



Van Buren County  
Paw Paw, Michigan

# LAND AUCTION

Tuesday, December 10 at 1:00pm



## 300<sup>±</sup> acres

*offered in 8 tracts*

- 193<sup>±</sup> acres of Grapes
- Productive Tillable Land
- 8<sup>±</sup> acres of Trellised/Irrigated Hops
- Ranch Style Home plus 54' x 90' Heated/AC Shop

Online Bidding Available

# INFORMATION BOOKLET

# DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)



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# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, DECEMBER 10, 2019**  
**300 ACRES – PAW PAW, 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,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, December 3, 2019.  
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: \_\_\_\_\_



**Online Auction Bidder Registration**  
**300± Acres • Van Buren County, Michigan**  
**Tuesday, December 10, 2019**

<p><b>This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.</b></p>
--

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 Tuesday, December 10, 2019 at 1:00 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, Tuesday, December 3, 2019**. 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

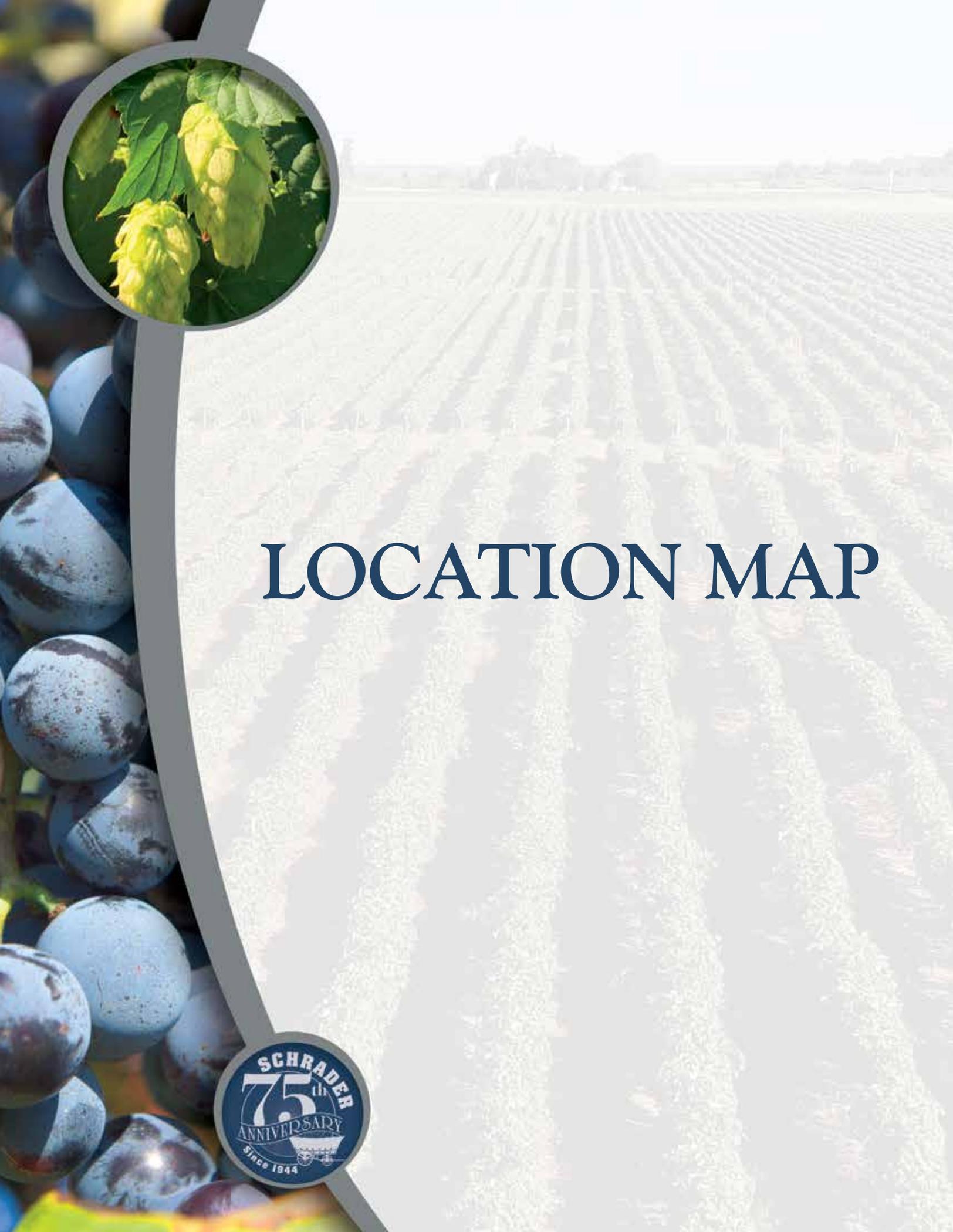
\_\_\_\_\_  
Printed Name

***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: \_\_\_\_\_

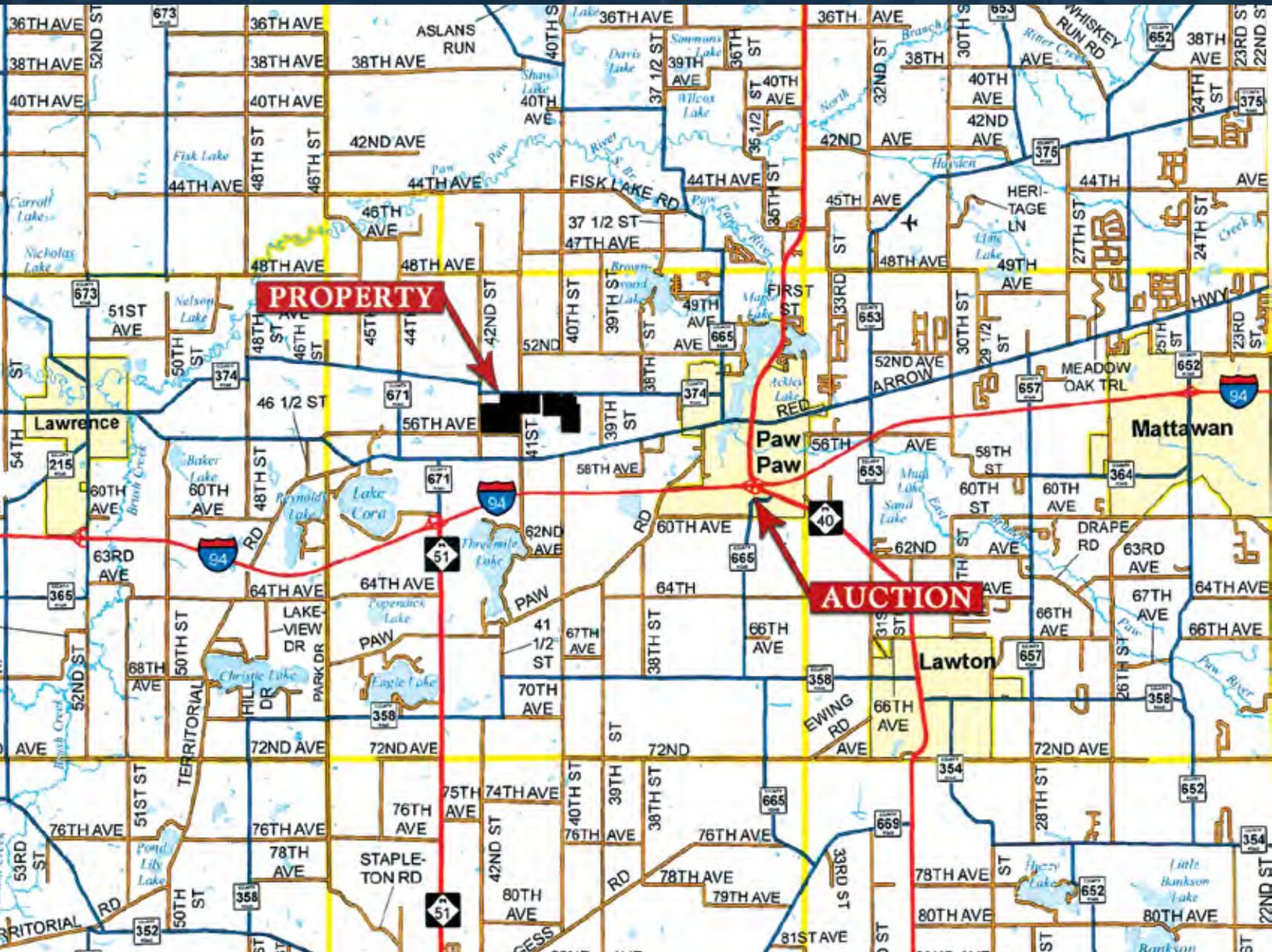
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



# LOCATION MAP



# LOCATION MAP



**TO PROPERTY:** From intersection of Hwy 40 and Red Arrow Hwy in Paw Paw go west on Red Arrow Hwy for 1.9 miles. Turn right (north) on 39th St (just west of Coca-Cola Plant) and go 0.6 mile. Turn left (west) on CR 374 and go 0.3 mile to Tract 8.

**OR:** Take exit 56 off I-94 onto SR 51, go north on SR 51 for 0.7 mile. Turn right (east) on Red Arrow Hwy and travel a half mile to 42nd St. Turn left (north) on 42nd St and go 0.3 mile to Tract 1 (northeast corner of the intersection of 56th Ave & 42nd St). Exit 56 (I-94) is located approximately 4 miles west of the intersection of Hwy 40 and I-94.



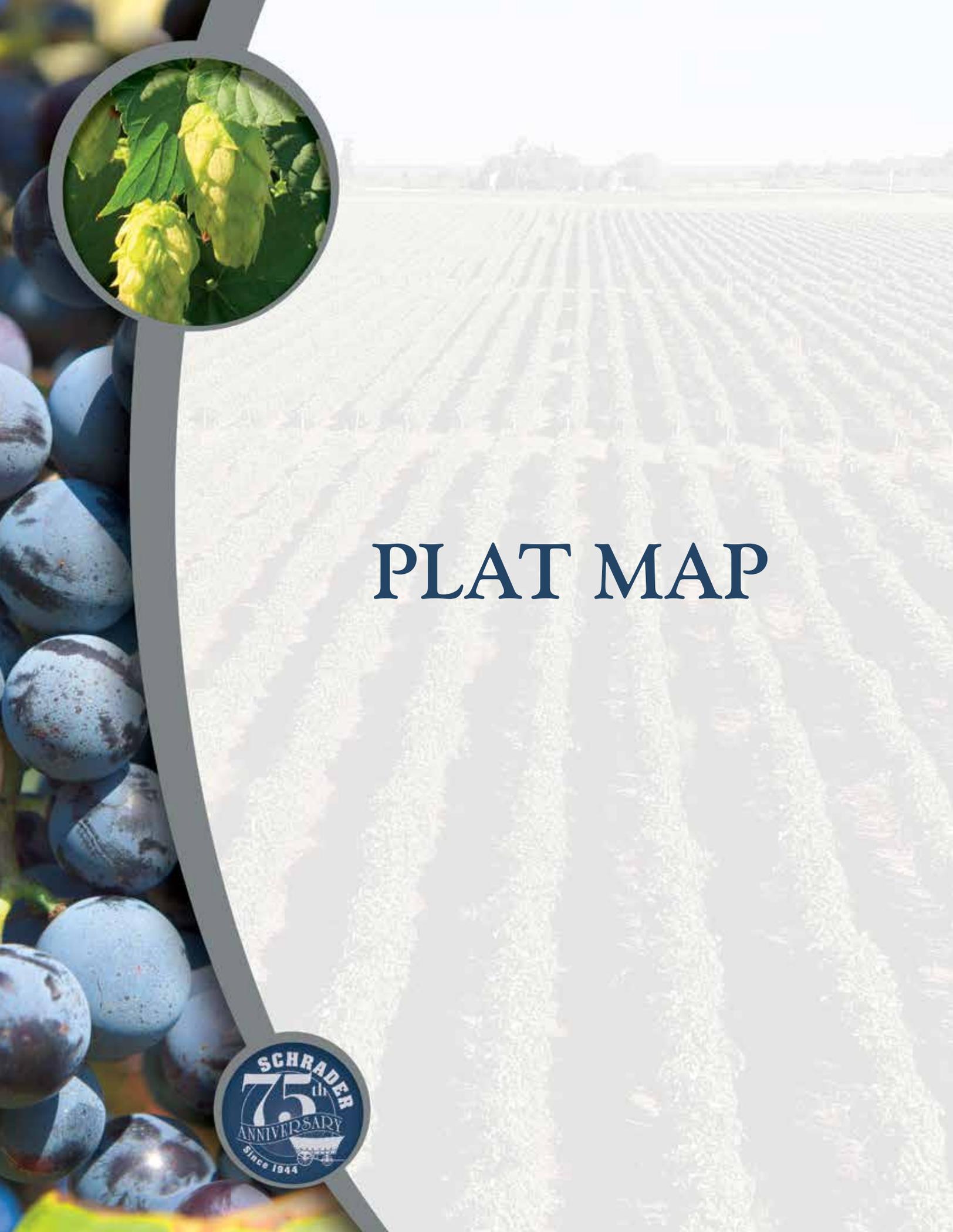
**TO AUCTION SITE:** From the I-94 & Hwy 40 intersection, go south on Hwy 40 to the first intersection. Turn right (west) on CR 665 and go approximately 0.2 mile to Paw Paw Lions Club building, 277 South CR 665, Paw Paw, MI, 49079.



You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com).

You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.

