. 648.16 feet (recorded as N. 89°37' E. 648.29 feet) to the centerline of South Angola Road; thence S. 31°48'04" E. along said centerline, 9.66 feet; thence S. 89°28'50" W. along the South line of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, 1152.42 feet to a capped rebar set at the Southwest corner of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16; thence S. 00°22'21" W. 668.22 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 16, thence N. 89°38'19" W. 1334.25 feet to a capped rebar set at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 16; thence N. 00°33'41" E. 1332.40 feet to the point of beginning.

Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company



## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53803

Effective Date: 10/19/2017 at 5:00 PM

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Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 179 on Page 216, Branch County Records.

Easement in favor of Consumers Energy Company for Right of Way recorded in Liber 779 on Page 909, Branch County Records.

Easement in favor of State Highway Commissioner of the State of Michigan for Right of Way recorded in Liber 173 of Deeds on Page 5, Branch County Records.

Easement in favor of Consumers Energy Company for Right of Way recorded in Document Number: 2006-04684, Branch County Records.

Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53803

Effective Date: 10/19/2017 at 5:00 PM

Tax Code Number: 12-150-016-100-015-96  
2016 Winter Taxes are paid. (amount \$2,023.27)  
2017 Summer Taxes are paid. (amount \$639.85)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO  
LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: Hog Creek #40 of \$5.00, included in the Winter Tax.

2017 Tax Value: \$58,899.00  
2017 Sev's: \$79,500.00

Principal Residence Exemption - 0%, (Property Class Residential Improved) per 2017  
Tax Records (subject to change at anytime)

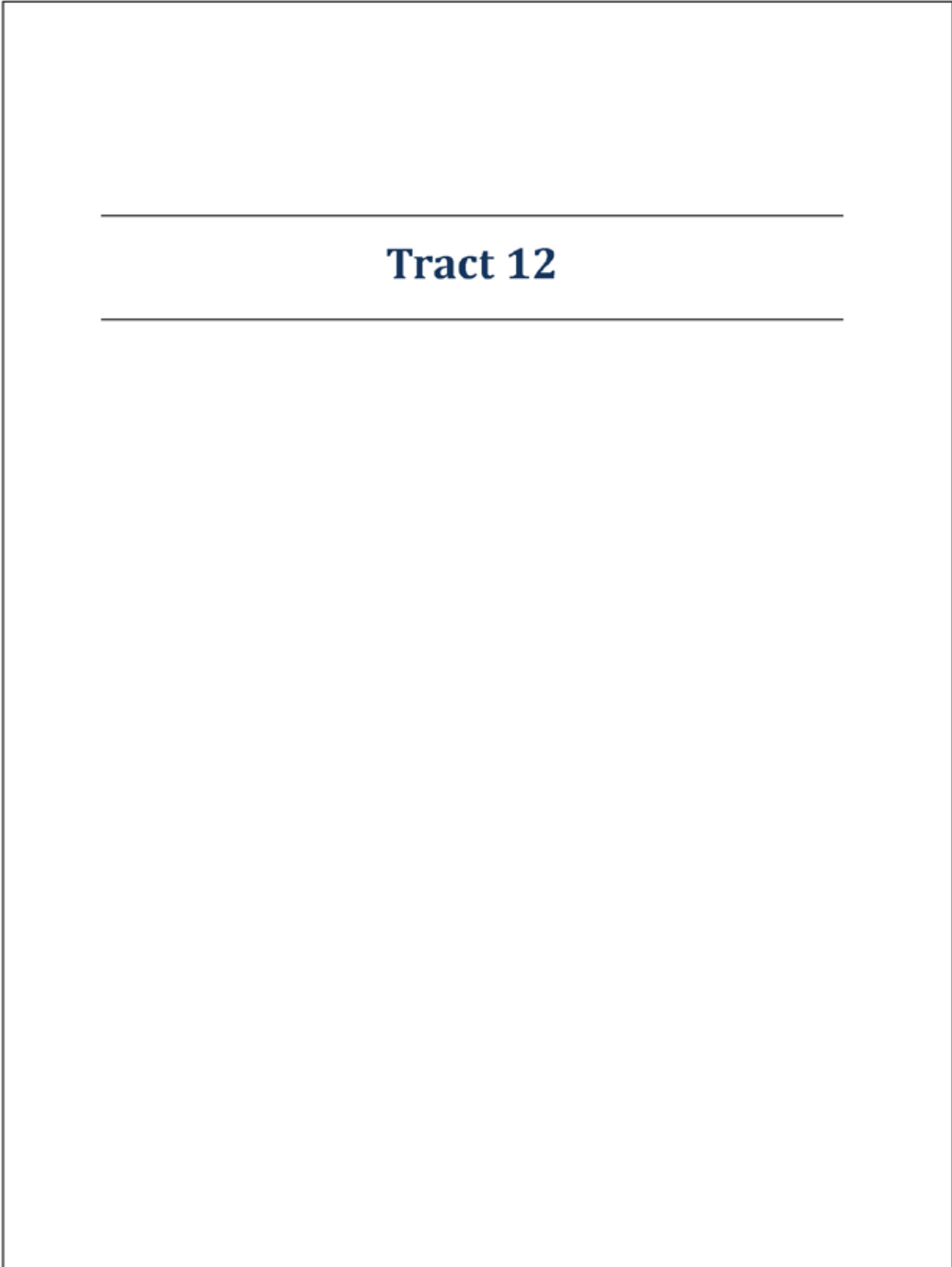
This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.

