

# Significant Michigan Land AUCTION

Hillsdale County, MI

502<sup>±</sup>  
Acres

Offered in 13 Tracts

## INFORMATION BOOKLET

- 438.17<sup>±</sup> FSA Cropland Acres • Productive Tillable Farmland
- 2 Farms • 2 Rural Homes • Several Existing Barns
- Tracts ranging from 2<sup>±</sup> acres to 130<sup>±</sup> acres in size

FARM EQUIPMENT  
TO SELL  
THURSDAY, JULY 27<sup>th</sup>  
10:00AM

Thursday, July 27<sup>th</sup> at 6:00pm

Auction held at The Homer Community House, 112 W Adams St., Homer, MI 49245

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**SELLER: JoAn Bowman, Trust Officer for County National Bank,  
Successor Trustee of the Edward Kunesh Trust**

**AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.**

Kevin Jordan, 6502397357

Schrader Real Estate and Auction Company Inc., 6505397356



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

### **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 13 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 502± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**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 cashiers 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 Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

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

**DEED:** Property to be conveyed by Trustees Deed (subject to Permitted Exceptions).

**BIN LEASE:** The bin located on Tract 12 are subject to a lease through August 1, 2025. Further details regarding the lease can be found in the lease agreement on the website.

**FARM LEASE:** The farm is under lease through 2024. A per tract breakdown of the cash rent to be paid to

the new buyer(s) can be found in the chart and on the website. The buyer shall be paid the 2nd installment for the year 2023 and both installment in 2024.

**POSSESSION:** Subject to the farm lease that runs through 2024 and bin lease that runs through 2025. Further details relating to the leases can be found on the website.

**REAL ESTATE TAXES:** Real Estate taxes will be prorated to the date of closing.

**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 w/ auction personnel. Further, Seller disclaims any and all responsibility for Bidders 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 acreages, 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 Sellers option and

sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate and 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 persons 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.**



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**For Information Call Auction Manager:  
Kevin Jordan, 800-451-2709**



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, JULY 27, 2023**

**502± ACRES – HILLSDALE 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,

Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, July 20, 2023.  
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**  
**502± Acres • Hillsdale County, Michigan**  
**Thursday, July 27, 2023**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

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 Thursday, July 27, 2023 at 6:00 PM. (EST)
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) 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; email: auctions@schraderauction.com

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, Thursday, July 20, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

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:**

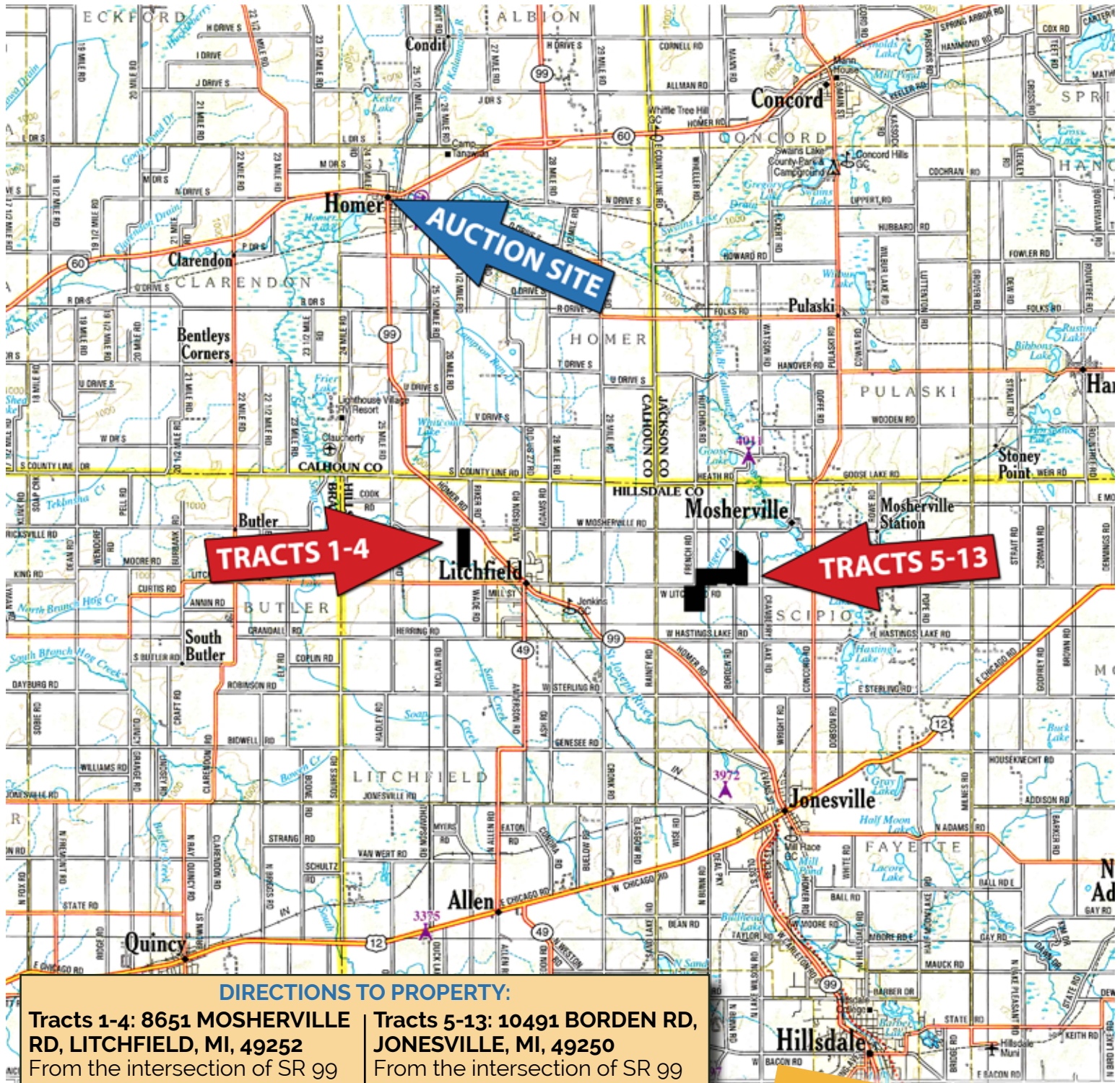
E-mail address of registered bidder: \_\_\_\_\_

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 260-244-7606.



# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP



## DIRECTIONS TO PROPERTY:

**Tracts 1-4: 8651 MOSHERVILLE RD, LITCHFIELD, MI, 49252**

From the intersection of SR 99 (Homer Rd) and W Litchfield Rd in Downtown Litchfield, head northwest on Homer Rd for 1 mile. Then turn west onto W Mosherville Rd, the property will be on your left after a ¼ mile.