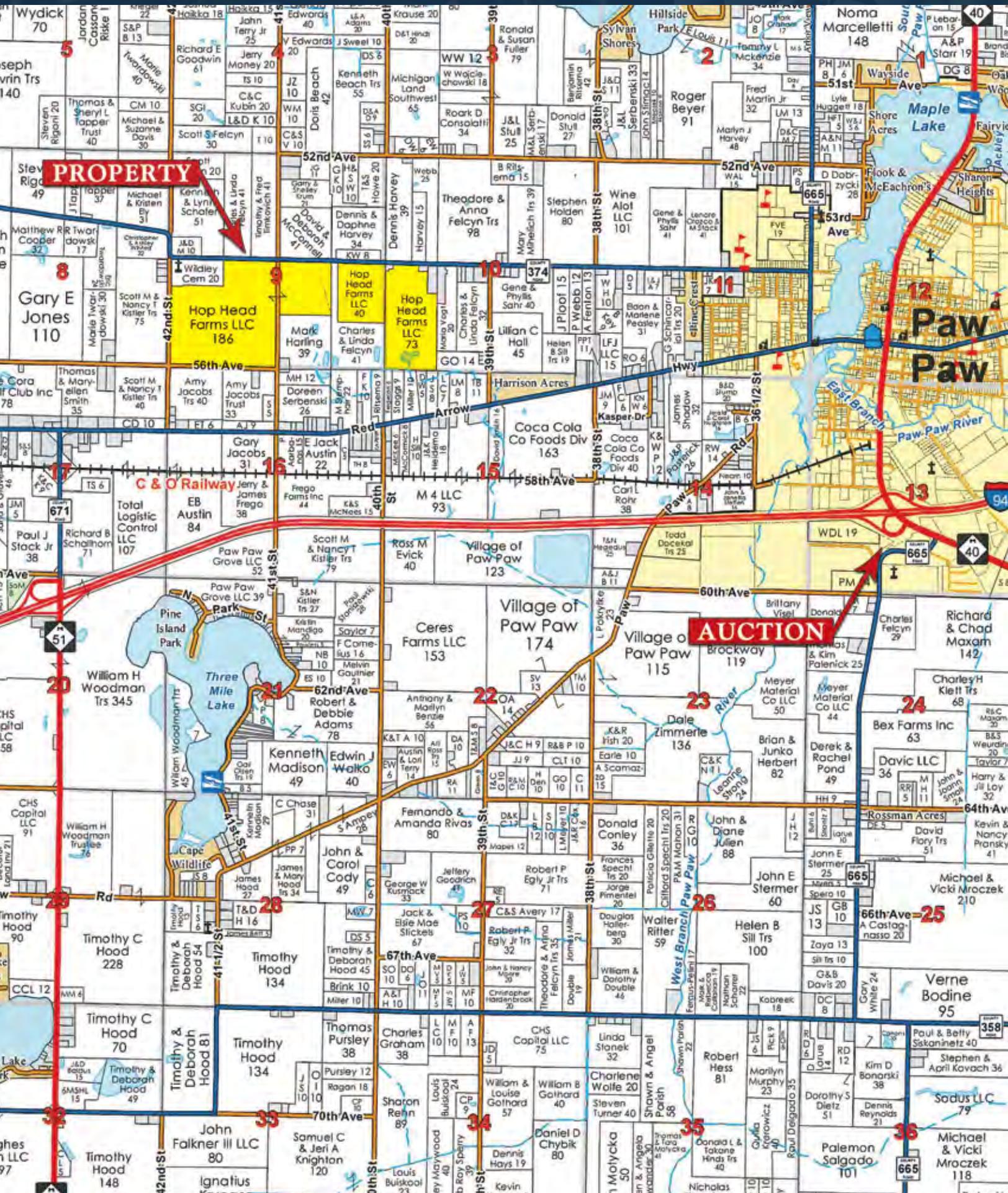




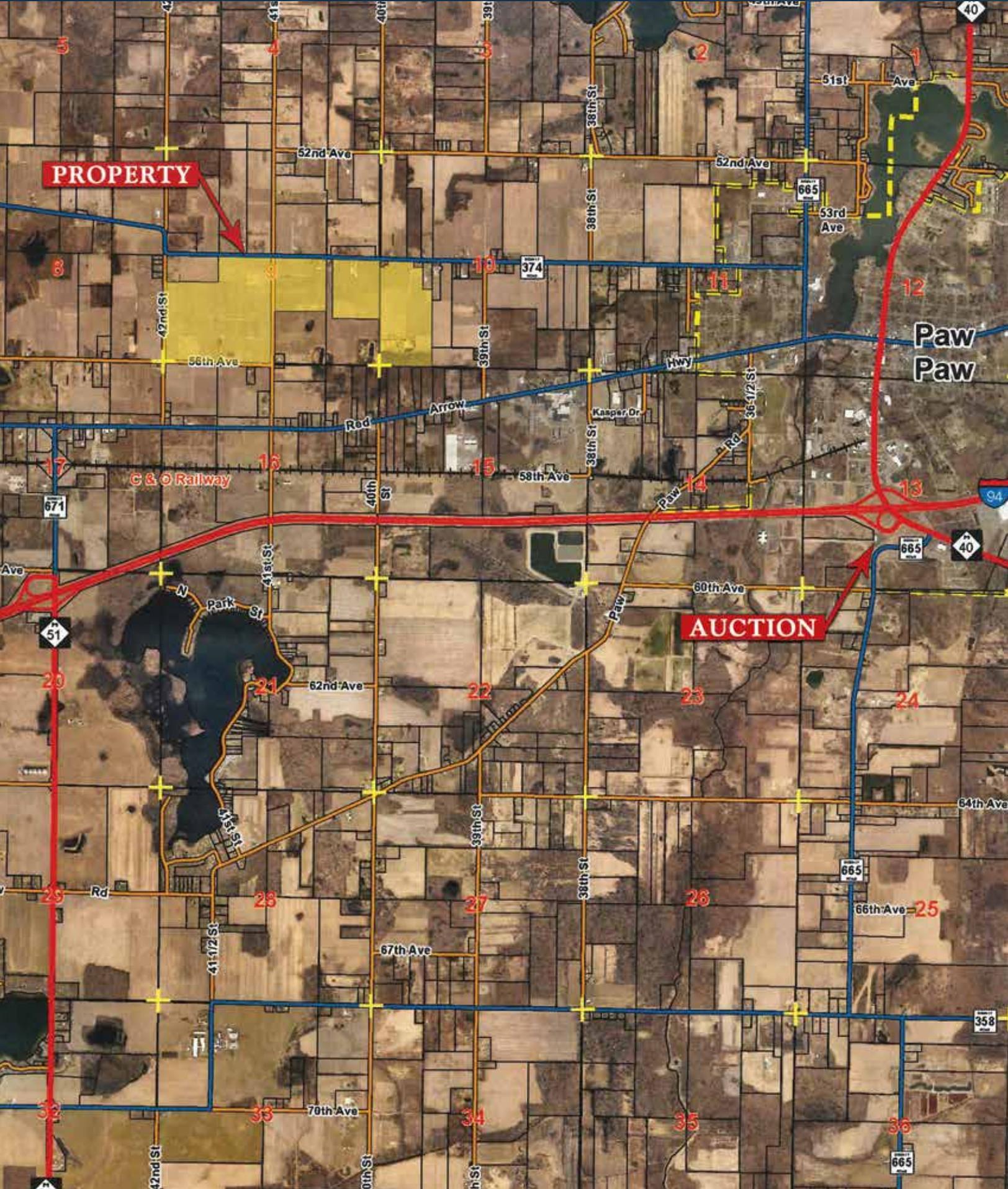
# PLAT MAP



# PLAT MAP



# PLAT MAP







# TRACT MAP

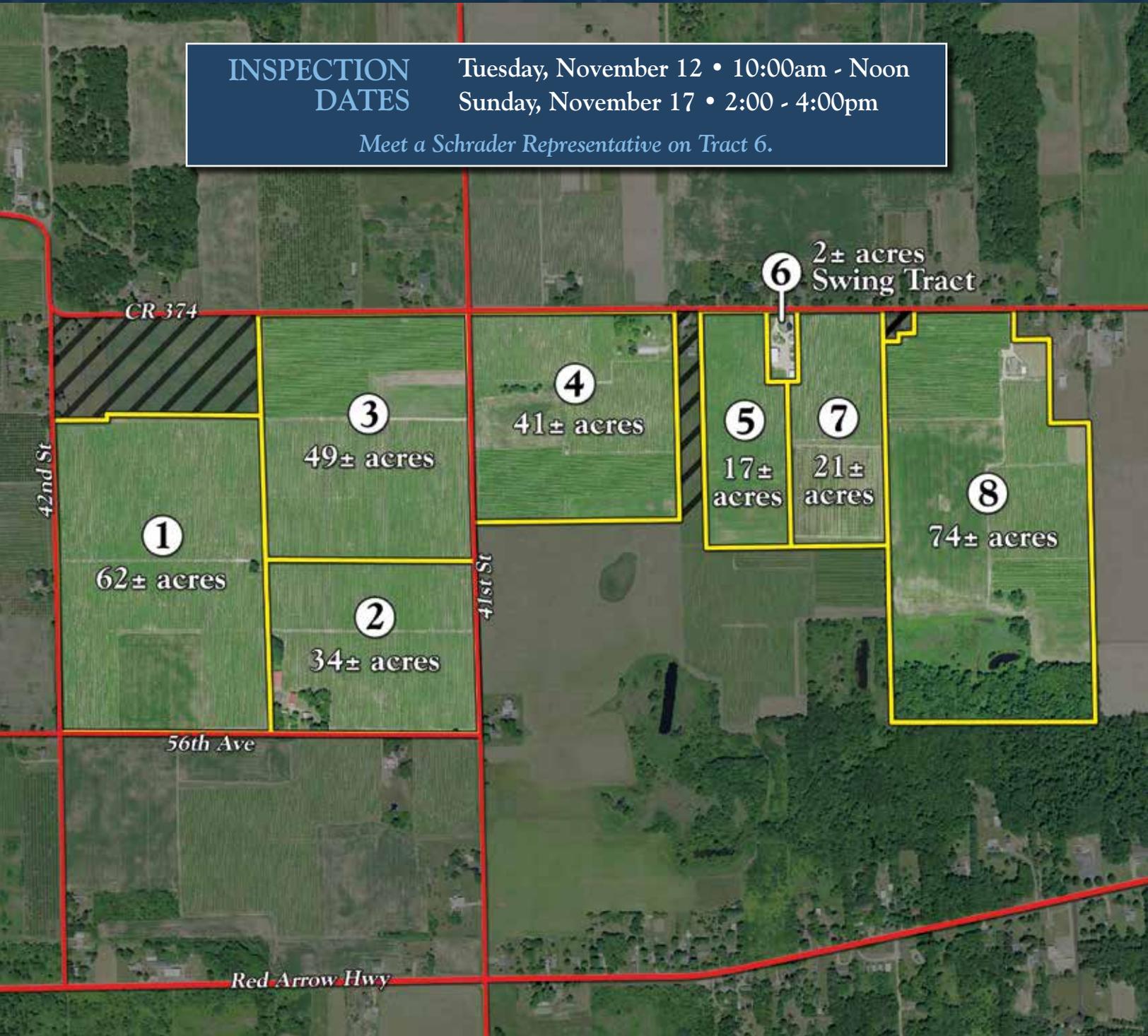


# TRACT MAP

**INSPECTION  
DATES**

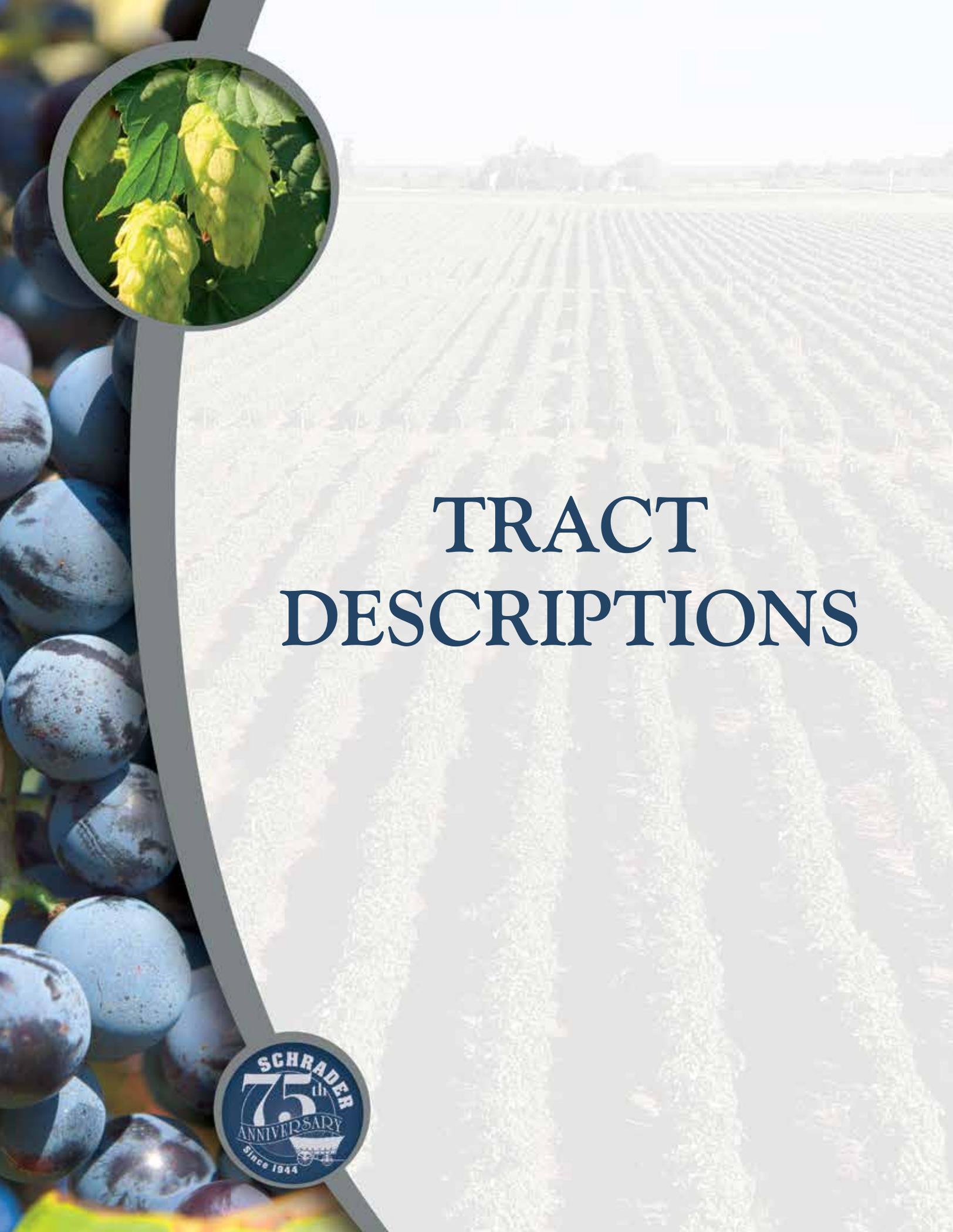
Tuesday, November 12 • 10:00am - Noon  
Sunday, November 17 • 2:00 - 4:00pm

*Meet a Schrader Representative on Tract 6.*



**TO PROPERTY:** From intersection of Hwy 40 and Red Arrow Hwy in Paw Paw go west on Red Arrow Hwy for 1.9 miles. Turn right (north) on 39th St (*just west of Coca-Cola Plant*) and go 0.6 mile. Turn left (west) on CR 374 and go 0.3 mile to Tract 8.