*Callie Buad*

Authorized Signatory





**Tract 12**

## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53792

Effective Date: 10/19/2017 at 5:00 PM

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### Description of Real Estate

**Land in the Township of Ovid, Branch County, Michigan.**

**The North 373 feet of the following described parcel:  
The Southwest one quarter of the Northeast one quarter of Section 21, Town 7  
South, Range 6 West, lying West of the centerline of Old Highway US 27, EXCEPT  
the West 10 acres thereof.**

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### Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 198, 236 on Page 196, 141, Branch County Records.

Easement in favor of The Southern Michigan Light and Power Company for Right of Way recorded in Liber 173 of Deeds on Page 286, Branch County Records.

Easement in favor of General Telephone Company for Right of Way recorded in Liber 401 of Deeds on Page 799, Branch County Records.

Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Grantee covenants to use the property exclusively for farmland and to maintain the open, rural character of the Ovid Township Agricultural District along main roads. This covenant shall constitute a deed restriction that shall run with the land, as shown by Warranty Deed, dated May 24, 2016 and recorded on May 26, 2016 in Document Number 2016-03436, Branch County Records.

Any provision contained in any instruments of record, which provisions pertain to the transfer of division under Section 109(3) of the Subdivision Control Act of 1967, as amended. (Document Number 2016-03436)

Affidavit Attesting That Qualified Agricultural Property Shall Remain Qualified Agricultural Property, executed by Blackburn Farms, LLC, dated May 20, 2016 and recorded May 26, 2016 in Document Number 2016-03437, Branch County Records.



## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53792

Effective Date: 10/19/2017 at 5:00 PM

Tax Code Number: 12-110-021-200-001-96  
2016 Winter Taxes are paid. (amount \$1,262.02) (Includes more land)  
2017 Summer Taxes are paid. (amount \$68.98)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO  
LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

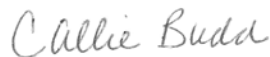
Special Assessments: Betts Dam of \$.25, included in the Winter Tax.

2017 Tax Value: \$6,350.00  
2017 Sev's: \$9,656.00

Principal Residence Exemption - 100%, (Property Class Agricultural Improved) per  
2017 Tax Records (subject to change at anytime)

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BRANCH COUNTY ABSTRACT & TITLE, INC.



\_\_\_\_\_  
Authorized Signatory

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## Tract 13

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Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53795

Effective Date: 10/19/2017 at 5:00 PM

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Description of Real Estate

**Land in the Township of Ovid, Branch County, Michigan.**

**The Southwest one quarter of the Northeast one quarter of Section 21, Town 7 South, Range 6 West, lying West of the centerline of Old Highway US 27, EXCEPT the West 10 acres thereof. ALSO EXCEPT: The North 613 feet thereof.**

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Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 198, 236 on Page 196, 141, Branch County Records.

Easement in favor of The Southern Michigan Light and Power Company for Right of Way recorded in Liber 173 of Deeds on Page 286, Branch County Records.

Easement in favor of General Telephone Company for Right of Way recorded in Liber 401 of Deeds on Page 799, Branch County Records.

Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Grantee covenants to use the property exclusively for farmland and to maintain the open, rural character of the Ovid Township Agricultural District along main roads. This covenant shall constitute a deed restriction that shall run with the land, as shown by Warranty Deed, dated May 24, 2016 and recorded on May 26, 2016 in Document Number 2016-03436, Branch County Records.

Any provision contained in any instruments of record, which provisions pertain to the transfer of division under Section 109(3) of the Subdivision Control Act of 1967, as amended. (Document Number 2016-03436)

Affidavit Attesting That Qualified Agricultural Property Shall Remain Qualified Agricultural Property, executed by Blackburn Farms, LLC, dated May 20, 2016 and recorded May 26, 2016 in Document Number 2016-03437, Branch County Records.

## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53795

Effective Date: 10/19/2017 at 5:00 PM

Tax Code Number: 12-110-021-200-001-95  
2016 Winter Taxes are paid. (amount \$1,262.02) (Includes more land)  
2017 Summer Taxes are paid. (amount \$200.07)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO  
LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

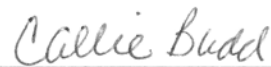
Special Assessments: Betts Dam of \$.25, included in the Winter Tax.

2017 Tax Value: \$18,417.00  
2017 Sev's: \$28,557.00

Principal Residence Exemption - 100%, (Property Class Agricultural Improved) per  
2017 Tax Records (subject to change at anytime)

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BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory



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## Tracts 14 & 15

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## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53791

Effective Date: 10/19/2017 at 5:00 PM

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### Description of Real Estate

**Land in the Township of Kinderhook, Branch County, Michigan.**

**Parcel 1:**

**The West 1/2 of the Northeast 1/4; Also the Northeast 1/4 of the Northwest 1/4; Also the Northeast 1/4 of the southeast 1/4 of the Northwest 1/4; Except that part taken by the State Highway Commission for highway purposes. All in Section 10, Town 8 South of Range 6 West.**

**ALSO, all that part of the West 40 rods of the East 80 rods of the South 80 rods of the East 1/2 of the Northwest 1/4 of Section 10, Town 8 South, Range 6 West, Kinderhook Township, Branch County, Michigan, which lies Easterly of a line described as: Beginning at a point on the North line of said Section 10, which is North 89°28'30" West a distance of 244.04 feet from the North 1/4 corner of said Section 10; thence South 00°31'30" West a distance of 50 feet; thence South 26°38'23" West a distance of 480.29 feet; thence South 17°33'52" West a distance of 337.86 feet; thence South 00°35'19" East a distance of 337.86 feet; thence South 09°39'50" East a distance of 627.92 feet to a point of ending.**

**Parcel 2:**

**ALSO, All that part of the East 40 rods of the South 40 rods of the East 1/2 of the Northwest 1/4 of Section 10, Town 8 South, Range 6 West, Kinderhook Township, Branch County, Michigan, which lies Northeasterly of a line described as: beginning at a point on the North line of said Section 10, which is North 89°28'30" West a distance of 244.04 feet from the North 1/4 corner of said section 10; thence South 00°31'30" West a distance of 50 feet; thence South 45°38'23" West a distance of 247.49 feet; thence South 00°38'23" West a distance of 152.31 feet; thence South 26°38'23" West a distance of 480.29 feet; thence South 17°33'52" West a distance of 337.86 feet; thence South 00°35'19" East a distance of 337.86 feet; thence South 09°39'50" East a distance of 627.92 feet; thence South 12°39'50" East a distance of 1975.23 feet; thence South 77°25'35" East a distance of 500 feet to a point of ending.**

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### Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

- (1) Owner: Blackburn Farms, LLC, an Indiana limited liability company (Parcel 1)
- (2) Dorothy M. Corwin Trust under agreement dated January 28, 1999 (Parcel 2)

## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53791

Effective Date: 10/19/2017 at 5:00 PM

We have been informed that Parcel 2 was inadvertently omitted from the prior conveyance to Blackburn Farms LLC. Blackburn Farms LLC intends to obtain and record an appropriate instrument to correct such omission.

**REMOVED**

Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property executed by Blackburn Farms LLC recorded 10-13-17 in Document Number 2017-06996 Branch County Records. (Parcel 1)

Terms, covenants, conditions and restrictions as shown in Deed of Michigan State Highway Commission recorded March 18, 1971 in Liber 320, Page 426 and Liber 320, Page 428 Branch County Records.

Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Any provision contained in any instruments of record, which provisions pertain to the transfer of division under Section 109(3) of the Subdivision Control Act of 1967, as amended. (Document Number 2017-04109)

Tax Code Number: 12-150-010-200-010-00

2016 Winter Taxes are paid. (amount \$2,200.76)  
2017 Summer Taxes are delinquent in the amount of \$1,206.21 plus interest & penalty.

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: Kinerhook #1 - \$262.80; Kinderhook #83 - \$164.96, included in the Winter Tax.

2017 Tax Value: \$108,855.00  
2017 Sev's: \$270,000.00



## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53791

Effective Date: 10/19/2017 at 5:00 PM

Principal Residence Exemption - 100%, (Property Class - Agricultural Improved) per 2017 Tax Records (subject to change at anytime)

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This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.