**Tracts 5-13: 10491 BORDEN RD, JONESVILLE, MI, 49250**

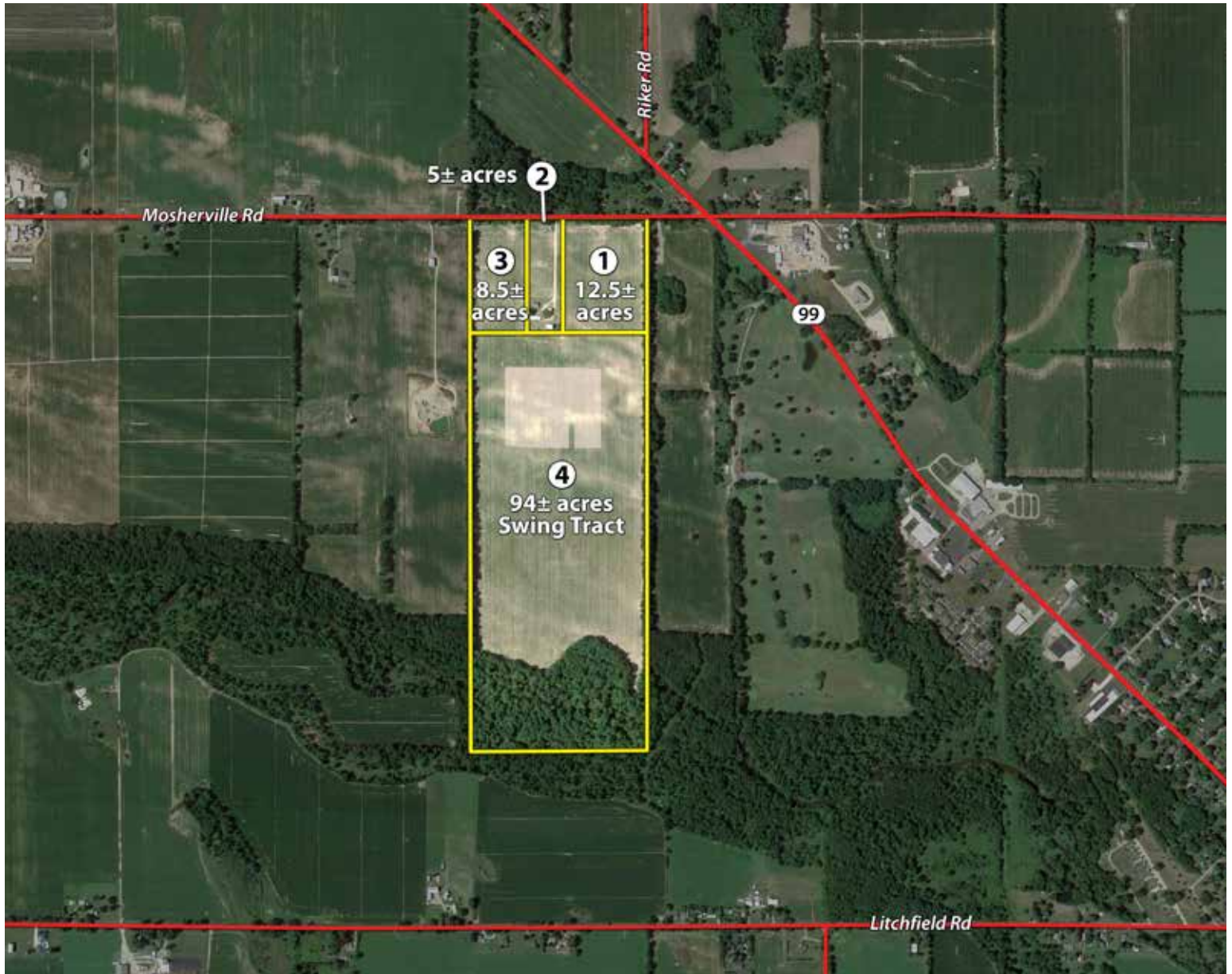
From the intersection of SR 99 (Homer Rd) and W Litchfield Rd in Downtown Litchfield, head east for 3 miles on W Litchfield Rd. the property will be on both sides of the road.

**AUCTION LOCATION:** The Homer Community House, 112 W Adams St, Homer, MI 49245.

**INSPECTION DATES:**  
 Thursday, July 6 • 12-2pm  
 Monday, July 17 • 4-6pm  
 Meet a Schrader Representative at the homes (Tracts 2 & 12) for more information.



# AERIAL MAP - TRACTS 1-4



## TRACT DESCRIPTIONS:

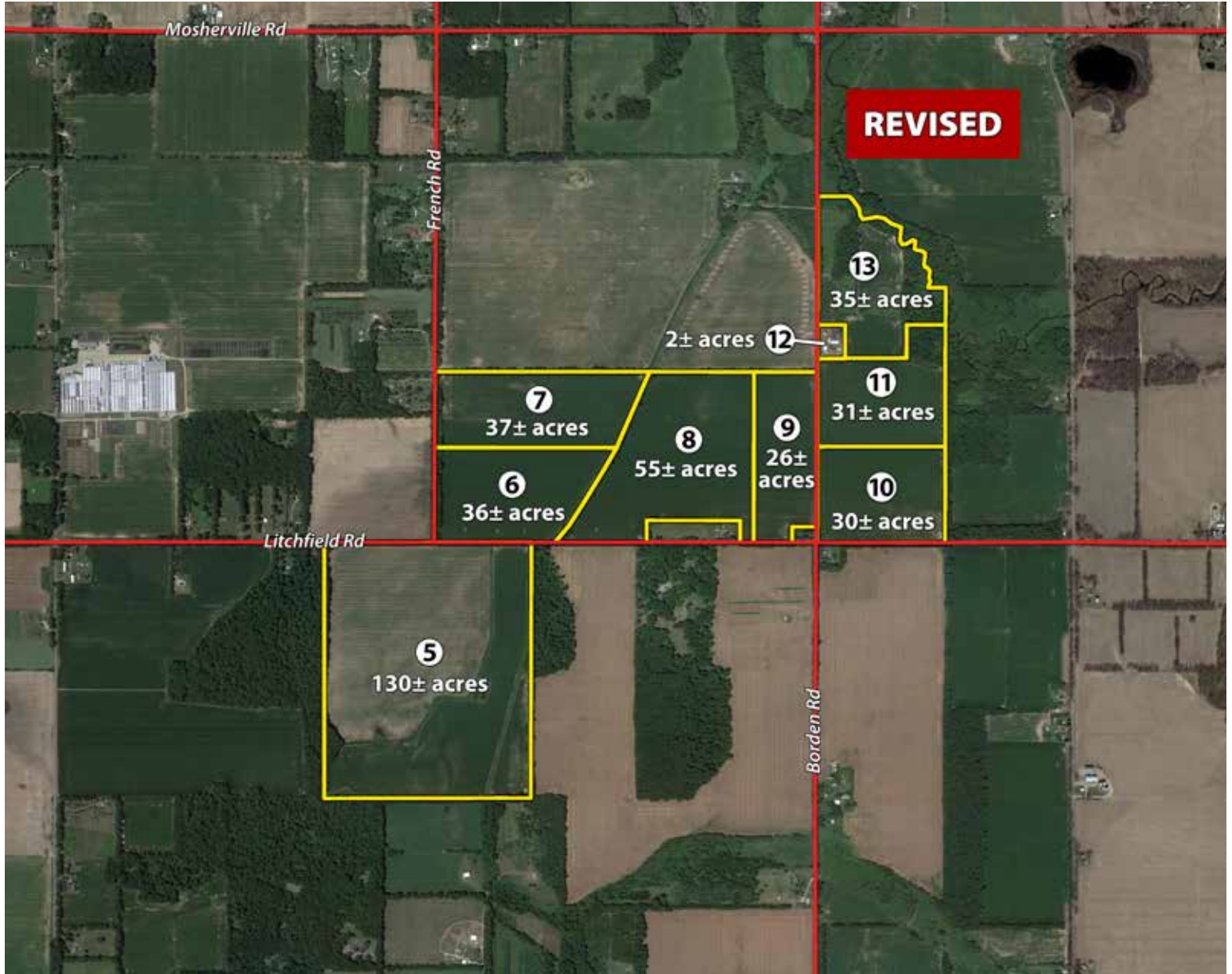
**TRACT #1: 12.5± ACRES** nestled off Mosherville Rd. The property is nearly 100% tillable and contains tree lines to the north and east creating for a secluded potential building site location.

**TRACT #2: 5± ACRES** containing several improvements which include a modest farmhouse and 3 outbuildings that have been used for machinery storage. The tract also contains 3± tillable acres.

**TRACT #3: 8.5± ACRES** of nearly all tillable farmland. Consider the future home site potential on this tract!

**TRACT #4: 94± ACRES "SWING TRACT"** of diversified land that should catch anyone's attention! The property is mostly productive farmland and also contains woods and frontage along the St. Joseph River at the south end of the property creating boundless recreational opportunities! Can be bid on by an adjoining landowner or in any combination including Tracts 1, 2, or 3.

# AERIAL MAP - TRACTS 5-13



**TRACT #5: 130± ACRES** of productive farmland containing a well-maintained ditch for possible drainage and irrigation opportunities. The tract contains mostly Matherton loam and Gilford Sandy loam soil types.

**TRACT #6: 36± ACRES** of quality farmland that has a ditch running along the east side of the tract. Consider combining with tract 7 for over 70± acres of farmland.

**TRACT #7: 37± ACRES** including nearly all productive farmland and a ditch to the east.

**TRACT #8: 55± ACRES** of quality farmland containing mostly Matherton loam and Gilford Sandy loam soil types.

**TRACT #9: 26± ACRES** of nearly 100% tillable land with frontage off both Litchfield Rd and Borden Rd.

**TRACT #10: 30± ACRES** which includes mostly Thetford loamy sand soils. An excellent add-on to any farming operation.

**TRACT #11: 31± ACRES** comprised of Thetford loamy sand soils and Matherton loam soils. Consider combining with tract 10 for over 65± acres of highly productive farmland.