**OR:** Take exit 56 off I-94 onto SR 51, go north on SR 51 for 0.7 mile. Turn right (east) on Red Arrow Hwy and travel a half mile to 42nd St. Turn left (north) on 42nd St and go 0.3 mile to Tract 1 (northeast corner of the intersection of 56th Ave & 42nd St). Exit 56 (I-94) is located approximately 4 miles west of the intersection of Hwy 40 and I-94.



# TRACT DESCRIPTIONS



Van Buren County • Paw Paw, Michigan

# LAND AUCTION

Tuesday, December 10 at 1:00pm

**300** ± ac  
offered in  
8 tracts



**TRACT 1** - 62± acres with 49± acres of Concord Grapes and 8± acres of productive tillable land. This tract has frontage on 42nd St and 56th Ave.

**TRACT 2** - 34± acres with 28± acres of Concord Grapes. This tract also features an older 1,596 sq. ft., 2-story home, 70'x100'x18' open sided steel building, 39'x70'x16' pole barn with 15'x20' and 14'x20' over head doors plus 40'x45' Quonset building open on east and west end.

**TRACT 3** - 49± acres with 27± acres of Concord Grapes and 15± acres of Niagara Grapes plus 4.5± acres of productive tillable land with frontage 41st St and CR 374.

**TRACT 4** - 41± acres with 27± acres of Concord Grapes and 8± acres of productive tillable land plus 50'x120' Quonset building open on east and west end. This tract also includes a 10" irrigation well.

**TRACT 5** - 17± acres with 11± acres of Concord Grapes and 5± acres of productive tillable land. Frontage on CR 374. This tract features a **wind machine**.

**TRACT 6 - SWING TRACT** - 2± acres with a 1,400 sq. ft., 2 bath, ranch style home with basement, 54'x90'x18' pole building with heat/air conditioned, 2 16'x24' overhead doors on north & south end, 13'x24' office with restroom plus 42'x50'x16' pole building featuring (3) 14'x16' overhead doors plus a detached garage.

**TRACT 7** - 21± acres with 10± acres of Concord Grapes and 7.5± acres of Trellised/drip Irrigated Hops. Hops varieties include 3.75± acres of Chinook hops and 3.75± acres of Willamette hops. This tract features a **wind machine**.

**TRACT 8** - 74± acres with 21± acres of Concord Grapes, 5± acres of Niagara Grapes, 23± acres of productive tillable land and 20± acres of recreational land. Improvements include 30'x96' with 11' sliding door, 15' sliding double door on west side of building, 14' overhead on North end, 30'x38' shop area w/restroom, 12'x15' roll-up door on east side, 13'6" double sliding door on south end, service door & 12' sliding door on east side plus 22'x40' pole building with 14' overhead doors on north and south end.

## Terms and Conditions:

**PROCEDURE:** The property will be offered in 8 individual tracts, any combination of tracts and as a total 300 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction or as soon

thereafter, as applicable closing documents are completed by Seller.

**POSSESSION:** Possession of the land shall be at closing.  
**REAL ESTATE TAXES:** Seller shall pay all of 2019 real estate taxes due and payable in 2020. Buyer(s) will assume responsibility of all real estate taxes thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

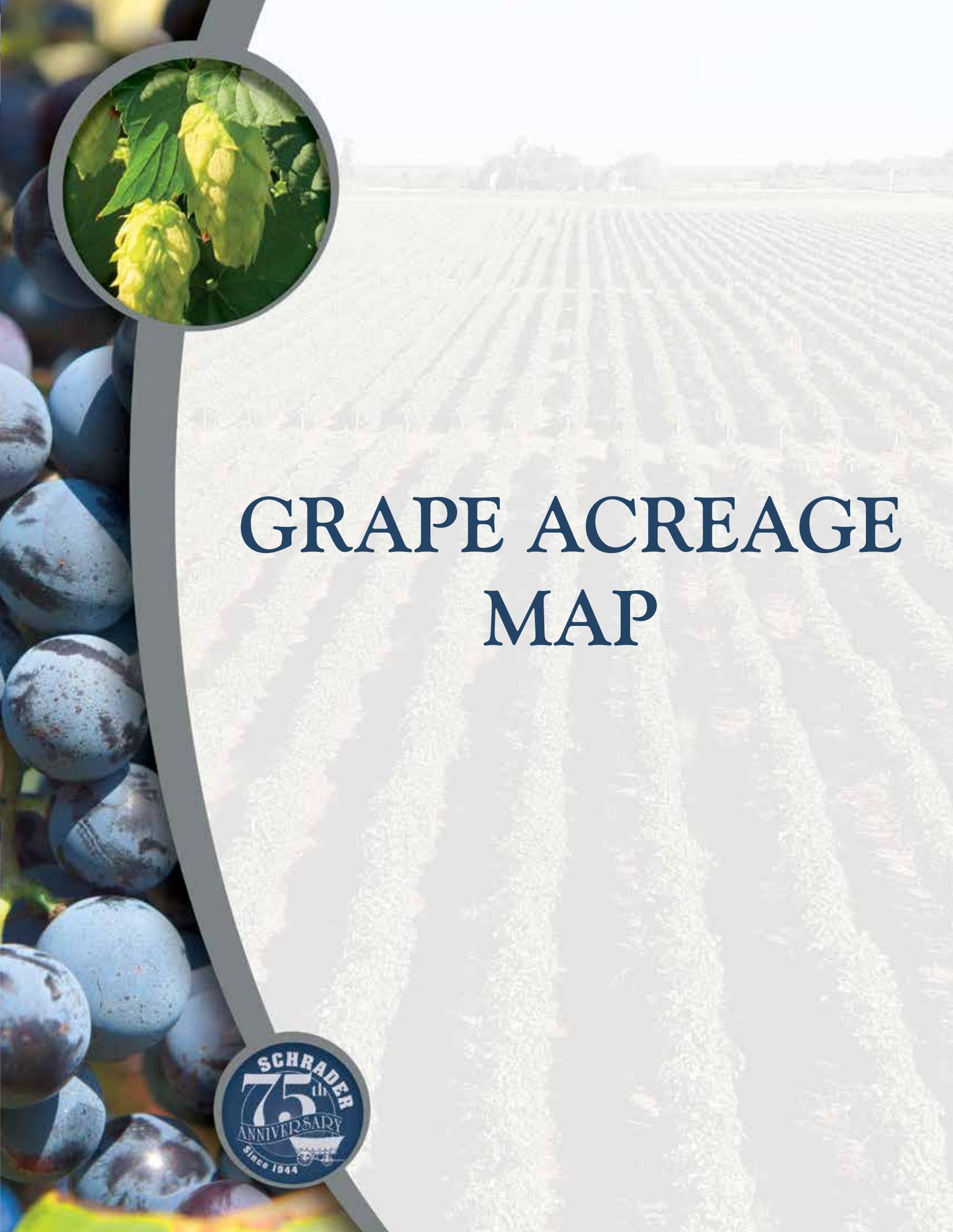
**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**OWNER:** Hop Head Farms, LLC



# GRAPE ACREAGE MAP



# GRAPE ACREAGE MAP



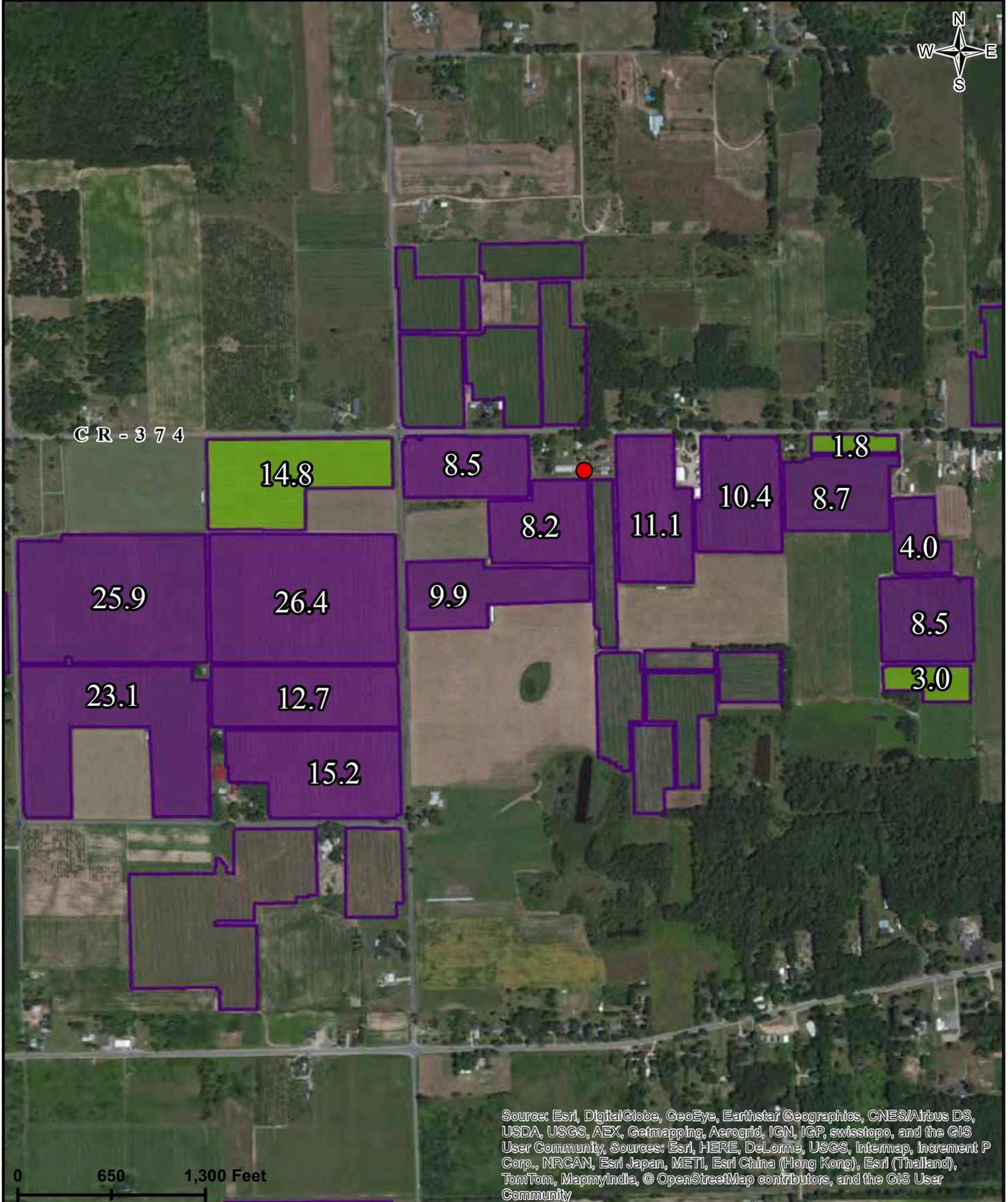
National Grape Cooperative  
June 19, 2015

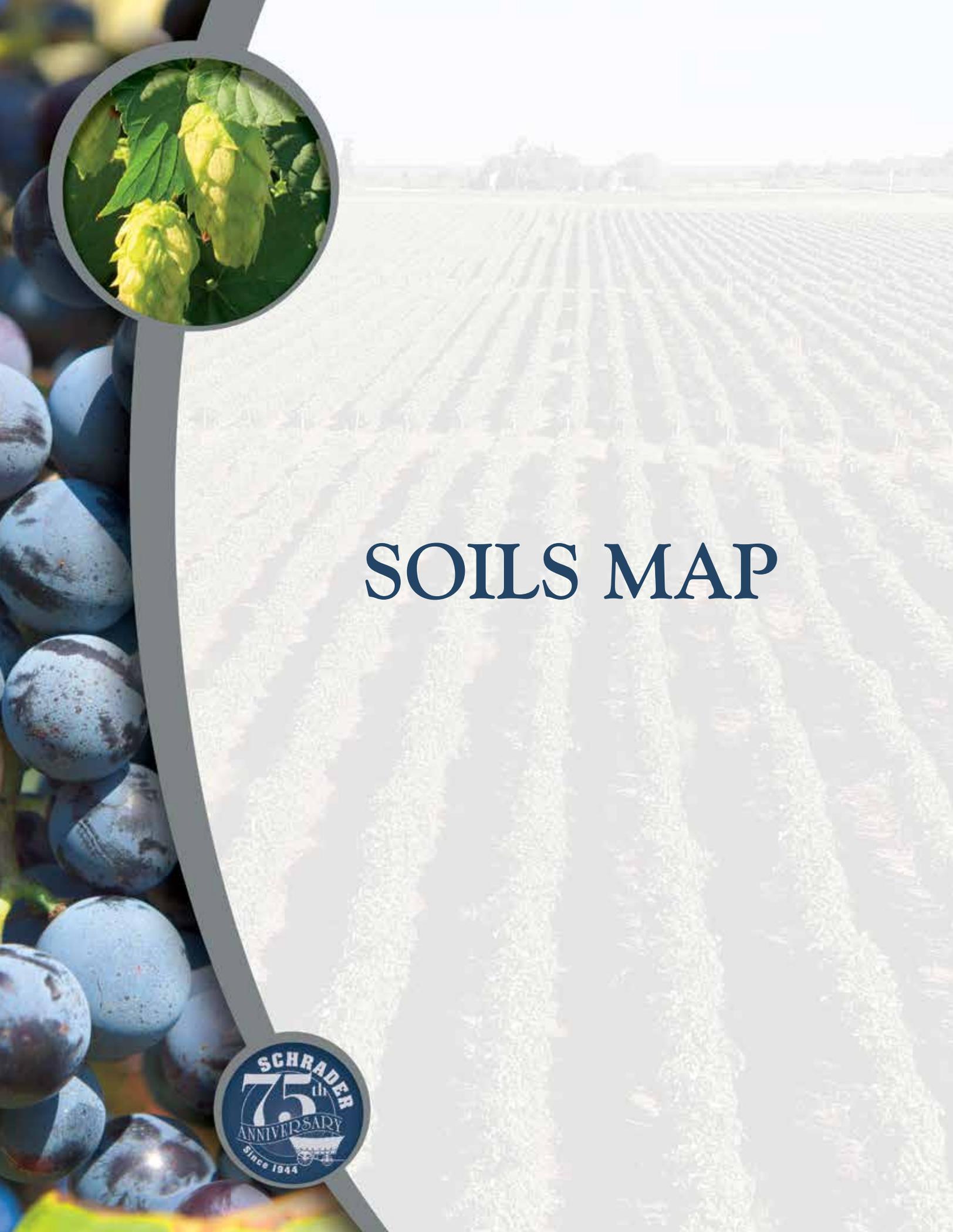
## Hop Head Farms

0000000-000  
CR 374 Paw Paw, MI 49079

- Concord- 172.6 Acres
- Niagara - 19.6 Acres
- NC Concord- 0.00 Acres
- NC Niagara - 0.00 Acres