Callie Budd  
Authorized Signatory

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## **Tracts 16 -19**

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Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53811

Effective Date: 10/19/2017 at 5:00 PM

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Description of Real Estate

**Land in the Township of Kinderhook, Branch County, Michigan.**

**The East 1/2 of the Southeast quarter of Section 1, Town 8 South of Range 6 West, Kinderhook, Branch County, Michigan.**

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Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

(1) Owner: Blackburn Farms, LLC, an Indiana limited liability company

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Farmland Development Rights Agreement between Blackburn Farms LLC and the Department of Agriculture for and on behalf of the State of Michigan for a term of 60 years, commencing on the first day of January 1983 and ending on December 31, 2042 dated 4-17-17 and recorded 5-12-17 in Document Number: 2017-03477, Branch County Records.

Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property, executed by Blackburn Farms, LLC, recorded on August 14, 2014 in Document Number 2014-04879, in the Branch County Register's Office.



## Preliminary Title Search

Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53811

Effective Date: 10/19/2017 at 5:00 PM

Rights of the public and/or any governmental unit in any part thereof taken, deeded, and/or being used for street, road or highway purposes.

Easement in favor of Consumers Power Company for Right of Way recorded in Liber 193 of Deeds on Page 66, Branch County Records.

Tax Code Number: 12-150-001-400-005-00  
2016 Winter Taxes are paid. (amount \$936.23)  
2017 Summer Taxes are paid. (amount \$625.96)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2017 Tax Value: \$57,621.00  
2017 Sev's: \$150,000.00

Principal Residence Exemption - 100%, (Property Class Agricultural Improved) per 2017 Tax Records (subject to change at anytime)

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BRANCH COUNTY ABSTRACT & TITLE, INC.



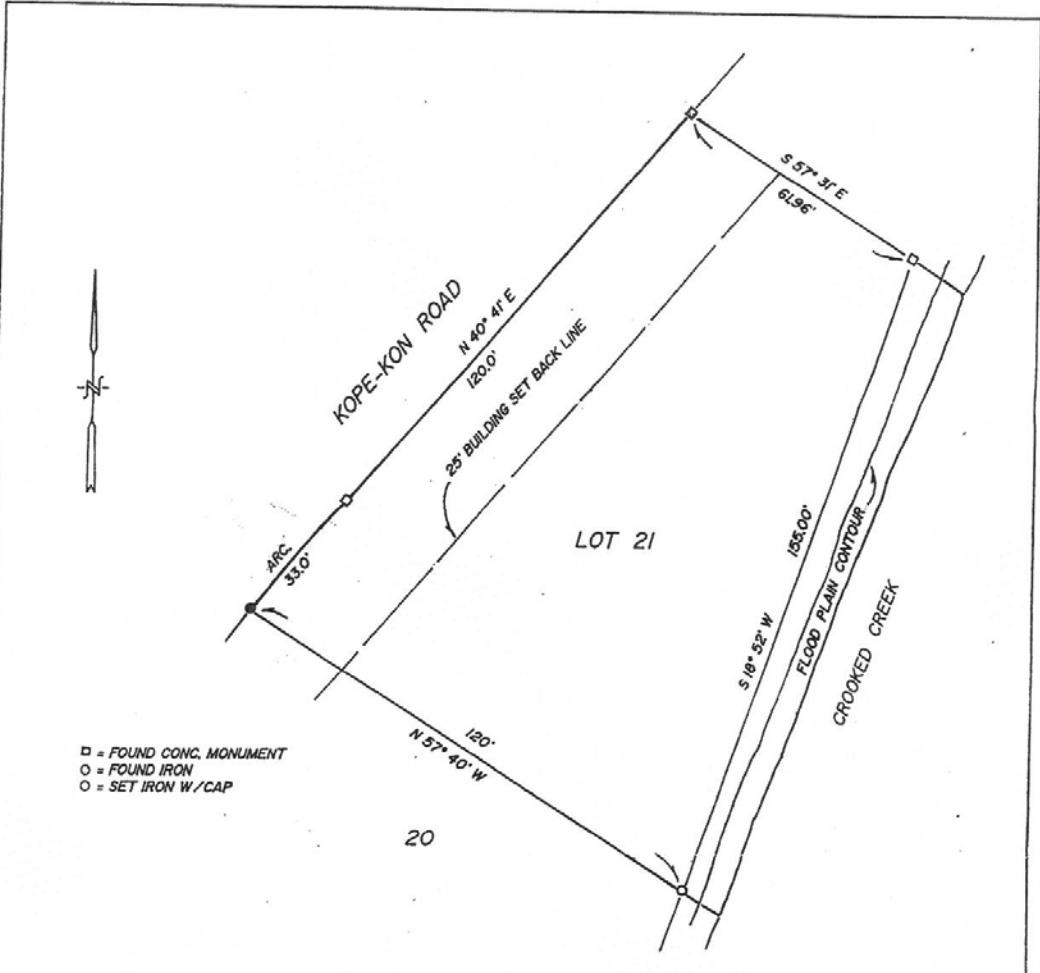
Authorized Signatory





# SURVEY - TRACT 4





Land in the Township of Kinderhook, Branch County, Michigan.