**TRACT #12: 2± ACRES** of improved property including a modest farmhouse, 10,000 bu. dryer bin set up with an unload auger, and 4 outbuildings previously used for machinery storage. The bin is leased through August 1, 2025. As part of the bin lease there is an 8" Hutchinson auger and sweep auger that is included with the Tract. A copy of the bin lease is on the website.

**TRACT #13: 35± ACRES** of both recreational land and tillable land. An excellent hunting tract that also includes tillable acreage.



# **CASH RENT INFORMATION**

# CASH RENT CHART

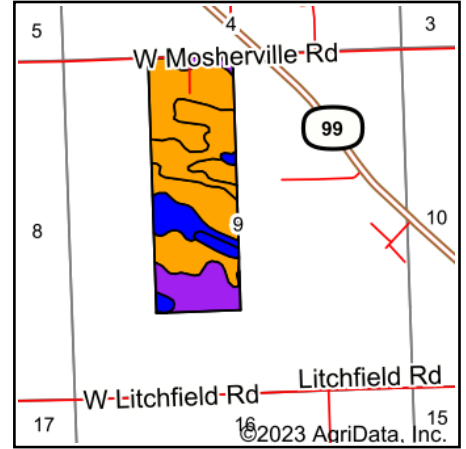
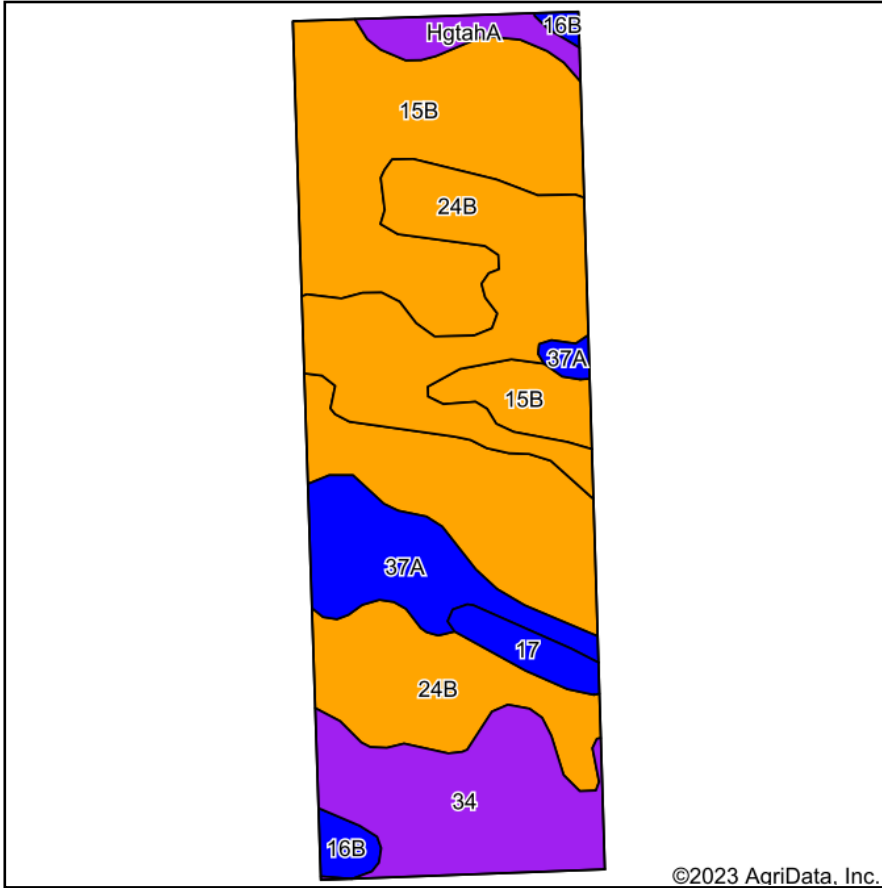
<b>CASH RENT PER TRACT - REVISED</b>				
<b>Tract</b>	<b>Acres</b>	<b>Tillable Acres</b>	<b>2023 Payment</b>	<b>2024 Payment</b>
1	12.5	12.5	\$1,141.11	\$2,282.22
2	5	2.5	\$228.22	\$456.44
3	8.5	8.5	\$775.95	\$1,551.91
4	94	69.97	\$6,387.48	\$12,774.95
5	130	118.23	\$10,793.08	\$21,586.15
6	36	35	\$3,195.11	\$6,390.21
7	37	34.66	\$3,164.07	\$6,328.14
8	55	54.2	\$4,947.85	\$9,895.70
9	26	24	\$2,190.93	\$4,381.86
10	30	30	\$2,738.66	\$5,477.33
11	31	29.49	\$2,692.11	\$5,384.21
12	2	0	\$0.00*	\$0.00*
13	35	19.12	\$1,745.44	\$3,490.88
<b>Total</b>	<b>502</b>	<b>438.17</b>	<b>\$40,000.00</b>	<b>\$80,000.00</b>

**Farm and Bin Lease:** The properties being sold are currently under a farm lease that runs through 2024, and tract 12 contains a bin lease through August 1, 2025. The buyers of each prospective tract will be assigned the lease accordingly. The cash rent chart below breaks down per tract what each buyer can expect to receive for the 2nd installment of 2023 and payment for the year 2024. Leases are available upon request, contact the auction company for more details.

**\*\*The income from the bin lease is dependant on grain stored.  
Contact auction company for additional information.**

# SOIL INFORMATION

# SOIL MAP - TRACTS 1-4



State: **Michigan**  
 County: **Hillsdale**  
 Location: **9-5S-4W**  
 Township: **Litchfield**  
 Acres: **121.19**  
 Date: **2/17/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MI059, Soil Area Version: 20

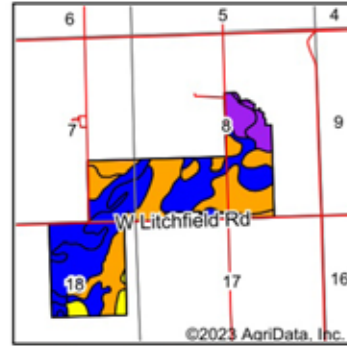
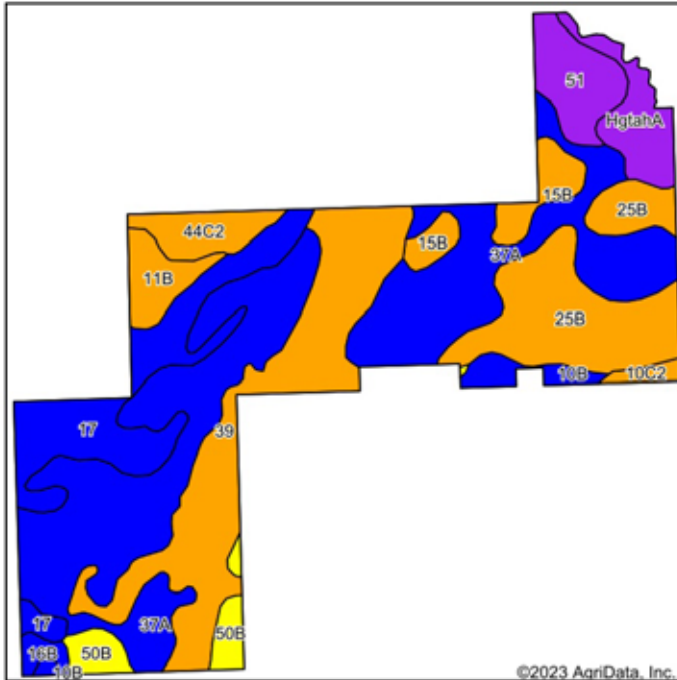
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Oats Bu	Soybeans Bu	Soybeans Irrigated Bu	Sugar beets Tons	Winter wheat Bu
15B	Boyer loamy sand, 1 to 6 percent slopes	48.65	40.1%		Ills	Ile									
24B	Spinks loamy sand, 0 to 6 percent slopes	35.84	29.6%		Ills	Ills	75	165	13	24	60	27	50		30
34	Adrian muck	17.45	14.4%		Vw										
37A	Matherton loam, 0 to 3 percent slopes	11.12	9.2%		Ilw		110		18		90	36		19	45
HgtahA	Houghton muck, 0 to 1 percent slopes	3.27	2.7%		Vw										
17	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	2.81	2.3%		Ilw										
16B	Fox sandy loam, till plain, 2 to 6 percent slopes	2.05	1.7%		Ile		98		18			36			48
<b>Weighted Average</b>					<b>3.21</b>	<b>*-</b>	<b>33.9</b>	<b>48.8</b>	<b>5.8</b>	<b>7.1</b>	<b>26</b>	<b>11.9</b>	<b>14.8</b>	<b>1.7</b>	<b>13.8</b>