● 85°56'31.334" W 42°13'18.66" N





# SOILS MAP







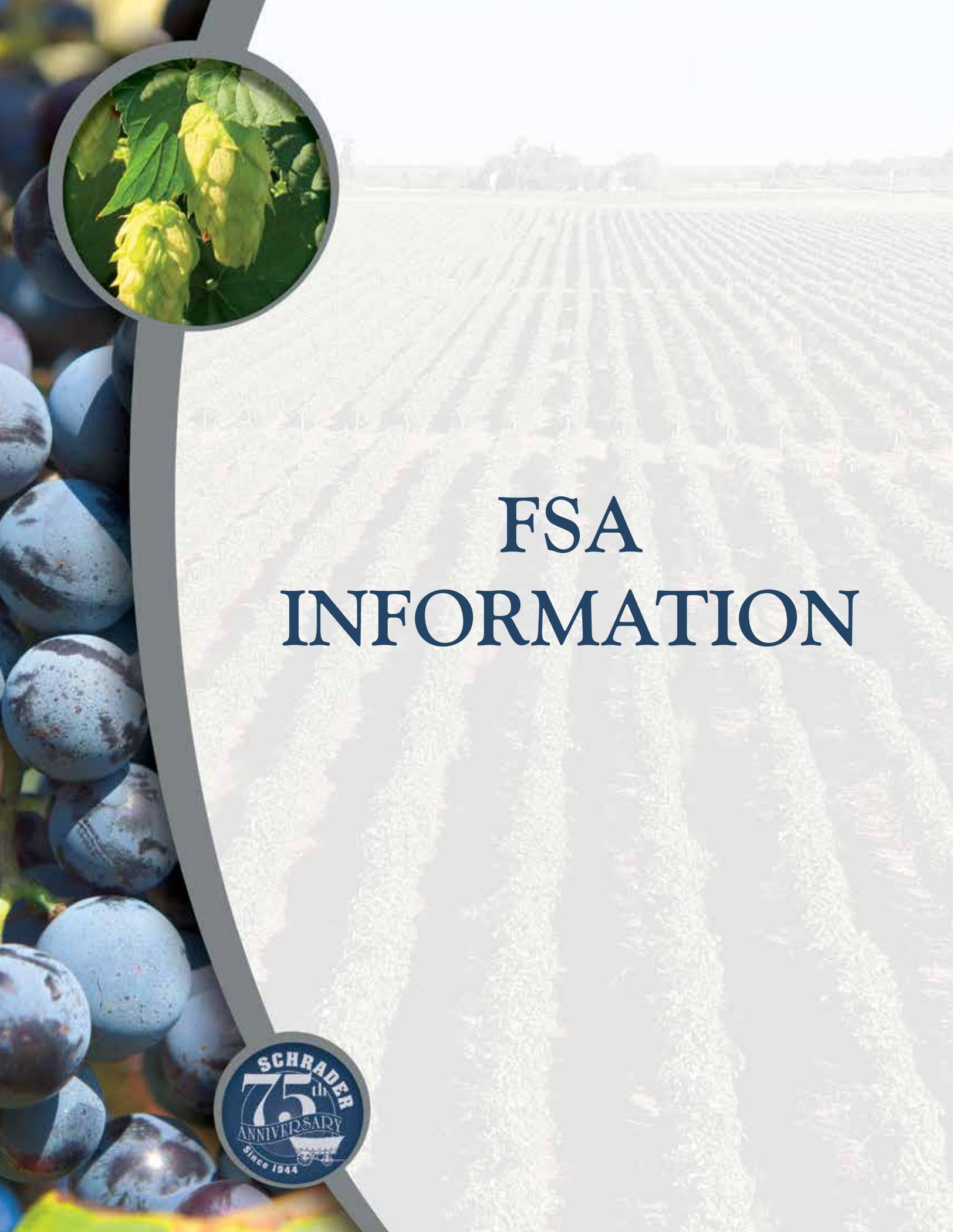
# SURVEY











# FSA INFORMATION



# FSA INFORMATION

**FARM: 6072**

Michigan  
Van Buren

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 11/6/19 11:41 AM  
Crop Year: 2020

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Operator Name** Farm Identifier Recon Number  
Conservation Stewardship

Farms Associated with Operator:  
5670, 6073, 7310

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
121.92	113.14	113.14	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	113.14	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	2.0	109	0.0
SOYBEANS	3.9	38	0.0
<b>Total Base Acres:</b>	<b>5.9</b>		

Tract Number: 8595 Description T3S-R14W PAW PAW 9

FSA Physical Location: Van Buren, ANSI Physical Location: Van Buren, MI

BIA Range Unit Number:

HEL Status: NHEL, no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
121.92	113.14	113.14	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	113.14	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	2.0		109	0.0
SOYBEANS	3.9		38	0.0
<b>Total Base Acres:</b>	<b>5.9</b>			

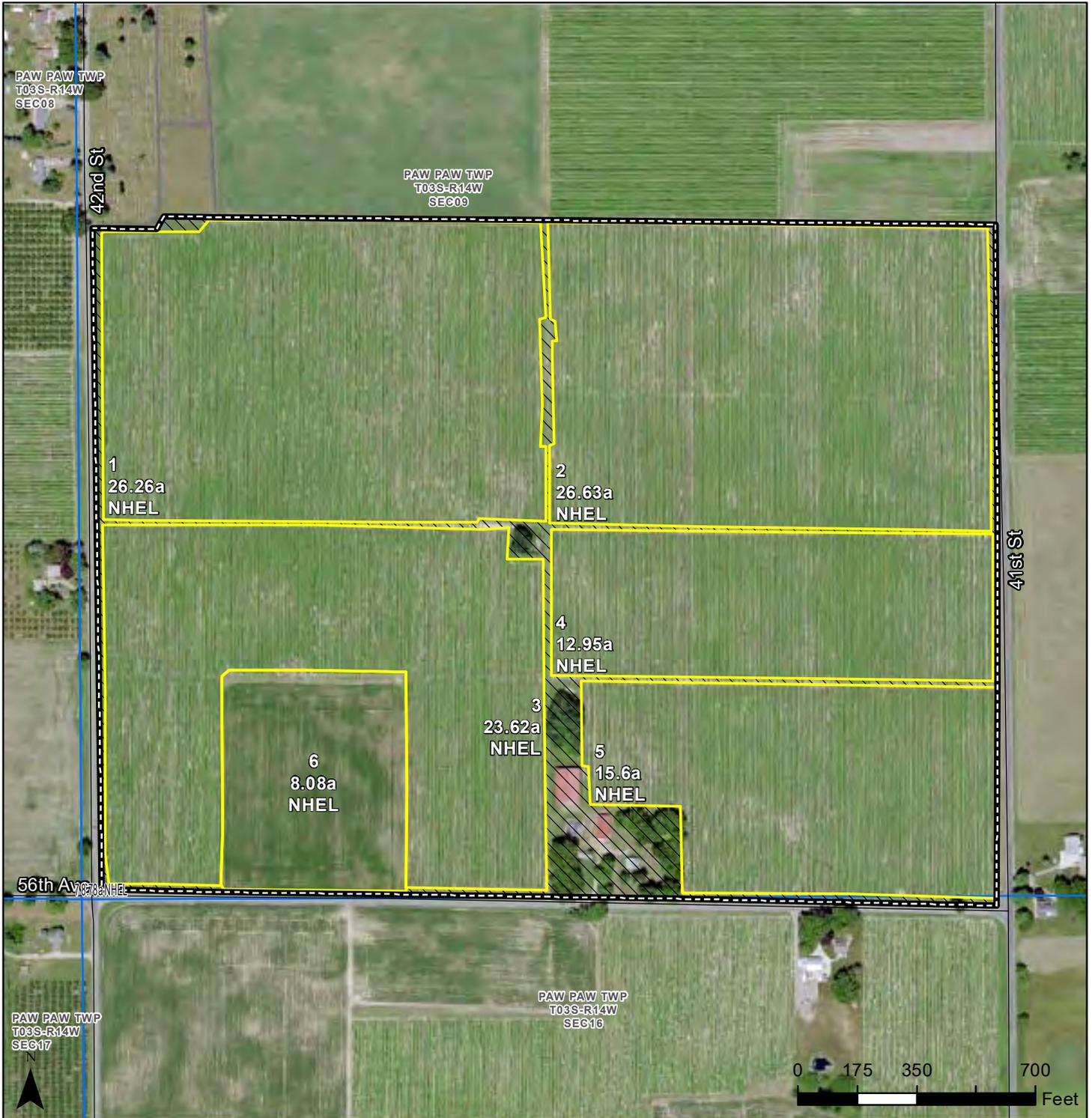
Owners: HOP HEAD FARMS LLC

# FSA INFORMATION



United States  
Department of  
Agriculture

Van Buren County, Michigan



- Common Land Unit**
- Cropland CLU
  - Non-Cropland CLU
  - Tract Boundary
  - Section Lines

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

**This box is applicable ONLY for certification maps. Options only valid if checked.**

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - NI
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ
<input type="checkbox"/> Shares - 100% OP	

**2020 Program Year**  
CLU Date: September 21, 2019  
2018 NAIP Imagery

**Farm 6072**  
**Tract 8595**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states.

# FSA INFORMATION

**FARM: 7310**

Michigan  
Van Buren

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 11/6/19 11:42 AM  
Crop Year: 2020

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Page: 1 of 2

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
	Conservation Stewardship	2011 26159 3

Farms Associated with Operator:  
5670, 6072, 6073

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
60.73	54.63	54.63	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	54.63	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	32.8	81	0.0
SOYBEANS	8.6	27	0.0
<b>Total Base Acres:</b>	<b>41.4</b>		

Tract Number: 1060      Description T3S-R14W PAW PAW 9  
FSA Physical Location : Van Buren,      ANSI Physical Location: Van Buren, MI

BIA Range Unit Number:

HEL Status: NHEL no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland.

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
20.63	19.6	19.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	19.6	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	9.2		81	0.0
SOYBEANS	3.6		27	0.0
<b>Total Base Acres:</b>	<b>12.8</b>			

Owners: HOP HEAD FARMS LLC

# FSA INFORMATION

Michigan  
 Van Buren  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 7310**  
 Prepared: 11/6/19 11:42 AM  
 Crop Year: 2020  
 Page: 2 of 2

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers:

Tract Number: 1061      Description: T3S-R14W PAW PAW 9  
 FSA Physical Location: Van Buren,      ANSI Physical Location: Van Buren, MI

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
40.1	35.03	35.03	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	35.03	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	23.6		81	0.0
SOYBEANS	5.0		27	0.0
<b>Total Base Acres:</b>	<b>28.6</b>			

Owners: HOP HEAD FARMS LLC

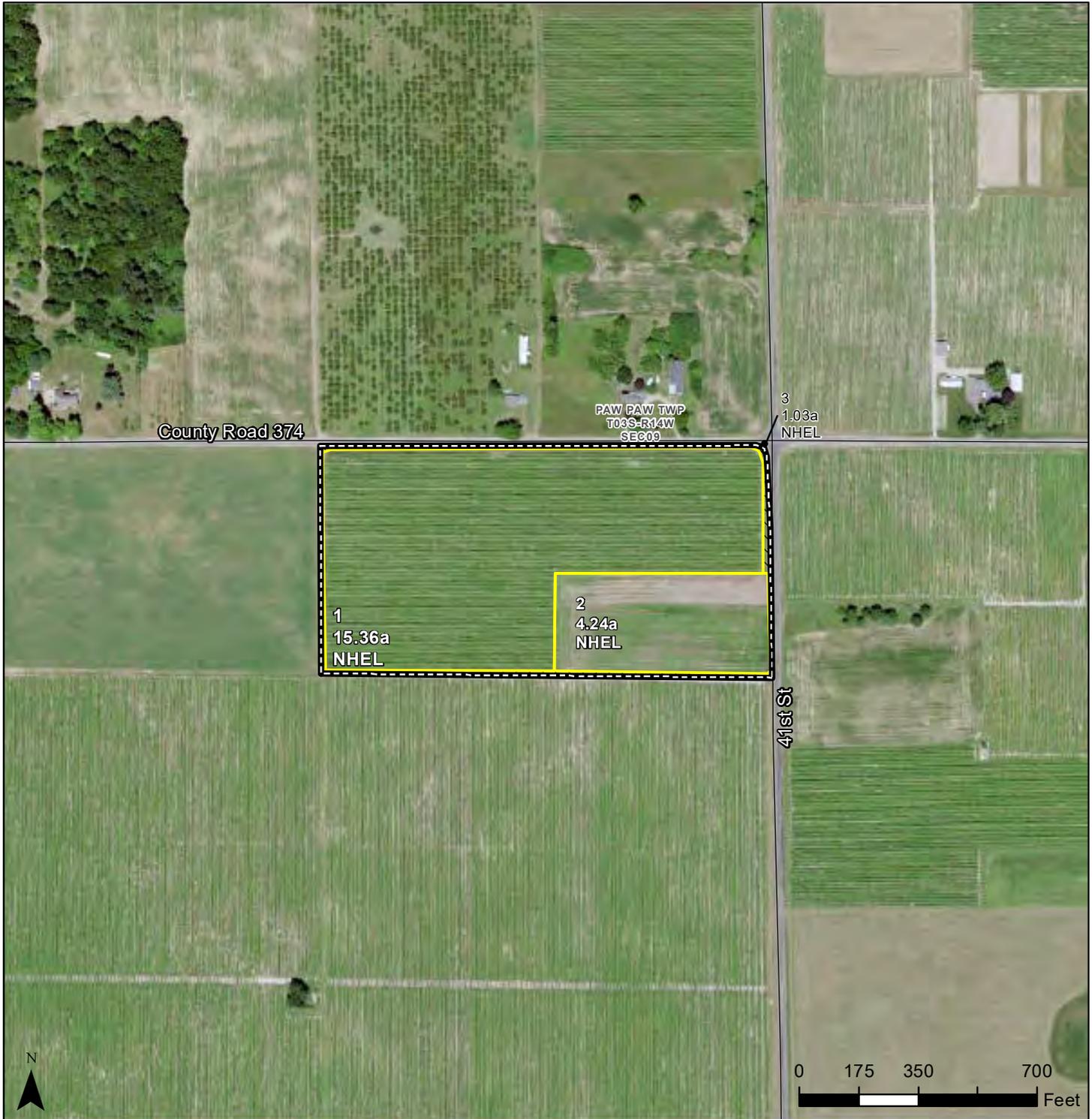
Other Producers:

# FSA INFORMATION



United States  
Department of  
Agriculture

Van Buren County, Michigan



**Common Land Unit**

- Cropland CLU
- Non-Cropland CLU
- Tract Boundary
- Section Lines

**Wetland Determination Identifiers**

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

**This box is applicable ONLY for certification maps. Options only valid if checked.**

- Shares - 100% OP
- Certified Organic
- All Crops - NI
- CORN - YEL/GR
- WHEAT - GR (SRW or SWW)
- SOYS - COM/GR
- ALFALFA - FG or GZ
- DRY BEANS - DE
- MIXFG - FG or GZ

**2020 Program Year**

CLU Date: September 21, 2019  
2018 NAIP Imagery

**Farm 7310**  
**Tract 1060**

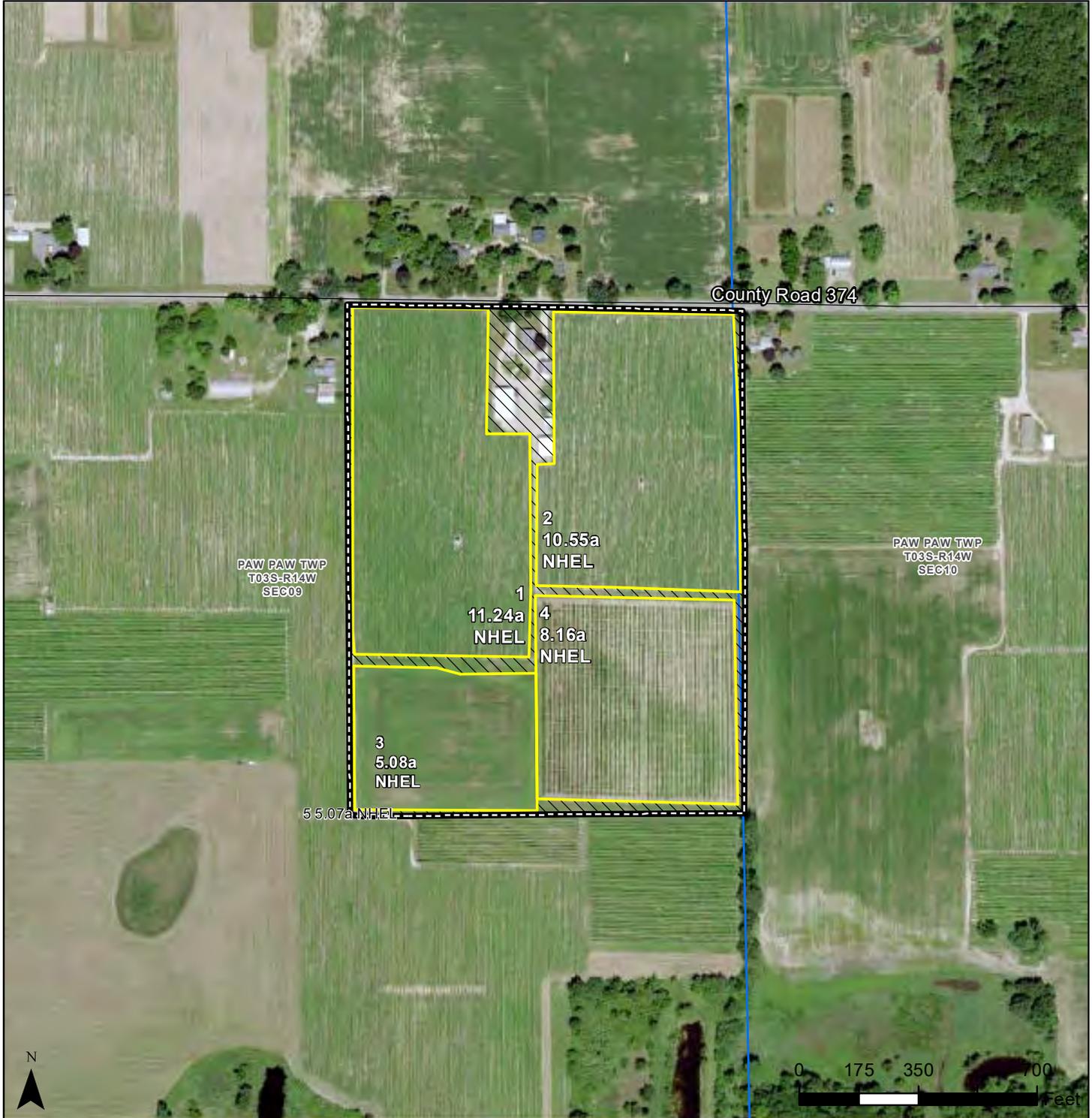
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states.

# FSA INFORMATION



United States  
Department of  
Agriculture

Van Buren County, Michigan



**Common Land Unit**

- Cropland CLU
- Non-Cropland CLU
- Tract Boundary
- Section Lines

**Wetland Determination Identifiers**

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

This box is applicable **ONLY** for certification maps.  
Options only valid if checked.

- Shares - 100% OP
- Certified Organic
- All Crops - NI
- CORN - YEL/GR
- WHEAT - GR (SRW or SWW)
- SOYS - COM/GR
- ALFALFA - FG or GZ
- DRY BEANS - DE
- MIXFG - FG or GZ

**2020 Program Year**

CLU Date: September 21, 2019  
2018 NAIP Imagery

**Farm 7310**  
**Tract 1061**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states.

# FSA INFORMATION

**FARM: 6073**

Michigan  
Van Buren

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 11/6/19 11:41 AM  
Crop Year: 2020

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Page: 1 of 2

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Operator Name** Farm Identifier Recon Number  
Conservation Stewardship

Farms Associated with Operator:  
5870, 6072, 7310

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
41.11	35.14	35.14	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	35.14	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	9.4	116	0.0
SOYBEANS	2.0	24	0.0
<b>Total Base Acres:</b>	<b>11.4</b>		

Tract Number: 8596 Description T3S-R14W PAW PAW 9  
 FSA Physical Location : Van Buren, ANSI Physical Location: Van Buren, MI  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract does not contain a wetland.  
 WL Violations: None.

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
41.11	35.14	35.14	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	35.14	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	9.4		116	0.0
SOYBEANS	2.0		24	0.0
<b>Total Base Acres:</b>	<b>11.4</b>			

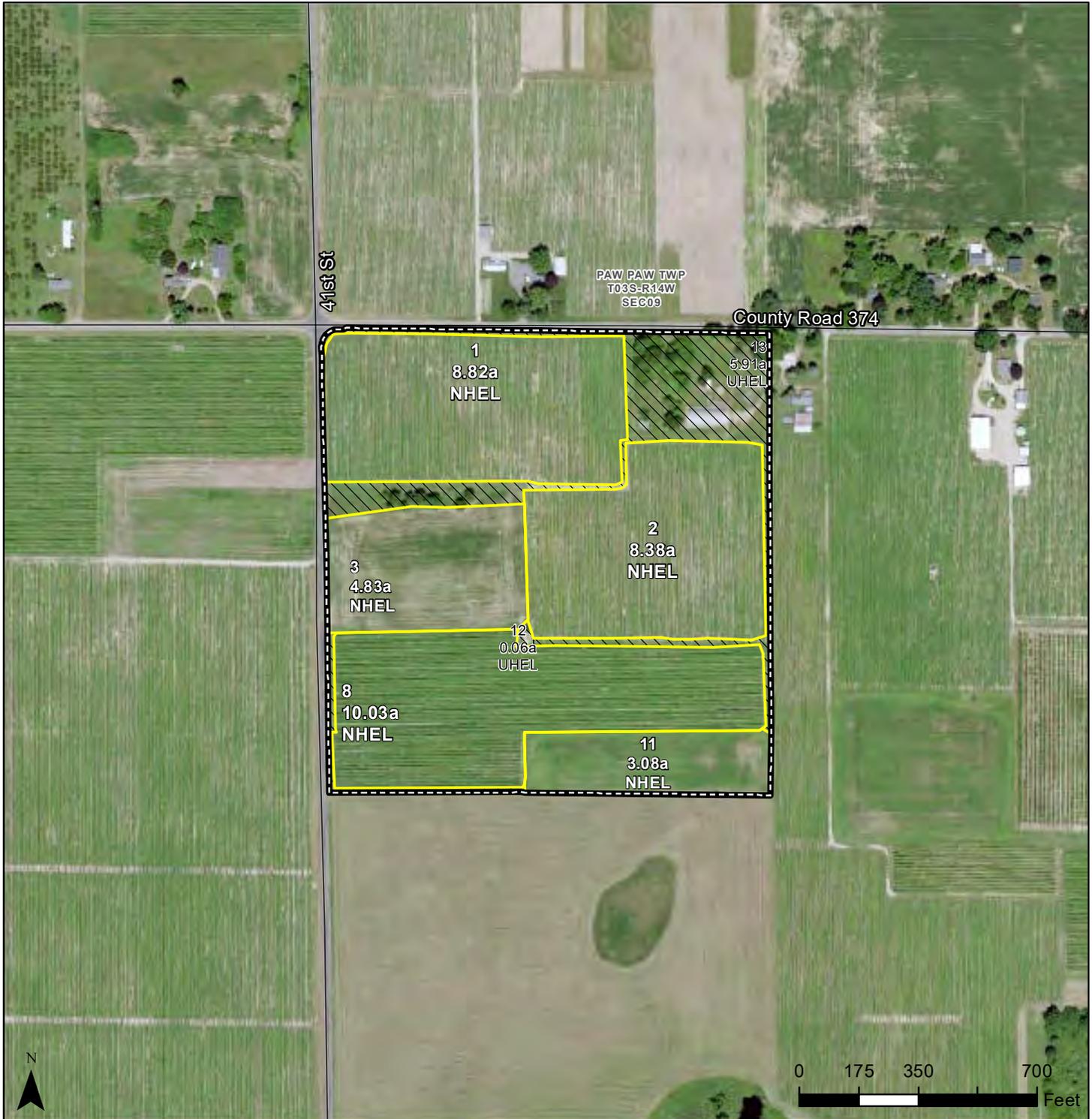
Owners: HOP HEAD FARMS LLC

# FSA INFORMATION



United States  
Department of  
Agriculture

Van Buren County, Michigan



**Common Land Unit**

- Cropland CLU
- Non-Cropland CLU
- Tract Boundary
- Section Lines

**Wetland Determination Identifiers**

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

**This box is applicable ONLY for certification maps. Options only valid if checked.**

- |  |  |
|--|--|
| <input type="checkbox"/> Certified Organic | <input type="checkbox"/> All Crops - NI          |
| <input type="checkbox"/> CORN - YEL/GR     | <input type="checkbox"/> WHEAT - GR (SRW or SWW) |
| <input type="checkbox"/> SOYS - COM/GR     | <input type="checkbox"/> ALFALFA - FG or GZ      |
| <input type="checkbox"/> DRY BEANS - DE    | <input type="checkbox"/> MIXFG - FG or GZ        |
| <input type="checkbox"/> Shares - 100% OP  |  |

**2020 Program Year**

CLU Date: September 21, 2019  
2018 NAIP Imagery

**Farm 6073**  
**Tract 8596**

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# FSA INFORMATION

Michigan  
Van Buren

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

Report ID: FSA-156EZ

FARM: 5670

Prepared: 11/6/19 11:40 AM

Crop Year: 2020

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:  
6072, 6073, 7310

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
73.14	52.18	52.18	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	52.18	0.0	0.0				

---

Tract Number: 9465      Description: T3S-R14W PAW PAW 10

FSA Physical Location: Van Buren,      ANSI Physical Location: Van Buren, MI

BIA Range Unit Number:

HEL Status: NHEL no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
73.14	52.18	52.18	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	52.18	0.0	0.0		

Owners: HOP HEAD FARMS LLC

Other Products:

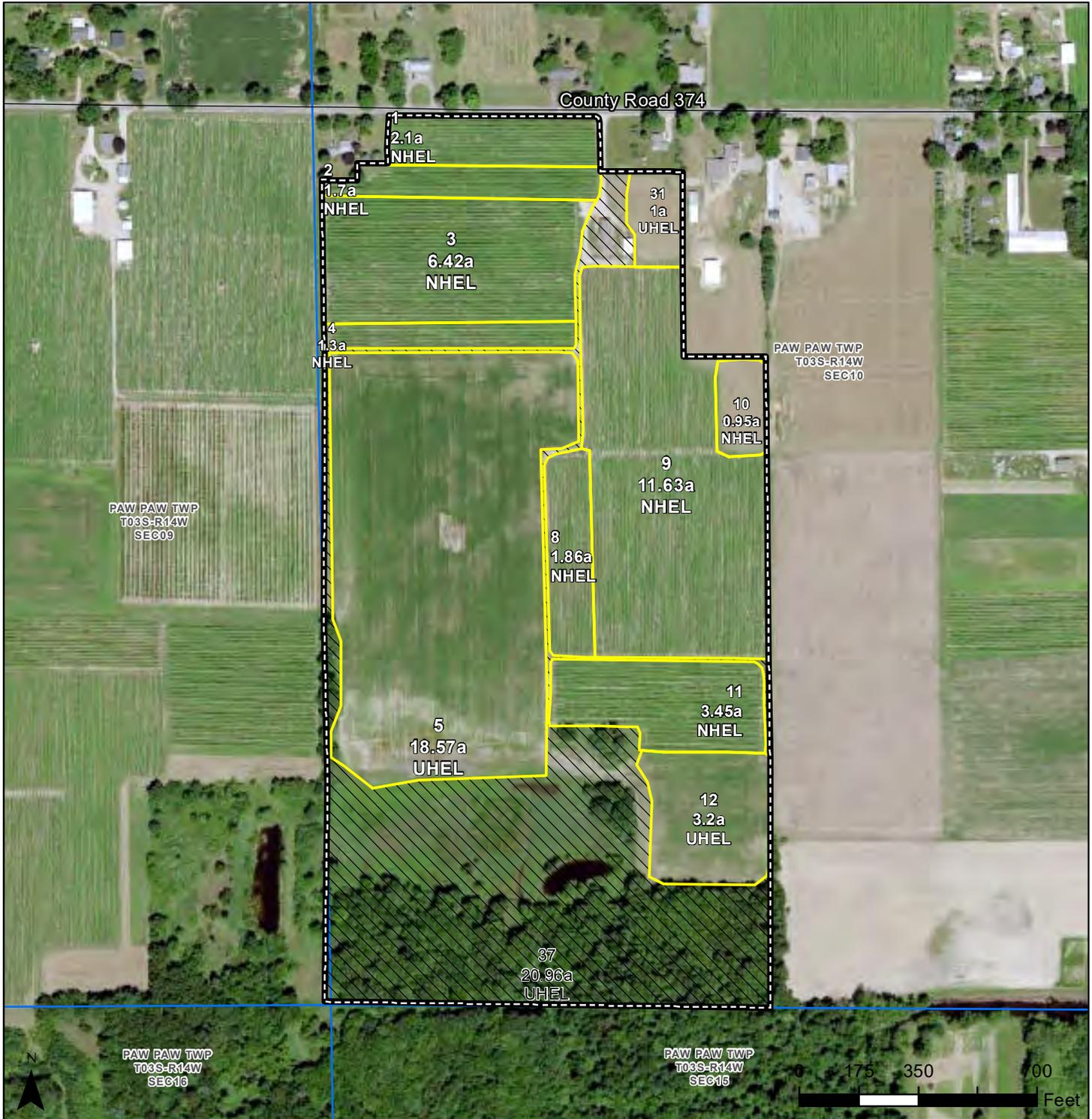
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# FSA INFORMATION



United States  
Department of  
Agriculture

Van Buren County, Michigan



**Common Land Unit**

- Cropland CLU
- Non-Cropland CLU
- Tract Boundary
- Section Lines

**Wetland Determination Identifiers**

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

**This box is applicable ONLY for certification maps. Options only valid if checked.**

- |  |  |
|--|--|
| <input type="checkbox"/> Certified Organic | <input type="checkbox"/> All Crops - NI          |
| <input type="checkbox"/> CORN - YEL/GR     | <input type="checkbox"/> WHEAT - GR (SRW or SWW) |
| <input type="checkbox"/> SOYS - COM/GR     | <input type="checkbox"/> ALFALFA - FG or GZ      |
| <input type="checkbox"/> DRY BEANS - DE    | <input type="checkbox"/> MIXFG - FG or GZ        |
| <input type="checkbox"/> Shares - 100% OP  |  |