Lot Number 21 of GEORGETOWN ESTATES, being in and a part of Sections 16 and 21, Town 8 South, Range 6 West, according to the Plat thereof, recorded in Liber 7 of Plats, Page 4, Branch County Register's Office.



For: Tom Blackburn		FREDERICK J. CUTCHER PROFESSIONAL SURVEYOR 921 20 1/2 MILE ROAD HOMER, MI	
Survey of Lot 21, GEORGETOWN ESTATES, Liber 7, Page 4 Plats, Sections 16 & 21, Town 8 South, Range 6 West, Kinderhook Township, Branch County, Michigan.		<i>Frederick J. Cutcher</i> PROFESSIONAL SURVEYOR NO. 24592	
DRAWN BY: B.C.	DATE: 6/25/04	SCALE: 1" = 30'	JOB NO. 04237

619204





# RESIDENTIAL SALES DISCLOSURE





(Michigan)

## SELLER'S DISCLOSURE STATEMENT (Page 1 of 2)

Property Address: 467 E. Copeland Rd., Coldwater, MI 49036, Michigan  
(Street) (City, Village, or Township)

**Purpose of Statement:** This statement is a disclosure of the condition of the property in compliance with the seller disclosure act. This statement is a disclosure of the condition and information concerning the property, known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction, and is not a substitute for any inspections or warranties the buyer may wish to obtain.

**Seller's Disclosure:** The seller discloses the following information with the knowledge that even though this is not a warranty, the seller specifically makes the following representations based on the seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the seller's agent is required to provide a copy to the buyer or the agent of the buyer. The seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the seller and are not the representations of the seller's agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

**Instructions to the Seller:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

**Appliances/Systems/Services:** The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water softener / conditioner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall furnace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Fireplace & chimney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Wood burning system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations (attach additional sheets if necessary): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

**Property conditions, improvements & additional information:**

- Basement/crawl space:** Has there been evidence of water? no Yes:  No:   
 If yes, please explain: during heavy rains in the basement under the stairs
- Insulation:** Describe, if known: \_\_\_\_\_  
 Urea Formaldehyde Foam Insulation (UFFI) is installed? \_\_\_\_\_ Unknown:  Yes:  No:
- Roof:** Leaks? new roof July 2017 Yes:  No:   
 Approximate age if known: 3 months
- Well:** Type of well (depth/diameter, age, and repair history, if known): new well July 2017  
 Has the water been tested? no Yes:  No:   
 If yes, date of last report/results: \_\_\_\_\_
- Septic tanks/drain fields:** Condition, if known: unknown
- Heating System:** Type/approximate age: newer furnace - prior owner replaced

SELLER'S DISCLOSURE STATEMENT

(Page 2 of 2)

Property Address: 467 E. Copeland Rd., Coldwater, MI 49036, Michigan

- 7. Plumbing system: Type: Copper, Galvanized, Other: unknown
8. Electrical system: Any known problems? unknown
9. History of infestation, if any: (termites, carpenter ants, etc.) unknown
10. Environmental Problems: Are you aware of any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on the property
11. Flood insurance: Do you have flood insurance on the property?
12. Mineral rights: Do you own the mineral rights?

Other Items: Are you aware of any of the following:

- 1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?
2. Any encroachments, easements, zoning violations, or nonconforming uses?
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property?
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors?
5. Settling, flooding, drainage, structural, or grading problems?
6. Major damage to the property from fire, wind, floods, or landslides?
7. Any underground storage tanks?
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?
10. Any outstanding municipal assessments or fees?
11. Any pending litigation that could affect the property or the seller's right to convey the property?

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

The seller has lived in the residence on the property from never (date) to (date). The seller has owned the property since May 2017 (date). The seller has indicated above the condition of all the items based on information known to the seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, seller will immediately disclose the changes to buyer. In no event shall the parties hold the broker liable for any representations not directly made by the broker or broker's agent.

Seller certifies that the information in this statement is true and correct to the best of seller's knowledge as of the date of seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller: Bluebon Farms LLC, By: John Bluebon, Owner Date: 10-31-17
Seller: Manager Date:

Buyer has read and acknowledges receipt of this statement.