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



# SOIL MAP - TRACTS 5-13



State: Michigan  
 County: Hillsdale  
 Location: 8-5S-3W  
 Township: Scipio  
 Acres: 383.43  
 Date: 2/17/2023



Soils data provided by USDA and NRC.S.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Oats Bu	Soybeans Bu	Soybeans Irrigated Bu	Sugar beets Tons	Winter wheat Bu	Winter wheat Irrigated Bu
37A	Matherton loam, 0 to 3 percent slopes	138.73	36.2%		Ilw		110		18		90	36		19	45	
39	Gilford sandy loam, till plain, 0 to 2 percent slopes	66.85	17.4%		Illw		146					33			59	
25B	Thetford loamy sand, 0 to 4 percent slopes	48.07	12.5%		Illw		85	148	14	22	65	32			35	
17	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	43.74	11.4%		Ilw											
51	Glendora mucky loamy sand, frequently flooded	16.26	4.2%		Vlw											
HgtahA	Houghton muck, 0 to 1 percent slopes	14.81	3.9%		Vw											
15B	Boyer loamy sand, 1 to 6 percent slopes	12.55	3.3%		Ills	Ile										
44C2	Leoni very gravelly sandy loam, 6 to 12 percent slopes, eroded	10.95	2.9%		Ille		75	130	15	21	52	25			25	40
50B	Coloma sand, 0 to 6 percent slopes	10.43	2.7%		IVs	Ille	55	170	7		45	18	55		25	
11B	Eleva channery fine sandy loam, 2 to 6 percent slopes	10.02	2.6%		Ills											
10B	Hillsdale-Riddles complex, 2 to 6 percent slopes	5.60	1.5%		Ile	Ile	110	175	18	27	80	40	55		48	
16B	Fox sandy loam, till plain, 2 to 6 percent slopes	2.90	0.8%		Ile		98		18				36		48	
10C2	Hillsdale-Riddles complex, 6 to 12 percent slopes, eroded	2.52	0.7%		Ille		90		13		70	35			40	
Weighted Average					2.73	*	82.5	29.4	9.4	3.8	45	25.1	2.3	6.9	33.7	1.1

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.







# **FSA INFORMATION**

# FSA INFORMATION

MICHIGAN  
HILLSDALE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4477  
Prepared : 4/21/23 6:12 AM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : ██████████  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
505.00	438.17	438.17	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	438.17	0.00		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	PLC Yield	HIP
Corn	243.00	0.00	135	0
Soybeans	191.70	0.00	36	0
<b>TOTAL</b>	<b>434.70</b>	<b>0.00</b>		

### NOTES

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Tract Number : 1225

Description : B2 9 LITCHFIELD  
FSA Physical Location : MICHIGAN/HILLSDALE  
ANSI Physical Location : MICHIGAN/HILLSDALE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : EDWARD KUNESH  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.20	93.47	93.47	0.00	0.00	0.00	0.00	0.0



# FSA INFORMATION

MICHIGAN  
HILLSDALE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 4477  
Prepared : 4/21/23 6:12 AM CST  
Crop Year : 2023

### Tract 1225 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	93.47	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.28	0.00	135
Soybeans	40.19	0.00	36
<b>TOTAL</b>	<b>93.47</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 1226

**Description** : D2 7 8 18 SCIPIO  
**FSA Physical Location** : MICHIGAN/HILLSDALE  
**ANSI Physical Location** : MICHIGAN/HILLSDALE  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : EDWARD KUNESH  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
387.80	344.70	344.70	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	344.70	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	189.72	0.00	135
Soybeans	151.51	0.00	36
<b>TOTAL</b>	<b>341.23</b>	<b>0.00</b>	

### NOTES

# FSA INFORMATION

HILLSDALE  
Form: FSA-156EZ



Prepared : 4/21/23 6:12 AM CST  
Crop Year : 2023

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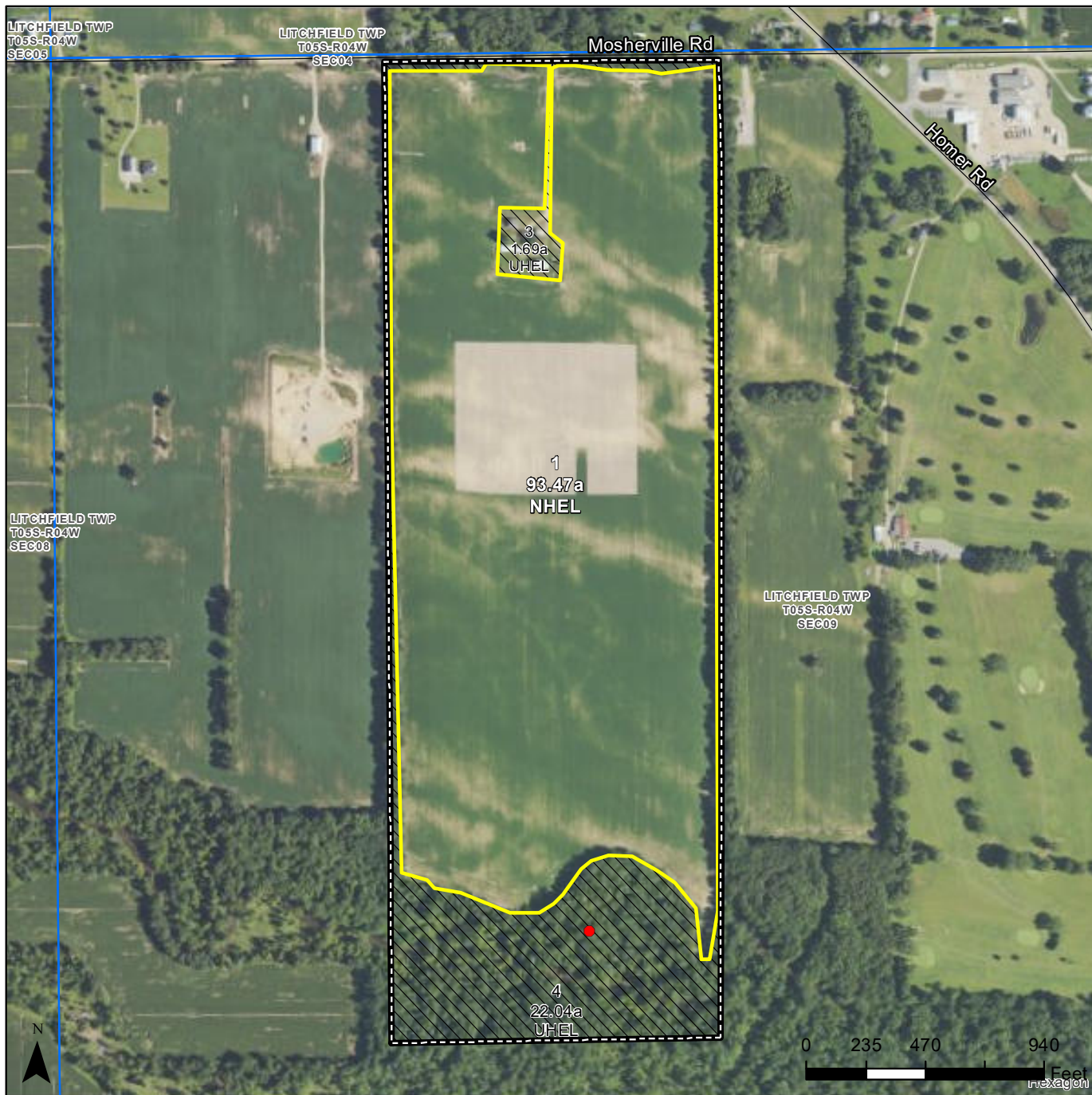
*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION - TRACTS 1-4



Hillsdale County, Michigan

Name: \_\_\_\_\_ Share: \_\_\_\_\_  
 Name: \_\_\_\_\_ Share: \_\_\_\_\_  
 Name: \_\_\_\_\_ Share: \_\_\_\_\_



- Common Land Unit**
- Common Land Unit\*
  - Non-Cropland
  - Tract Boundary
  - Section Lines
- Cropland vs  Noncropland

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
  - Areas of Concern as of 11/1/22

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

Shares - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<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

**2023 Program Year**  
 CLU Date: November 1, 2022  
 2022 NAIP Production Imagery\*

**Farm 4477**  
**Tract 1225**



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. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). \*Tracts in other states will reflect NAIP 2020/2021. NAIP Early Access Production Imagery has gone through an initial quality control process but may not be final.