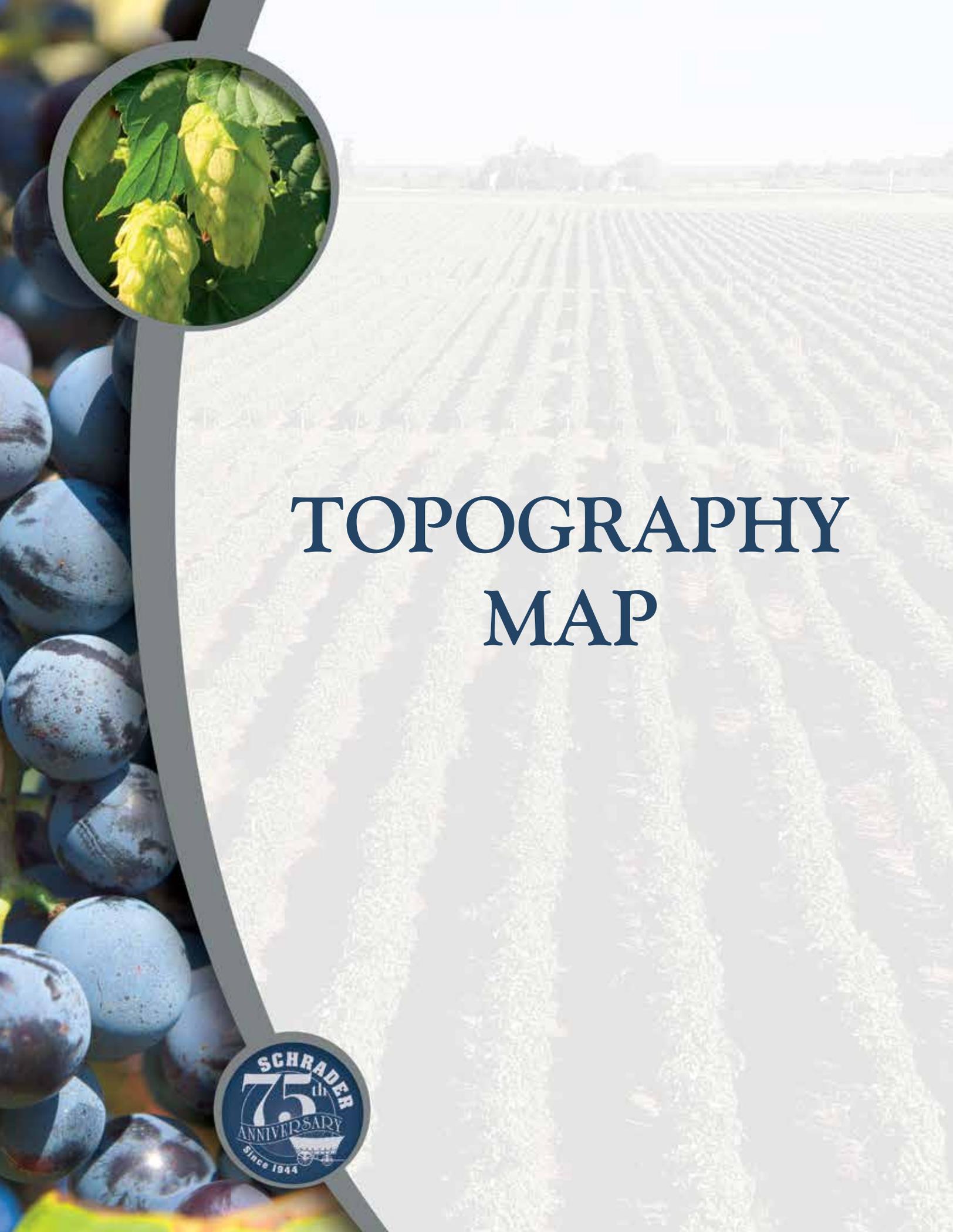
**2020 Program Year**

CLU Date: September 21, 2019  
2018 NAIP Imagery

**Farm 5670**  
**Tract 9465**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states.

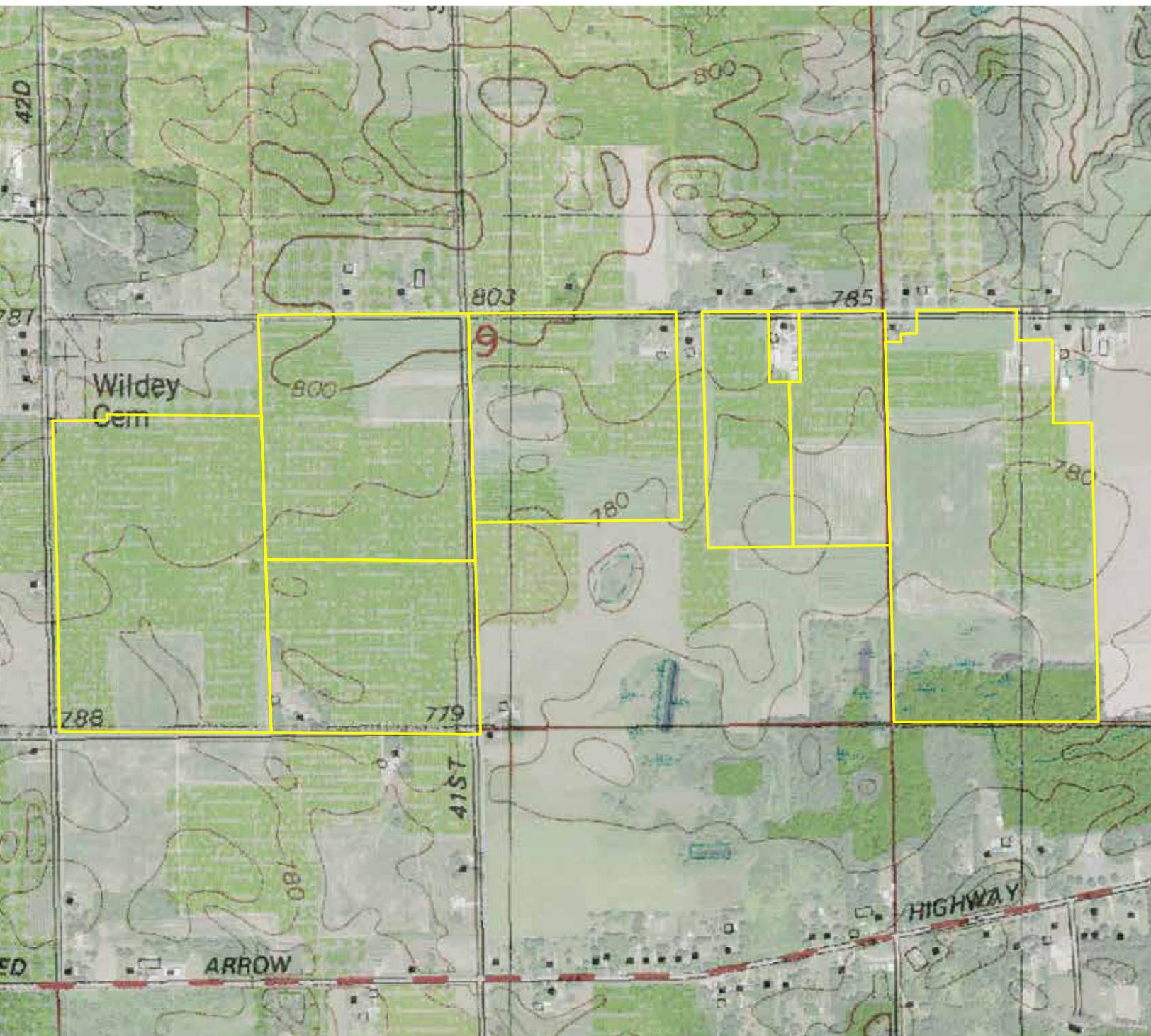


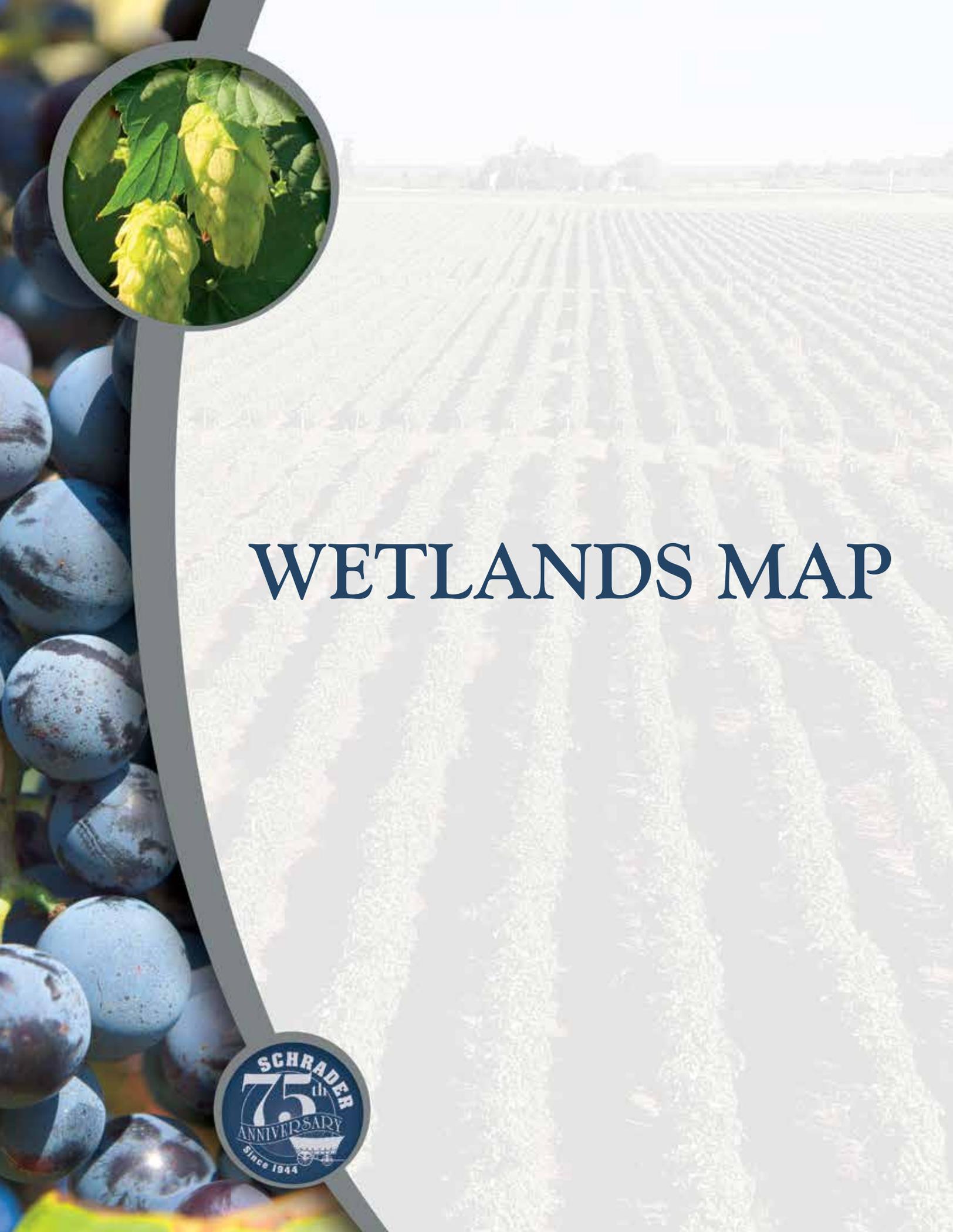


# TOPOGRAPHY MAP



# TOPOGRAPHY MAP

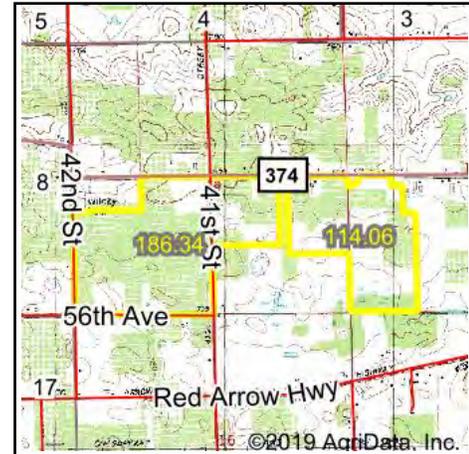
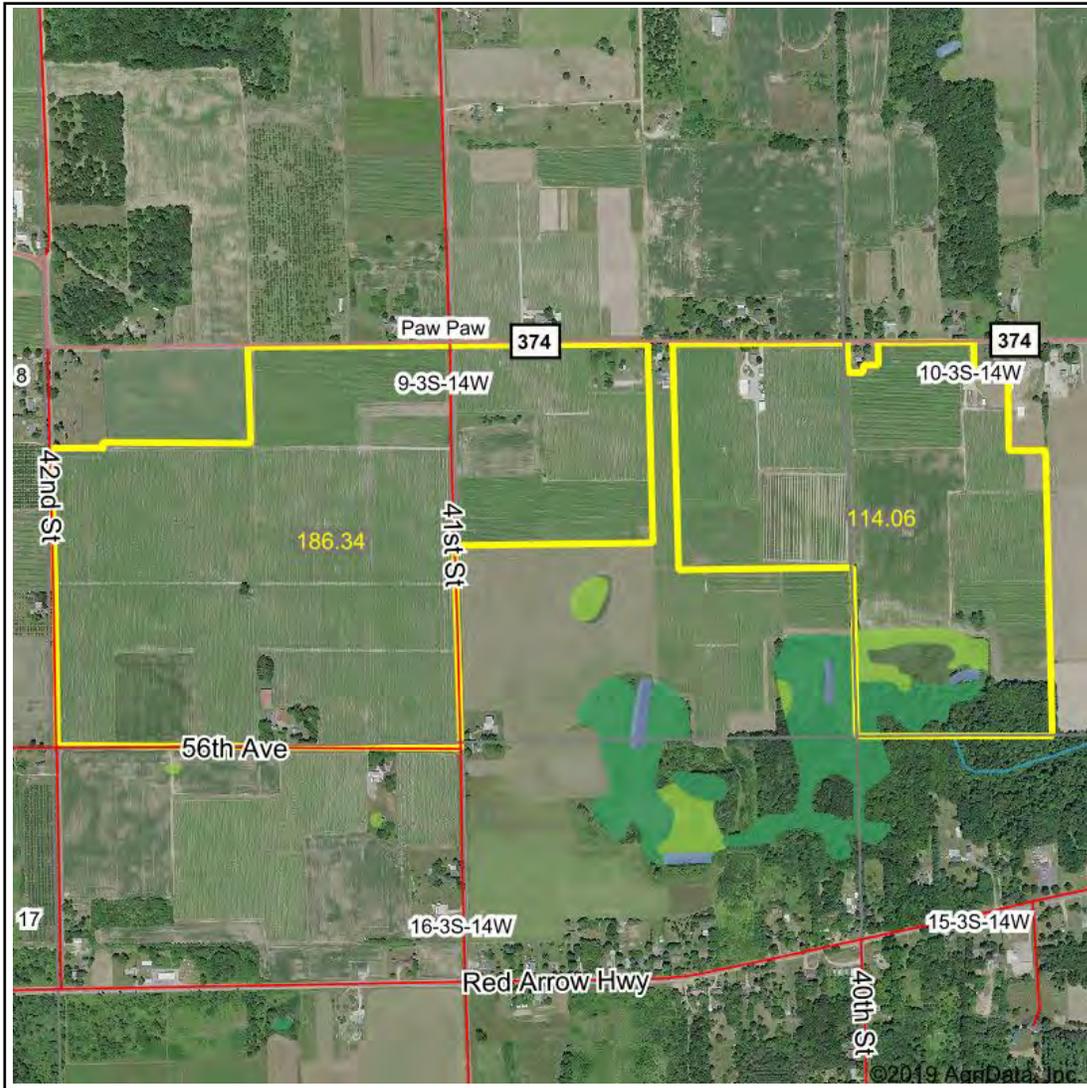




# WETLANDS MAP



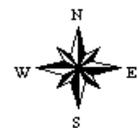
# WETLANDS MAP



State: **Michigan**  
 Location: **9-3S-14W**  
 County: **Van Buren**  
 Township: **Paw Paw**  
 Date: **10/15/2019**



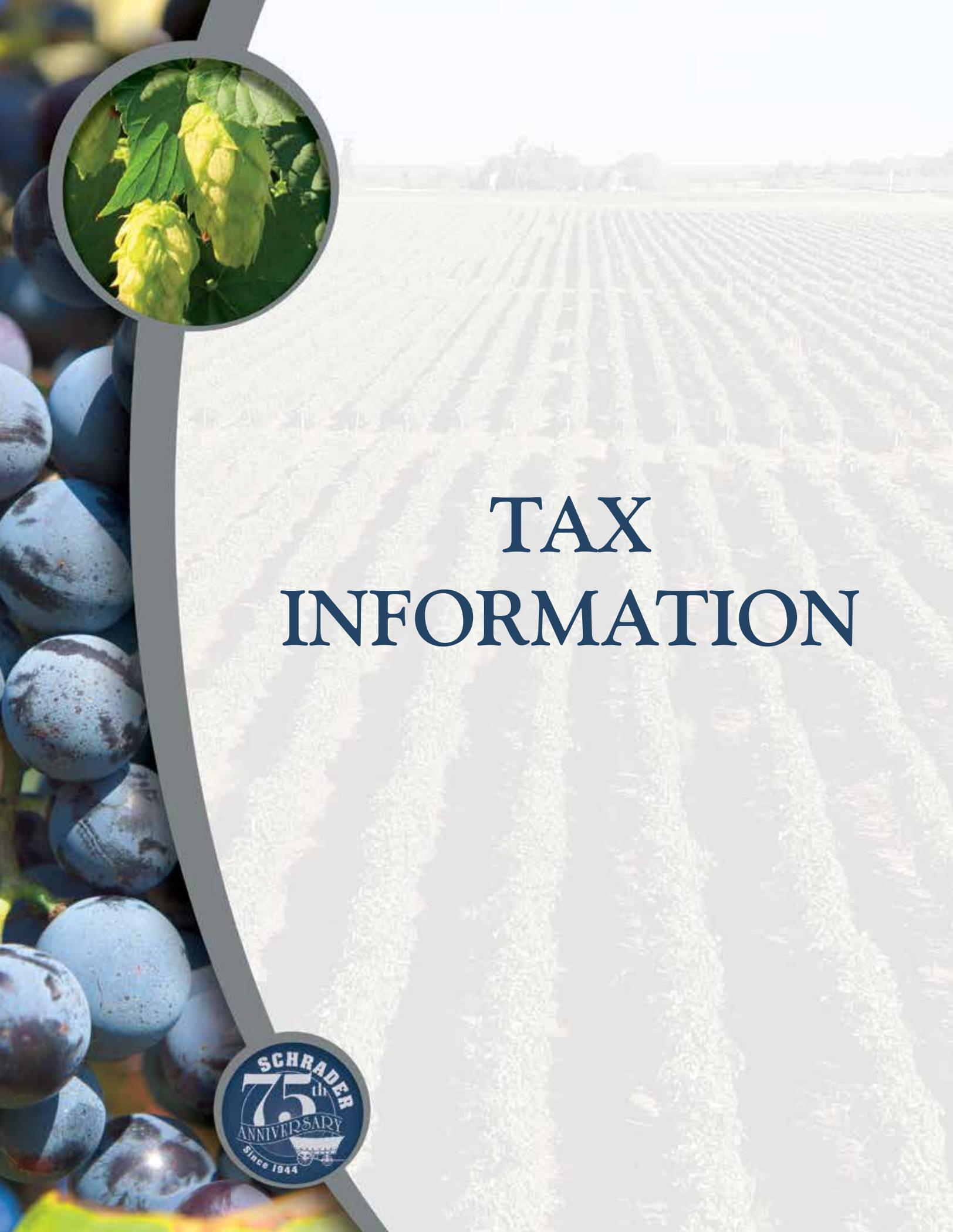
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2019 www.AgriDataInc.com



0ft 1490ft 2979ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	4.14
PFO5F	Freshwater Forested/Shrub Wetland	2.46
PFO1C	Freshwater Forested/Shrub Wetland	2.03
PUBGx	Freshwater Pond	0.30
R4SBC	Riverine	0.03
Total Acres		8.96

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# TAX INFORMATION



# TAX INFORMATION

Tax Information as found:

Commonly known as: 40221 County Road 374, Paw Paw, MI

Tax I.D. Number: 80-14-009-018-00 (parcel 1)

2015 SEV: \$149,600.00

2015 Taxable Value: \$83,092.00

2015 Summer Tax Amount: \$878.82 Paid

**2015 Winter Tax Amount: \$1,773.95 PAYABLE THROUGH 2/14/16**

Special Assessments: Not available at time of examination

Principal Residence Exemption: 100% for tax year 2015

School District: Paw Paw

Tax Information as found:

Commonly known as: 39735 County Road 374, Paw Paw, MI

Tax I.D. Number: 80-14-010-012-02 (parcel 2)

2015 SEV: \$188,400.00

2015 Taxable Value: \$56,309.00

2015 Summer Tax Amount: \$595.54 BASE - \$619.13 DECEMBER PAYOFF

**2015 Winter Tax Amount: \$2,225.83 PAYABLE THROUGH 2/14/16**

Special Assessments: Not available at time of examination

Principal Residence Exemption: 0% for tax year 2015

School District: Paw Paw

Tax Information as found:

Commonly known as: County Road 374 - Vacant Land, Paw Paw, MI

Tax I.D. Number: 80-14-009-015-00 (parcel 3)

2015 SEV: \$57,900.00

2015 Taxable Value: \$10,441.00

2015 Summer Tax Amount: \$110.42 Paid

**2015 Winter Tax Amount: \$222.83 PAYABLE THROUGH 2/14/16**

Special Assessments: Not available at time of examination

Principal Residence Exemption: 100% for tax year 2015

School District: Paw Paw

Tax Information as found:

Commonly known as: County Road 374 - Vacant Land, Paw Paw, MI

Tax I.D. Number: 80-14-009-017-00 (parcel 4)

2015 SEV: \$280,200.00

2015 Taxable Value: \$106,906.00

2015 Summer Tax Amount: \$1,130.69 Paid

**2015 Winter Tax Amount: \$2,282.37 PAYABLE THROUGH 2/14/16**

Special Assessments: Not available at time of examination

Principal Residence Exemption: 100% for tax year 2015

School District: Paw Paw

Tax Information as found:

Commonly known as: County Road 374 - Vacant Land, Paw Paw, MI

Tax I.D. Number: 80-14-009-007-00 (parcel 5)