Buyer: Date: Time:
Buyer: Date: Time:



467 E. Copeland Rd., Coldwater, MI 49036

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

(c)  Purchaser has received copies of all information listed above.

(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

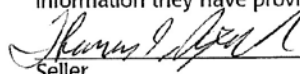
(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (Initial)**

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	10/30/17		
Seller	Date	Seller	Date
_____	Date	_____	Date
Purchaser	Date	Purchaser	Date
_____	Date	_____	Date
Agent	Date	Agent	Date





# MICHIGAN DEQ/ POTENTIAL PIVOT INFO



# MICHIGAN DEQ/POTENTIAL PIVOT INFO FOR TRACTS 14 & 15

Quote Details - Printable Version

9/8/17, 9:37 AM



**Pierce Corporation**  
<http://www.PierceCorporation.info/>

QUOTE DATE:  
9/8/2017

**DEALER::**  
 John Nettelman  
 Squirt Irrigation, LLC  
 25499 West Fawn River Road  
 Sturgis, MI 49091  
 US  
 Tel: 269-503-3508  
 E-mail: jnettelman@hotmail.com

QUOTE ID: 28334  
 DEALER ID: 272

QTY	ITEMS																																														
1	CP 600 Center Pivot Std Galv																																														
	<p><b>Machine Name: Blackburn Farms</b></p> <p>Tower Count: 5    Total Length: 928.5ft / 283m</p> <p>GPM: 500    Total Area: 62.1acre / 25.1hectare</p> <p>PSI: 40</p> <p>Initials:</p> <p><b>Elements:</b></p> <table border="0"> <thead> <tr> <th></th> <th style="text-align: right;">Qty</th> </tr> </thead> <tbody> <tr><td>PIVOT POINT - 8 5/8IN TO 6 5/8IN STD GALV</td><td style="text-align: right;">1</td></tr> <tr><td>ANCHOR BOLT KIT</td><td style="text-align: right;">1</td></tr> <tr><td>INLET ELBOW - RINGLOCK</td><td style="text-align: right;">1</td></tr> <tr><td>INT SPAN STD NT GALV ASM 6 5/8" X 164' SPACE 58.5"</td><td style="text-align: right;">1</td></tr> <tr><td>INT SPAN STD NT GALV ASM 6 5/8" X 203' SPACE 58.5"</td><td style="text-align: right;">3</td></tr> <tr><td>END SPAN STD NT GALV ASM 6 5/8" X 145' SPACE 58.5"</td><td style="text-align: right;">1</td></tr> <tr><td>NO SELECTION</td><td style="text-align: right;">1</td></tr> <tr><td>OVERHANG STD ASM 6FT SPACE 29.0</td><td style="text-align: right;">1</td></tr> <tr><td>CENTER DRIVE 1.5HP 25:1 HELICAL GEAR</td><td style="text-align: right;">5</td></tr> <tr><td>FINAL DRIVE - NON-TOWABLE 50:1 GEARBOX SET</td><td style="text-align: right;">5</td></tr> <tr><td>TIRE SET 14.9 X 24 AG (Import)</td><td style="text-align: right;">5</td></tr> <tr><td>ORIGINAL ELECTROMECHANICAL CONTROL PANEL</td><td style="text-align: right;">1</td></tr> <tr><td>AUTO REVERSE / AUTO OFF - END TOWER</td><td style="text-align: right;">1</td></tr> <tr><td>AUTO REVERSE BARRICADE SET</td><td style="text-align: right;">1</td></tr> <tr><td>PRESSURE LOSS SHUT DOWN</td><td style="text-align: right;">1</td></tr> <tr><td>SENNINGER PSR REGULATOR</td><td style="text-align: right;">98</td></tr> <tr><td>SENNINGER XCEL-WOBLER</td><td style="text-align: right;">98</td></tr> <tr><td>AUTO END GUN KIT, HYDRAULIC, ORIGINAL PANEL</td><td style="text-align: right;">1</td></tr> <tr><td>BOOSTER PUMP, STANDARD, 2HP</td><td style="text-align: right;">1</td></tr> <tr><td>BOOSTER PUMP INSTALL KIT W/ POLY HOSE, FOR 20FT OH</td><td style="text-align: right;">1</td></tr> <tr><td>KOMET TWIN MAX END GUN 18 OR 24 DEG W/ NOZZLE</td><td style="text-align: right;">1</td></tr> <tr><td>3/4"x12" Riser</td><td style="text-align: right;">14</td></tr> </tbody> </table>		Qty	PIVOT POINT - 8 5/8IN TO 6 5/8IN STD GALV	1	ANCHOR BOLT KIT	1	INLET ELBOW - RINGLOCK	1	INT SPAN STD NT GALV ASM 6 5/8" X 164' SPACE 58.5"	1	INT SPAN STD NT GALV ASM 6 5/8" X 203' SPACE 58.5"	3	END SPAN STD NT GALV ASM 6 5/8" X 145' SPACE 58.5"	1	NO SELECTION	1	OVERHANG STD ASM 6FT SPACE 29.0	1	CENTER DRIVE 1.5HP 25:1 HELICAL GEAR	5	FINAL DRIVE - NON-TOWABLE 50:1 GEARBOX SET	5	TIRE SET 14.9 X 24 AG (Import)	5	ORIGINAL ELECTROMECHANICAL CONTROL PANEL	1	AUTO REVERSE / AUTO OFF - END TOWER	1	AUTO REVERSE BARRICADE SET	1	PRESSURE LOSS SHUT DOWN	1	SENNINGER PSR REGULATOR	98	SENNINGER XCEL-WOBLER	98	AUTO END GUN KIT, HYDRAULIC, ORIGINAL PANEL	1	BOOSTER PUMP, STANDARD, 2HP	1	BOOSTER PUMP INSTALL KIT W/ POLY HOSE, FOR 20FT OH	1	KOMET TWIN MAX END GUN 18 OR 24 DEG W/ NOZZLE	1	3/4"x12" Riser	14
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# MICHIGAN DEQ/POTENTIAL PIVOT INFO FOR TRACTS 14 & 15