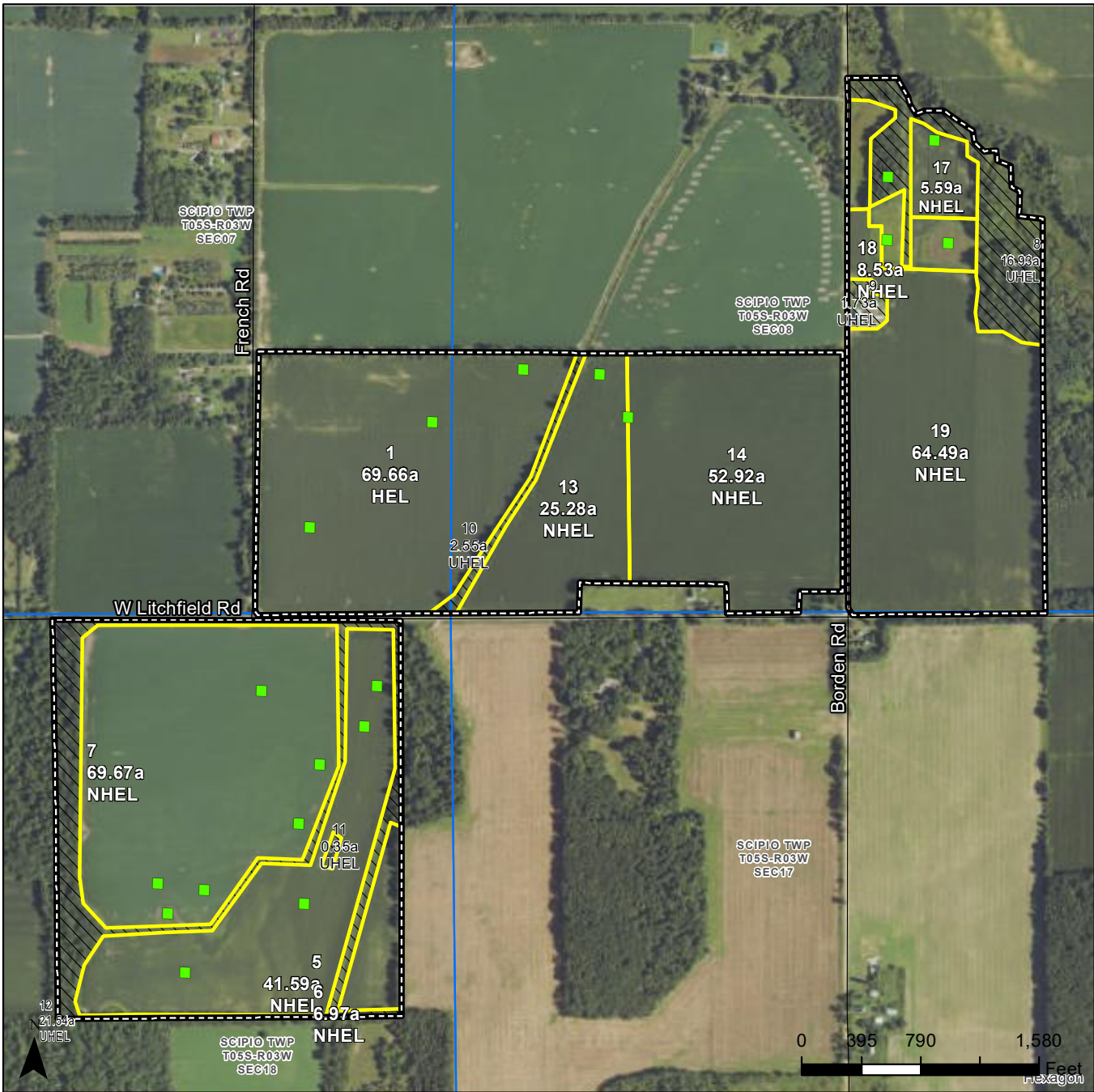


# FSA INFORMATION - TRACTS 5-13



Hillsdale County, Michigan

Name: \_\_\_\_\_ Share: \_\_\_\_\_  
 Name: \_\_\_\_\_ Share: \_\_\_\_\_  
 Name: \_\_\_\_\_ Share: \_\_\_\_\_



- Common Land Unit**
- Common Land Unit\*
  - Non-Cropland
  - Tract Boundary
  - Section Lines
  - Cropland vs  Noncropland

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
  - ⊕ Areas of Concern as of 11/1/22

- This box is applicable ONLY for certification maps. Options only valid if checked.**
- Shares - 100% OP
  - Certified Organic
  - All Crops - Non-Irrigated
  - CORN - YEL/GR
  - WHEAT - GR (SRW or SWW)
  - SOYS - COM/GR
  - ALFALFA - FG or GZ
  - DRY BEANS - DE
  - MIXFG - FG or GZ

**2023 Program Year**  
 CLU Date: November 1, 2022  
 2022 NAIP Production Imagery\*



**Farm 4477**  
**Tract 1226**

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# TAX INFORMATION

# TAX INFORMATION - TRACT 1

**General Property Information**

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**Report and Property Data compiled as of December 16, 2022**

Parcel ID: 30 01 009 100 008 09 5 4      Assessor Acreage: 12.43  
 Property Address:      Property Class: 102  
 City/Twp/Village: LITCHFIELD TWP      School District: LITCHFIELD COMMUNITY

### Tax Description


E 630 FT OF N 860 FT OF N 120 A E1/2 W1/2 SEC 9 T5S R4W 12.43 A M/L SPLIT ON 06/30/2003 FROM 01 009 100 002 09 5 4;


### Tax Information

PRE/Qual Ag %: 100      2022 SEV: 24,500      2021 SEV: 21,500  
 Land Value: 48,995      2022 Taxable Value: 7,058      2021 Taxable Value: 6,833  
 Land Imp Value: 0      Liber/Page(1-2-3): 1767/642 - 443/287 - 420/141  
 Building Value: 0      ECF Table: AGRICULTURAL  
 True Cash Value: 48,995      Land Table: 1001 AGRICULTURAL

	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022	Total Delinquent Tax: \$0.00
Base Tax:	\$ 76.65	\$ 99.15	0	
Special Asmt:	0	0	0	* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above
Admin Fee:	\$ 0.76	\$ 0.99	0	* Please contact the appropriate City/Village/Township Treasurer for up to date information.
Total Tax:	\$ 77.41	\$ 100.14	0	* For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700
Amount Paid:	\$ 77.41	0	0	
Interest:	0	0	0	
Paid Date:	08/09/2022	*	*	
Balance Due:	0	\$ 100.14	0	

# TAX INFORMATION - TRACT 2





**General  
Property  
Information**

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**Report and Property Data  
compiled as of  
December 16, 2022**

**Parcel ID:** 30 01 009 100 006 09 5 4      **Assessor Acreage:** 5.33  
**Property Address:** 8651 W MOSHERVILLE RD      **Property Class:** 101  
**City/Twp/Village:** LITCHFIELD TWP      **School District:** LITCHFIELD COMMUNITY

### Tax Description

E 270 FT OF W 690 FT OF N 860 FT OF N 120 A E1/2 W1/2 SEC 9 T5S R4W 5.33 A M/L SPLIT ON 06/30/2003 FROM 01 009 100 002 09 5 4;

### Tax Information

PRE/Qual Ag %: 100	2022 SEV: 65,200	2021 SEV: 60,600
Land Value: 25,413	2022 Taxable Value: 27,196	2021 Taxable Value: 26,328
Land Imp Value: 0	Liber/Page(1-2-3): 1767/642 - 443/287 - 420/141	
Building Value: 104,953	ECF Table: AGRICULTURAL	
True Cash Value: 130,366	Land Table: 4001 RESIDENTIAL	