2015 SEV: \$113,700.00

2015 Taxable Value: \$32,626.00

2015 Summer Tax Amount: \$345.06 Paid

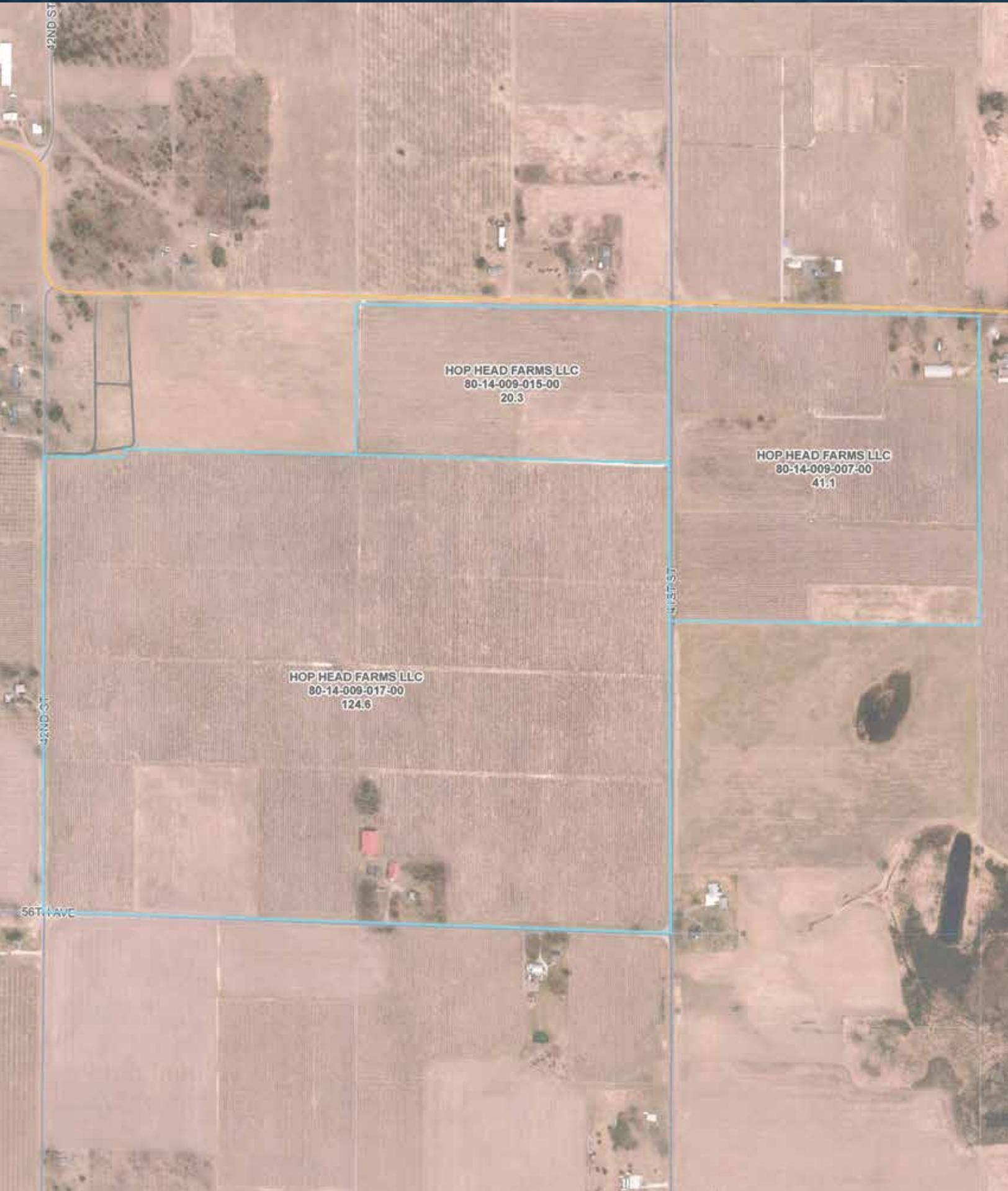
**2015 Winter Tax Amount: \$696.50 PAYABLE THROUGH 2/14/16**

Special Assessments: Not available at time of examination

Principal Residence Exemption: 100% for tax year 2015

School District: Paw Paw

# TAX PARCEL MAP



HOP HEAD FARMS LLC  
80-14-009-015-00  
20.3

HOP HEAD FARMS LLC  
80-14-009-007-00  
41.1

HOP HEAD FARMS LLC  
80-14-009-017-00  
124.6

42ND ST

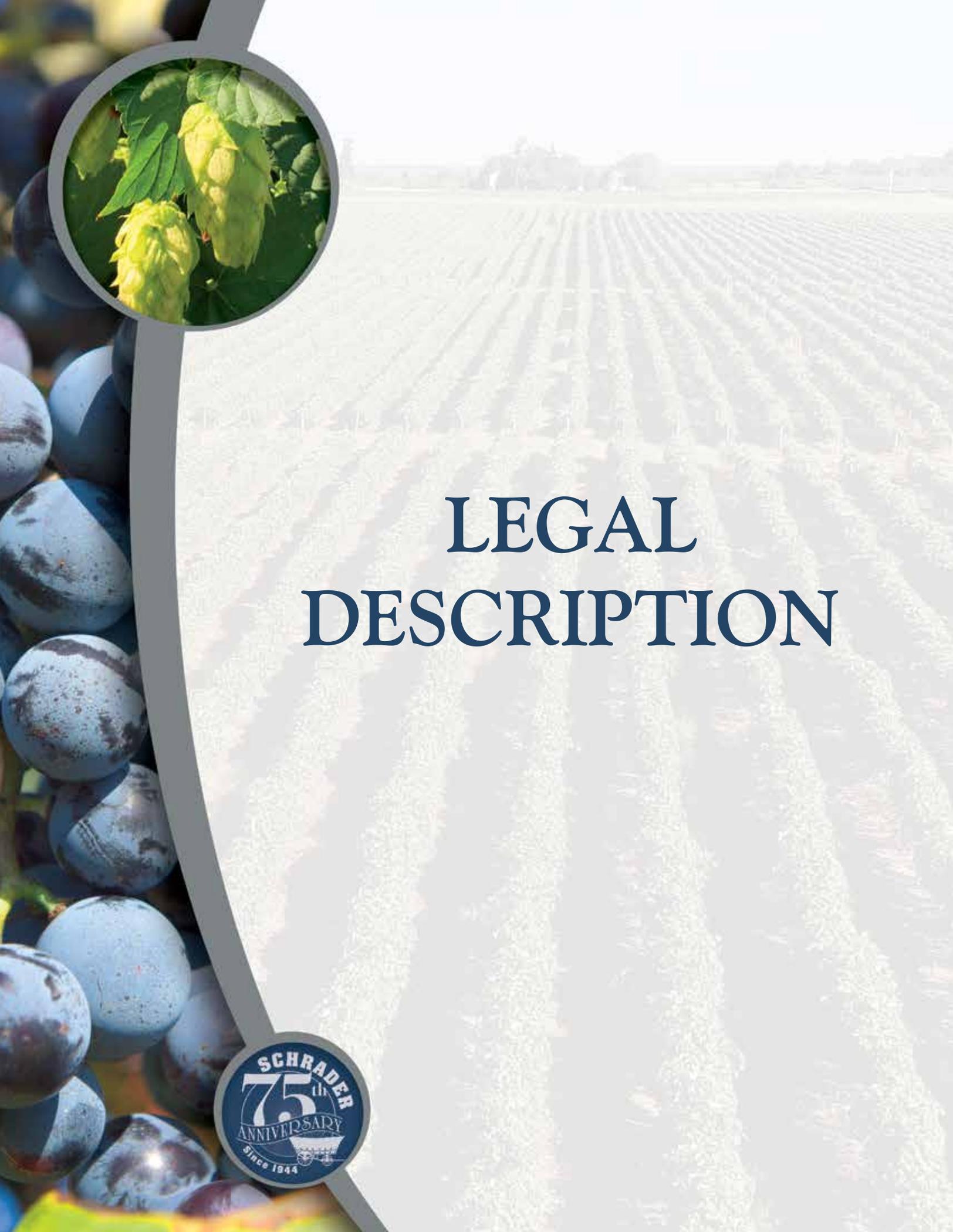
42ND CT

56TH AVE

42ND CT

# TAX PARCEL MAP





# LEGAL DESCRIPTION



# LEGAL DESCRIPTION

ALTA Commitment

EXHIBIT "A"

Commitment No. 893932

Land situated in the Township of Paw Paw, County of Van Buren, State of MI described as follows:

Parcel 1:

Commencing at the East 1/4 post of Section 9, Town 3 South, Range 14 West; thence West 70 rods; thence South 91 3/7 rods; thence East to the Section line; thence North to beginning.

Also described for tax purposes as: NE 1/4 SE 1/4 EX W 5 A & N 5 A OF E 7/8 SE 1/4 SE 1/4

Parcel 2:

Land situated in the Township of Paw Paw, County of Van Buren, State of MI described as follows:

The South 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 10, Town 3 South, Range 14 West. Also, the North 70 acres of the West 1/2 of the Southwest 1/4 of said Section 10. Except, commencing at the West 1/4 post of said Section 10; thence East 200 feet; thence South 150 feet; thence West 200 feet; thence North 150 feet to beginning. Except, part of the Southwest 1/4 of Section 10, Town 3 South, Range 14 West, described as commencing at the West 1/4 post of said Section 10; thence East along the East and West 1/4 line of said Section, 842.00 feet to the point of beginning of the land herein described; thence continuing East along said 1/4 line, 226.00 feet; thence South at right angles to said East and West 1/4 line, 192.75 feet; thence West at right angles to the last described line, 226.00 feet; thence North at right angles to the last described line, 192.75 feet to the place of beginning.

Also except, commencing on the West Section line of Section 10, Town 3 South, Range 14 West, at a point 150 feet South of the West 1/4 post; thence South on said West Section line 50 feet; thence East 100 feet; thence North parallel with the West Section line 50 feet; thence West 100 feet to beginning. Also except, part of the West 1/2 of the Southwest 1/4 of Section 10, Town 3 South, Range 14 West, described as follows: Commencing at the West 1/4 corner of said Section 10; thence South 89°18'30" East along the East-West 1/4 line of said Section 10, 1068.06 feet to the place of beginning; thence continuing South 89°18'30" East along said 1/4 line 238.39 feet to the West 1/8 line of said Section; thence South 00°00'14" West along said 1/8 line 731.05 feet; thence North 89°18'30" West 237.17 feet; thence North 00°41'30" East 731.00 feet to the place of beginning.

Parcel 3:

Land situated in the Township of Paw Paw, County of Van Buren, State of MI described as follows:

Beginning at the 1/8 post on the North side of the Southwest 1/4 of Section 9, Town 3 South, Range 14 West and running thence on said 1/4 line South 89°28'20" East 1343.83 feet to the center of said Section; thence South 00°27'00" East on the 1/4 line 664.30 feet; thence North 88°52'49" West 1346.61 feet to the North and South 1/8 line in said 1/4 Section; thence North 00°13'30" West 650.35 feet to beginning.

Parcel 4:

Land situated in the Township of Paw Paw, County of Van Buren, State of MI described as follows:

# LEGAL DESCRIPTION

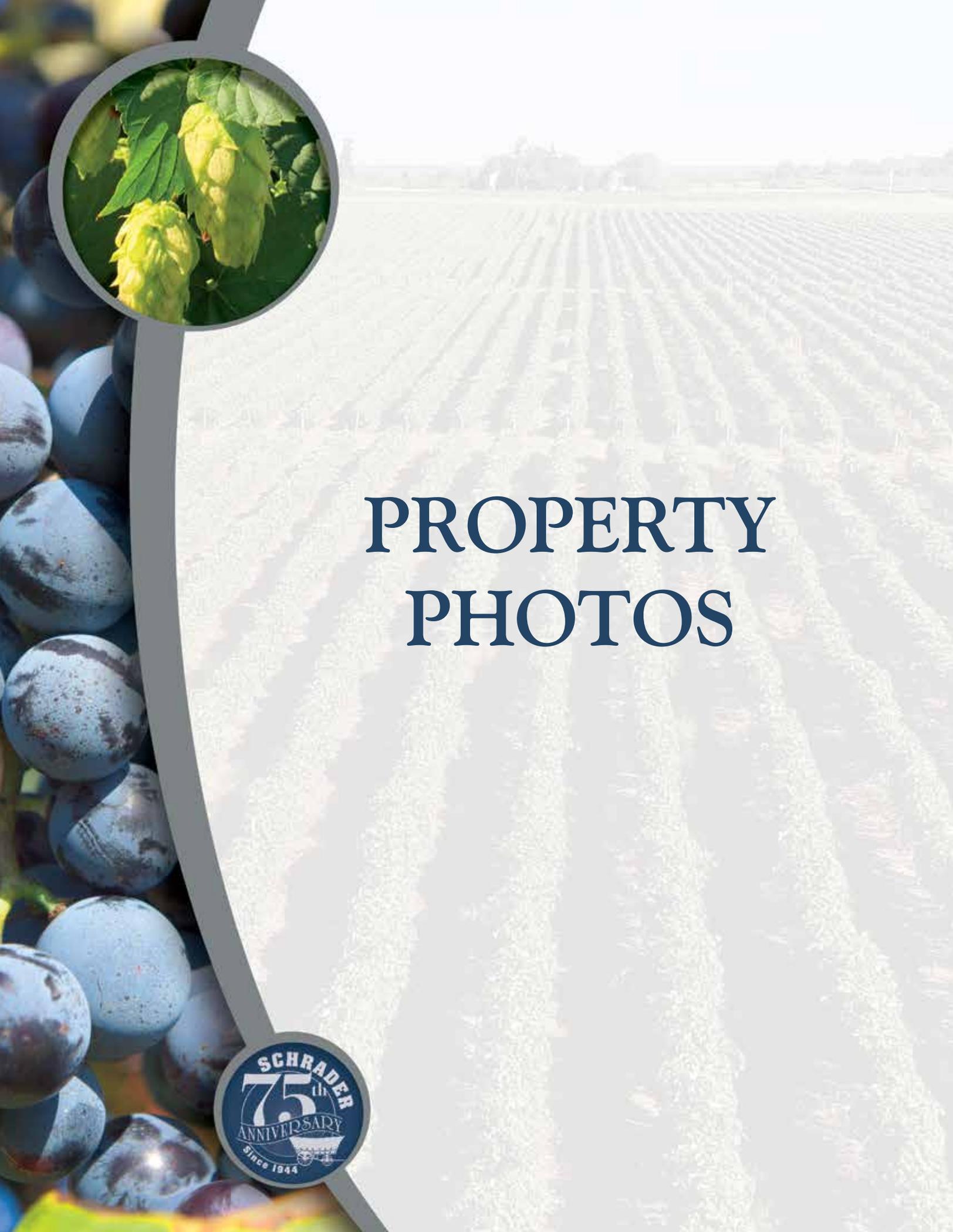
**The Southwest 1/4 of Section 9, Town 3 South, Range 14 West, except the North 676.5 feet of the West 348 feet thereof. Also except beginning on the 1/4 line 664.3 feet Southerly of the center of Section 9; thence Northerly along said 1/4 line 664.3 feet; thence Westerly along the East and West 1/4 line to a point 348 feet Easterly of the West line of said Section 9; thence Southerly parallel to said West line 640 feet; thence Easterly to beginning.**

**Parcel 5:**

**Land situated in the Township of Paw Paw, County of Van Buren, State of MI described as follows:**

**The Northwest 1/4 of the Southeast 1/4 of Section 9, Town 3 South, Range 14 West.**





# PROPERTY PHOTOS



TRACTS 1 & 2



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 4



TRACT 4



TRACT 4



TRACTS 5, 6 & 7 - Buildings Plus 2 Wind Machines



TRACTS 5 & 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 7



TRACT 8



TRACT 8



TRACT 8



TRACT 8 - Grapes & Hops



TRACT 8 - Hops



TRACT 8 - Hops



TRACT 8 - Hops













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