Quote Details - Printable Version

9/8/17, 9:37 AM

3/4"x1" Nipple				84	
<b>Charges</b>				<b>ORDER TOTALS:</b>	System Sell Price: \$42,127.57
Machine Name	Charge	Unit Price	Amount		System Charges: \$7,900.00
Blackburn Farms	Estimated Freight	\$2,800.00	\$2,800.00		Total Price to User: \$50,027.57
	System Installation	\$4,200.00	\$4,200.00		This RFQ/Order is subject to review and acceptance by Pierce Corporation. Unless stated above, Shipping/Handling/Port Charges/GST not included.
	Pivot Pad	\$900.00	\$900.00		
Total of Charges:			\$7,900.00		

Please Note: Quote is Valid for 30 days. All orders shipped from warehouses OUTSIDE the US, will have a surcharge of 25% added (X 1.25). Additionally, handling and shipping charges will apply to ALL orders from ALL warehouses.

Price and specifications subject to change with out notice. Possession of this quotation does not represent an offer to sell from Pierce Corporation.

# MICHIGAN DEQ/POTENTIAL PIVOT INFO FOR TRACTS 14 & 15

113



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



C. HEIDI GREYER  
DIRECTOR

May 12, 2017

Mr. Chris Blackburn  
Blackburn and Green  
551 Industrial Parkway  
Jonesville, Michigan 49250

Dear Mr. Blackburn:

SUBJECT: Michigan Department of Environmental Quality (MDEQ)  
Site-Specific Review (SSR) 4789-20174-41

This letter is in response to your request for an SSR for a proposed large quantity water withdrawal. Under Part 327, Great Lakes Preservation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), all new large quantity withdrawals are prohibited from causing an adverse resource impact (ARI) to the surface waters of the state.

The MDEQ examined all reasonably available information and determined that the withdrawal is **not likely** to cause an **ARI**, and you are hereby authorized to proceed with making the withdrawal. The withdrawal has been revised from a Zone D to a Zone C from the Tallahassee Drain watershed (ID 20009) which is classified as a warm stream. Please be advised that this determination is a presumption contingent upon the withdrawal conditions specified below and may be rebutted by a preponderance of evidence that the withdrawal has caused, or is causing, an ARI.

Per Subsection 32725 (2) of Part 327, the MDEQ is required to notify all registrants, permit holders, and local government officials within the watershed about the registration of the withdrawal and their authority to establish a water users committee. By copy of this letter, the MDEQ is providing said notification. Any questions regarding the establishment of a water users committee should be directed to Mr. Andy LeBaron, Water Resources Division (WRD), at 517-284-5563; or by e-mail at [lebarona@michigan.gov](mailto:lebarona@michigan.gov).