	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022	
<b>Base Tax:</b>	\$ 295.39	\$ 382.21	0	* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above * Please contact the appropriate City/Village/Township Treasurer for up to date information. * For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700
<b>Special Asmt:</b>	0	0	0	
<b>Admin Fee:</b>	\$ 2.95	\$ 3.82	0	
<b>Total Tax:</b>	\$ 298.34	\$ 386.03	0	
<b>Amount Paid:</b>	\$ 298.34	0	0	
<b>Interest:</b>	0	0	0	
<b>Paid Date:</b>	08/09/2022	*	*	
<b>Balance Due:</b>	0	\$ 386.03	0	
<b>Total Delinquent Tax: \$0.00</b>				

# TAX INFORMATION - TRACT 3

General  
Property  
Information

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Report and Property Data  
compiled as of  
December 16, 2022

**Parcel ID:** 30 01 009 100 007 09 5 4      **Assessor Acreage:** 8.30  
**Property Address:**      **Property Class:** 102  
**City/Twp/Village:** LITCHFIELD TWP      **School District:** LITCHFIELD COMMUNITY

### Tax Description

W 420 FT OF N 860 FT OF N 120 A E 1/2 W 1/2 SEC 9 T5S R4W 8.3 A M/LSPPLIT ON 06/30/2003 FROM 01 009 100 002 09 5 4;


### Tax Information


PRE/Qual Ag %: 100	2022 SEV: 15,400	2021 SEV: 15,400
Land Value: 30,733	2022 Taxable Value: 4,734	2021 Taxable Value: 4,583
Land Imp Value: 0	Liber/Page(1-2-3): 1767/642 - 443/287 - 420/141	
Building Value: 0	ECF Table: AGRICULTURAL	
True Cash Value: 30,733	Land Table: 4001 RESIDENTIAL	

	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022	
<b>Base Tax:</b>	\$ 51.41	\$ 66.47	0	<b>Total Delinquent Tax: \$0.00</b>  * Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above * Please contact the appropriate City/Village/Township Treasurer for up to date information. * For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700
<b>Special Asmt:</b>	0	0	0	
<b>Admin Fee:</b>	\$ 0.51	\$ 0.66	0	
<b>Total Tax:</b>	\$ 51.92	\$ 67.13	0	
<b>Amount Paid:</b>	\$ 51.92	0	0	
<b>Interest:</b>	0	0	0	
<b>Paid Date:</b>	08/09/2022	*	*	
<b>Balance Due:</b>	0	\$ 67.13	0	



# TAX INFORMATION - TRACT 4





## General Property Information

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**Report and Property Data compiled as of December 16, 2022**

Parcel ID: 30 01 009 100 005 09 5 4      Assessor Acreage: 93.94  
 Property Address:      Property Class: 102  
 City/Twp/Village: LITCHFIELD TWP      School District: LITCHFIELD COMMUNITY

### Tax Description

N 120 A E1/2 W1/2 EXC N 860 FT SEC 9 T5S R4W 93.94 A M/LSPLIT ON 06/30/2003 FROM 01 009 100 002 09 5 4;

### Tax Information

PRE/Qual Ag %: 100	2022 SEV: 182,100	2021 SEV: 162,400
Land Value: 364,254	2022 Taxable Value: 53,325	2021 Taxable Value: 51,622
Land Imp Value: 0	Liber/Page(1-2-3): 1767/642 - 443/287 - 420/141	
Building Value: 0	ECF Table: AGRICULTURAL	
True Cash Value: 364,254	Land Table: 1001 AGRICULTURAL	

	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022	Total Delinquent Tax: \$0.00
Base Tax:	\$ 579.21	\$ 749.55	0	* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above * Please contact the appropriate City/Village/Township Treasurer for up to date information. * For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700
Special Asmt:	0	0	0	
Admin Fee:	\$ 5.79	\$ 7.49	0	
Total Tax:	\$ 585.00	\$ 757.04	0	
Amount Paid:	\$ 585.00	0	0	
Interest:	0	0	0	
Paid Date:	08/09/2022	*	*	
Balance Due:	0	\$ 757.04	0	





# TAX INFORMATION - PART OF TRACTS 6 & 7



**General  
Property  
Information**

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**Report and Property Data  
compiled as of  
December 16, 2022**

**Parcel ID:** 30 02 007 400 005 07 5 3      **Assessor Acreage:** 53.00  
**Property Address:**      **Property Class:** 102  
**City/Twp/Village:** SCIPIO TWP      **School District:** JONESVILLE COMMUNITY

### Tax Description

COM AT SE COR SEC TH N 1765.5 FT TH W 1320 FT TH S 1765.5 FT TH E 1320 FT TO POB SEC 7 T5S R3W 53.5 A M/L

### Tax Information

PRE/Qual Ag %: 100	<b>2022 SEV:</b> 108,900	<b>2021 SEV:</b> 95,000
Land Value: 217,838	<b>2022 Taxable Value:</b> 29,630	<b>2021 Taxable Value:</b> 28,684
Land Imp Value: 0	<b>Liber/Page(1-2-3):</b> 1767/642 - 835/943 - 478/229	
Building Value: 0	<b>ECF Table:</b> 1001 AGRICULTRAL	
True Cash Value: 217,838	<b>Land Table:</b> 1001 AG	

	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022	
<b>Base Tax:</b>	\$ 321.83	\$ 508.32	0	* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above * Please contact the appropriate City/Village/Township Treasurer for up to date information. * For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700
<b>Special Asmt:</b>	0	0	0	
<b>Admin Fee:</b>	\$ 3.21	\$ 5.08	0	
<b>Total Tax:</b>	\$ 325.04	\$ 513.40	0	
<b>Amount Paid:</b>	\$ 325.04	0	0	
<b>Interest:</b>	0	0	0	
<b>Paid Date:</b>	08/08/2022	*	*	
<b>Balance Due:</b>	0	\$ 513.40	0	

**Total Delinquent Tax: \$0.00**

# TAX INFORMATION - PARTS OF TRACTS 6 & 7 & 8



**Parcel ID:** 30 02 008 300 005 08 5 3      **Assessor Acreage:** 75.25  
**Property Address:**                                      **Property Class:** 102  
**City/Twp/Village:** SCIPIO TWP                      **School District:** JONESVILLE COMMUNITY

## Tax Description

S 1765.5 FT OF W 3/4 SW 1/4 EXC COM 808 FT W OF SE COR SW 1/4 TH N 225 FT TH W 968 FT TH S 225 FT TH E 968 FT TO POB SEC 8 T5S R3W 75.25 A M/L

## Tax Information

**PRE/Qual Ag %:** 100                                      **2022 SEV:** 159,300                                      **2021 SEV:** 139,000  
**Land Value:** 318,560                                      **2022 Taxable Value:** 42,104                                      **2021 Taxable Value:** 40,759  
**Land Imp Value:** 0                                      **Liber/Page(1-2-3):** 1767/642 - 835/943 - 478/229  
**Building Value:** 0                                      **ECF Table:** 1001 AGRICULTRAL  
**True Cash Value:** 318,560                                      **Land Table:** 1001 AG

	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022
<b>Base Tax:</b>	\$ 457.32	\$ 722.34	0
<b>Special Asmt:</b>	0	0	0
<b>Admin Fee:</b>	\$ 4.57	\$ 7.22	0
<b>Total Tax:</b>	\$ 461.89	\$ 729.56	0
<b>Amount Paid:</b>	\$ 461.89	0	0
<b>Interest:</b>	0	0	0
<b>Paid Date:</b>	08/08/2022	*	*
<b>Balance Due:</b>	0	\$ 729.56	0

**Total Delinquent Tax:** \$0.00

\* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above  
 \* Please contact the appropriate City/Village/Township Treasurer for up to date information.  
 \* For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

# TAX INFORMATION - TRACT 9





**General  
Property  
Information**

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**Report and Property Data  
compiled as of  
December 16, 2022**

**Parcel ID:** 30 02 008 300 003 08 5 3      **Assessor Acreage:** 25.75  
**Property Address:**                              **Property Class:** 102  
**City/Twp/Village:** SCIPIO TWP              **School District:** JONESVILLE COMMUNITY