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Based on information provided through the Water Withdrawal Assessment Tool and subsequent discussions with your representative Mr. Dan Craze regarding alternate locations, the proposed withdrawal is registered with the following parameters:

Source:	Groundwater
<u>Location</u>	
Latitude:	41.793133°
Longitude:	-84.991328°
Capacity:	500 gpm
Pumping Frequency:	Intermittent
Months:	June, July, and August
Days per Week:	3
Hours per Day:	24
Well Casing Depth:	70 feet

The registration number is Reg. 4789-20174-41; a copy of the registration receipt is enclosed. Please be aware that you, or your well driller, should obtain all permits and authorizations required by other federal, state and local regulations in addition to contacting your local environmental health department to obtain all necessary authorizations or permits prior to installing the irrigation well. You are advised to require your driller to inform you of any potential alterations to the construction of your well (e.g., well depth, screened interval, pump installation, or location). If the actual construction or operation characteristics for this withdrawal vary from what is registered, please contact Ms. Jill Van Dyke, WRD, at 517-284-5565; or by e-mail at vandykej1@michigan.gov, to obtain approval to proceed pursuant to Subsection 32706b (5) of Part 327.

Within 60 days after completion of the well, your drilling contractor should provide you a copy of the well record and file copies with the MDEQ or local environmental health department in accordance with MCL 333.12707 of Part 127, Water Supply and Sewer Systems, of the Public Health Code, 1978 PA 368. The pump must be installed and the well must be made operational within 18 months of the date on the registration receipt.

Subsection 32706c (4) of Part 327 states that the property owner receiving a Zone C withdrawal site specific review determination may register the withdrawal and proceed to make the withdrawal if the property owner self-certifies that he or she is implementing applicable environmentally sound and economically feasible water conservation measures. The full version of these water conservation measures specific to your sector are available for review at <http://www.michigan.gov/deqwateruse> in the



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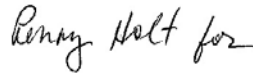
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Information Section under the heading "Water Use Conservation Measures." The MDEQ has enclosed a summary form of these measures in checklist format labeled "Environmentally Sound and Economically Feasible Water Conservation Measures."

Please complete and mail this form within 30 days of receipt of this letter to Ms. Penny Holt, MDEQ, WRD, P.O. Box 30458, Lansing, Michigan 48909-7958, to self-certify reasonable conservation measures and finish the registration process. You will also need to self-certify that these measures are being followed when you submit your annual report to either the MDEQ or the Michigan Department of Agriculture and Rural Development (MDARD) that is due on April 1 each year, pursuant to Sections 32707 and 32708 of the NREPA.

If you have any questions or comments, please contact me at 517-284-5559. If you need to contact Mr. LeBaron, Ms. Van Dyke, or myself by mail, we can be reached at MDEQ, WRD, P.O. Box 30458, Lansing, Michigan 48909-7958.

Sincerely,



James F. Milne, Unit Supervisor  
Great Lakes Shorelands Unit  
Water Resources Division

Enclosures

# MICHIGAN DEQ/POTENTIAL PIVOT INFO FOR TRACTS 14 & 15

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cc: Branch-Hillsdale-St. Joseph Community Health Agency  
Branch County Drain Commissioner  
Branch County Clerk  
Alganssee Township Clerk, Branch County  
California Township Clerk, Branch County  
Coldwater Township Clerk, Branch County  
Kinderhook Township Clerk, Branch County  
Ovid Township Clerk, Branch County  
Ms. Janelyn Albright, Curt Albright Farms  
Mr. Matthew Barrows  
Mr. Loyd Borrows  
Mr. Dave Brelage  
Mr. Chad Carpenter  
Mr. Dan Drennan, Bella Vista Golf Course  
Mr. Lonnie Eicher  
Dr. John Grove  
Mr. Marty McKitterick, Iyopawa Island Golf Club  
Mr. Jerald Myers  
Mr. Brian Nunemaker, Oak Prairie Farms  
Mr. Paul Pridgeon, Pridgeon Farms, LLC  
Mr. Adam Richmond  
Mr. Dale Walagora  
Mr. Dan Craze  
Ms. Abigail Eaton, MDARD  
Ms. Tammy Newcomb, Michigan Department of Natural Resources  
Mr. Kameron Jordan, MDEQ  
Mr. Bruce Washburn, MDEQ  
Ms. Jill Van Dyke, MDEQ  
Ms. Penny Holt, MDEQ  
Mr. Andrew LeBaron, MDEQ

# MICHIGAN DEQ/POTENTIAL PIVOT INFO FOR TRACTS 14 & 15

Farm

Field

Longitude  DD

Latitude  DD

Pivot size (approx)  acres

Wetted Radius  ft

Pivot Length  ft

Start Angle  deg

Stop Angle  deg

Access Road Angle  deg

Pivot North Angle  deg

Pivot Angle  deg

Upload pivot







ADDITIONAL  
PHOTOS



























































































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