### Tax Description

S 1765.5 FT OF E1/4 SW1/4 EXC COM SE COR TH N 165 FT TH W 264 FT TH S 165 FT TH E 264 FT TO POB SEC 8 T5S R3W 25.75 A M/L


### Tax Information

PRE/Qual Ag %: 100	2022 SEV: 51,900	2021 SEV: 45,300
Land Value: 103,836	2022 Taxable Value: 15,165	2021 Taxable Value: 14,681
Land Imp Value: 0	Liber/Page(1-2-3): 1767/642 - 835/943 - 478/229	
Building Value: 0	ECF Table: 1001 AGRICULTURAL	
True Cash Value: 103,836	Land Table: 1001 AG	

	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022	Total Delinquent Tax: \$0.00
<b>Base Tax:</b>	\$ 164.72	\$ 260.13	0	* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above * Please contact the appropriate City/Village/Township Treasurer for up to date information. * For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700
<b>Special Asmt:</b>	0	0	0	
<b>Admin Fee:</b>	\$ 1.64	\$ 2.60	0	
<b>Total Tax:</b>	\$ 166.36	\$ 262.73	0	
<b>Amount Paid:</b>	\$ 166.36	0	0	
<b>Interest:</b>	0	0	0	
<b>Paid Date:</b>	08/08/2022	*	*	
<b>Balance Due:</b>	0	\$ 262.73	0	



# TAX INFORMATION - TRACTS 10-13



**General  
Property  
Information**

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**Report and Property Data  
compiled as of  
December 16, 2022**

**Parcel ID:** 30 02 008 400 001 08 5 3      **Assessor Acreage:** 98.00  
**Property Address:** 10491 BORDEN RD      **Property Class:** 101  
**City/Twp/Village:** SCIPIO TWP      **School District:** JONESVILLE COMMUNITY

### Tax Description

W 1/2 SE 1/4 ALSO COM SW COR NE 1/4 SEC 8 TH N 957 FT TH E TO W BANK OF SOUTH BRANCH OF KALAMAZOO RIVER TH SELY ALG W BANK OF SD RIVER TO 1/4 SEC LN SD SEC TH W ON SD 1/4 LN TO POB EXC THE BED OF THE RIVER SEC 8 T5S R3W 98 A M/L

### Tax Information

PRE/Qual Ag %: 100	<b>2022 SEV:</b> 247,200	<b>2021 SEV:</b> 223,000
Land Value: 389,490	<b>2022 Taxable Value:</b> 93,686	<b>2021 Taxable Value:</b> 90,694
Land Imp Value: 625	<b>Liber/Page(1-2-3):</b> 1767/642 - 835/943 - 510/298	
Building Value: 104,295	<b>ECF Table:</b> 1001 AGRICULTRAL	
True Cash Value: 494,410	<b>Land Table:</b> 1001 AG	

	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022
<b>Base Tax:</b>	\$ 1,017.60	\$ 1,607.42	0
<b>Special Asmt:</b>	0	0	0
<b>Admin Fee:</b>	\$ 10.17	\$ 16.07	0
<b>Total Tax:</b>	\$ 1,027.77	\$ 1,623.49	0
<b>Amount Paid:</b>	\$ 1,027.77	0	0
<b>Interest:</b>	0	0	0
<b>Paid Date:</b>	08/08/2022	*	*
<b>Balance Due:</b>	0	\$ 1,623.49	0

**Total Delinquent Tax: \$0.00**

\* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above  
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 \* For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

# TITLE COMMITMENT

# TITLE COMMITMENT

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY  
STEWART TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: American Title Company of Jackson  
Issuing Office: 280 W. Cortland Street, Jackson, MI 49201

Issuing Office's ALTA® Registry ID: 1070105

Loan ID No.:

Commitment No.: PRE-185818

Issuing Office File No.: 185818

Property Address: VARIOUS PROPERTIES, MI  
VACANT LAND MOSHERVILLE RD.  
8651 MOSHERVILLE RD  
VACANT LAND LITCHFIELD RD  
VACANT LAND FRENCH RD  
10491 BORDEN RD

Revision No.: REVISION NO. 2

1. Commitment Date: May 1, 2023 at 12:00 AM

2. Policy to be issued:

Proposed Amount of Insurance:

a. ALTA Owners Policy (07-1-2021)

Proposed Insured: PARTY TO BE INSURED

TBD

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

4. The Title is, at the Commitment Date, vested in:

EDWARD L. KUNESH AND HIS SUCCESSORS, AS TRUSTEE OF THE EDWARD L. KUNESH TRUST  
DATED JUNE 18, 2020.

5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

### STEWART TITLE INSURANCE COMPANY

American Title Company of Jackson  
280 W. Cortland  
Jackson, MI 49201

BY

  
AUTHORIZED SIGNATURE SD

For Examining questions call: Kelly Copeland

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No.: 185818

010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)





# TITLE COMMITMENT

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY  
STEWART TITLE INSURANCE COMPANY

### Requirements

File No.: 185818

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records
5. REQUIREMENT: RECORD DEED FROM EDWARD L. KUNESH AND HIS SUCCESSORS, AS TRUSTEE OF THE EDWARD L. KUNESH TRUST DATED JUNE 18, 2020 TO PARTY TO BE INSURED.
6. REQUIREMENT: SUBMIT CERTIFICATE OF TRUST CONFIRMING THE IDENTITY OF THE TRUSTEE OF THE EDWARD L. KUNESH AND HIS SUCCESSORS, AS TRUSTEE OF THE EDWARD L. KUNESH TRUST DATED JUNE 18, 2020 AND THAT SAID TRUSTEE IS EMPOWERED TO CONVEY SUBJECT PROPERTY.
7. NOTE: If property to be insured contains a manufactured housing unit or mobile home, contact American Title Company of Jackson. Further requirements will be made at that time regarding the housing unit.
8. NOTE: That part of subject property lying Northeasterly of Kalamazoo River is landlocked. (as to Parcel 4)  
REQUIREMENT: RECORD SATISFACTORY EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR BENEFIT OF SUBJECT PROPERTY OR ABOVE TO BE SHOWN ON POLICY.
9. NOTE: That part of subject property lying Southeasterly of Conger Drain is landlocked. (as to Parcel 5)  
REQUIREMENT: RECORD SATISFACTORY EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR BENEFIT OF SUBJECT PROPERTY OR ABOVE TO BE SHOWN ON POLICY.
10. NOTE: That part of subject property lying Southerly of St Joseph River is landlocked. (as to Parcel 6)  
REQUIREMENT: RECORD SATISFACTORY EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR BENEFIT OF SUBJECT PROPERTY OR ABOVE TO BE SHOWN ON POLICY.

**SEE SCHEDULE B, PART I CONTINUED**

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File No.: 185818

010-UN ALTA Commitment for Title Insurance Schedule B I (07-01-2021)



# TITLE COMMITMENT

## SCHEDULE B PART I

(Continued)

11. Farmland Development Rights Agreement in favor of the Department of Natural Resources for the State of Michigan from Edward L. Kunes, a single man for a term of 43 years as evidenced by instrument dated May 30, 2018 and recorded May 31, 2018 in Liber 1691, Page 856, County Records. (as to parcel 4)  
REQUIREMENT: SATISFACTORY TERMINATION OF ABOVE INTEREST.
12. Farmland Development Rights Agreement in favor of the Department of Natural Resources for the State of Michigan from Edward L. Kunes, a single man for a term of 43 years as evidenced by instrument dated May 30, 2018 and recorded May 31, 2018 in Liber 1691, Page 858, County Records. (as to parcels 2 and 3)  
REQUIREMENT: SATISFACTORY TERMINATION OF ABOVE INTEREST.
13. Farmland Development Rights Agreement in favor of the Department of Natural Resources for the State of Michigan from Edward L. Kunes, a single man for a term of 43 years as evidenced by instrument dated May 30, 2018 and recorded May 31, 2018 in Liber 1691, Page 860, County Records. (as to parcel 1)  
REQUIREMENT: SATISFACTORY TERMINATION OF ABOVE INTEREST.
14. Farmland Development Rights Agreement in favor of the Department of Natural Resources for the State of Michigan from Edward L. Kunes, a single man for a term of 43 years as evidenced by instrument dated May 30, 2018 and recorded May 31, 2018 in Liber 1691, Page 862, County Records. (as to parcel 5)  
REQUIREMENT: SATISFACTORY TERMINATION OF ABOVE INTEREST.
15. Farmland Development Rights Agreement in favor of the Department of Natural Resources for the State of Michigan from Edward L. Kunes, a single man for a term of 43 years as evidenced by instrument dated May 30, 2018 and recorded May 31, 2018 in Liber 1691, Page 854, County Records. (as to parcel 6)  
REQUIREMENT: SATISFACTORY TERMINATION OF ABOVE INTEREST.

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File No. 18E516

010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)



# TITLE COMMITMENT

## COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE INSURANCE COMPANY

File No.: 185818

Policy No.: PRE-185818

### SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the Title that would be disclosed by an accurate and complete survey of the Land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
8. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
9. NOTICE: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

**SEE SCHEDULE B, PART II CONTINUED**

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ALTA Commitment for Title Insurance (07-01-2021);  
Schedule BII



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# TITLE COMMITMENT

## SCHEDULE B, PART II (Continued)

10. Subject to the rights of the public or any governmental unit over any part of subject property taken, deeded or used for W. Litchfield Road (as to parcels 1, 2, 3, 4 and 5), Borden Road (as to parcels 3 and 4) and W. Mosherville Road (as to parcels 7, 8 and 9).
11. Subject to the interest of the Conger Drain as evidenced by the Tax Roll Office. (as to parcels 1, 2, and 5)
12. Subject to the rights of the public or other riparian owners in and to those portions of subject property lying in the waters of Kalamazoo River (as to parcel 4)
13. Subject to the rights of the public or other riparian owners in and to those portions of subject property lying in the waters of St. Joseph River (as to parcel 6).
14. Right of way in favor of Consumers Power Company as evidenced by instrument recorded in Liber 241, Page 164, and in Liber 281, Page 139 (as to parcel 4), in Liber 293, page 58 (as to Parcels 1, 2 and 3) and in Liber 241, page 55, (as to parcels 6, 7, 8 and 9) Hillsdale County Records.
15. Release of right of way in favor of Hillsdale County Drain Commission as evidenced by instrument recorded in Liber 487, Page 943, Hillsdale County Records. (as to Parcels 6, 7, 8 and 9)
16. Affidavit of Drain Easement as evidenced by instrument recorded in Liber 910, Page 297, Hillsdale County Records.
17. Subject to any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
18. Subject to liens for any tax and/or assessment which become due and payable on or after the effective date of this commitment.  
REQUIREMENT: NONE ABOVE TO BE SHOWN ON POLICY.
19. PARCEL 1:  
2022 summer taxes in the amount of \$325.04 paid  
2022 winter taxes in the amount of \$513.40 paid.  
All previous taxes paid. Tax ID # 30-02-007-400-005-07-5-3  
2022 SEV: \$108,900.00      2022 TAXABLE VALUE: \$29,630.00  
School District: Jonesville  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD

**SEE SCHEDULE B, PART II CONTINUED**

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



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# TITLE COMMITMENT

## SCHEDULE B, PART II

(Continued)

20. PARCEL 2:  
2022 summer taxes in the amount of \$461.89 paid  
2022 winter taxes in the amount of \$729.56 paid.  
All previous taxes paid. Tax ID # 30-02-008-300-005-08-5-3  
2022 SEV: \$159,300.00 2022 TAXABLE VALUE: \$42,104.00  
School District: Jonesville  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD
21. PARCEL 3:  
2022 summer taxes in the amount of \$166.36 paid.  
2022 winter taxes in the amount of \$262.73 paid.  
All previous taxes paid. Tax ID # 30-02-008-300-003-08-5-3  
2022 SEV: \$51,900.00 2022 TAXABLE VALUE: \$15,165.00  
School District: Jonesville  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD
22. PARCEL 4:  
2022 summer taxes in the amount of \$1,027.77 paid.  
2022 winter taxes in the amount of \$1,623.49 paid.  
All previous taxes paid. Tax ID # 30-02-008-400-001-08-5-3  
2022 SEV: \$247,200.00 2022 TAXABLE VALUE: \$93,686.00  
School District: Jonesville  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD
23. PARCEL 5:  
2022 summer taxes in the amount of \$767.33 paid.  
2022 winter taxes in the amount of \$1,212.08 paid  
All previous taxes paid. Tax ID # 30-02-018-200-002-18-5-3  
2022 SEV: \$269,800.00 2022 TAXABLE VALUE: \$69,946.00  
School District: Jonesville  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD

### SEE SCHEDULE B, PART II CONTINUED

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ALTA Commitment for Title Insurance (07-31-2021)  
Schedule BII



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# TITLE COMMITMENT

## SCHEDULE B, PART II (Continued)

24. PARCEL 6:  
2022 summer taxes in the amount of \$585.00 paid.  
2022 winter taxes in the amount of \$757.04 paid.  
All previous taxes paid. Tax ID # 30-01-009-100-005-09-5-4  
2022 SEV: \$182,100.00 2022 TAXABLE VALUE: \$53,325.00  
School District: Litchfield  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD
25. PARCEL 7:  
2022 summer taxes in the amount of \$51.92 paid.  
2022 winter taxes in the amount of \$67.13 paid.  
All previous taxes paid. Tax ID # 30-01-009-100-007-09-5-4  
2022 SEV: \$15,400.00 2022 TAXABLE VALUE: \$4,734.00  
School District: Litchfield  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD
26. PARCEL 8:  
2022 summer taxes in the amount of \$298.34 paid.  
2022 winter taxes in the amount of \$386.03 paid.  
All previous taxes paid. Tax ID # 30-01-009-100-006-09-5-4  
2022 SEV: \$65,200.00 2022 TAXABLE VALUE: \$27,196.00  
School District: Litchfield  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD
27. PARCEL 9:  
2022 summer taxes in the amount of \$77.41 paid  
2022 winter taxes in the amount of \$100.14 paid.  
All previous taxes paid. Tax ID # 30-01-009-100-008-09-5-4  
2022 SEV: \$24,500.00 2022 TAXABLE VALUE: \$7,058.00  
School District: Litchfield  
2022 Principal Residence Exemption: 100 %  
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.  
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD

## SEE SCHEDULE B, PART II CONTINUED

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ALTA Commitment for Title Insurance (07-01-2021)  
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# TITLE COMMITMENT

## SCHEDULE B, PART II (Continued)

28. NOTE: If property is deemed commercial and/or contains assessed personal property located on same, contact American Title Company of Jackson with the name of the business located on said property, so that adequate personal property tax information can be obtained.
29. THIS PRELIMINARY COMMITMENT IS FOR INFORMATIONAL PURPOSES ONLY, AND THIS COMPANY ASSUMES NO LIABILITY UNTIL THIS COMMITMENT IS CONVERTED TO AN ACTUAL TITLE INSURANCE ORDER.

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



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# TITLE COMMITMENT

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to is described as follows:

Land in Township of Litchfield and Township of Scipio, Hillsdale County, Michigan described as:

**PARCEL 1:**

Commencing at the Southeast corner of Section 7, Town 5 South, Range 3 West, Scipio Township, Hillsdale County, Michigan; thence North 1765.5 feet; thence West 1320 feet thence South 1765.5 feet, thence East 1320 feet to the point of beginning.

**PARCEL 2:**

The South 1765.5 feet of the West 3/4 of the Southwest 1/4 of Section 8, Town 5 South, Range 3 West, Scipio Township, Hillsdale County, Michigan, EXCEPT Commencing 808 feet West of the Southeast corner of the Southwest 1/4, thence North 225 feet; thence West 968 feet; thence South 225 feet; thence East 968 feet to the place of beginning.

**PARCEL 3:**

The South 1765.5 feet of the East 1/4 of the Southwest 1/4, Section 8, Town 5 South, Range 3 West, Scipio, Hillsdale County, Michigan; EXCEPT Commencing at the Southeast corner thence North 165 feet; thence West 264 feet; thence South 165 feet; thence East 264 feet to the place of beginning.

**PARCEL 4:**

The West 1/2 of the Southeast 1/4 Section 8, Town 5 South, Range 3 West, Scipio Township, Hillsdale County, Michigan. ALSO commencing at the Southwest corner of the Northeast 1/4 of Section 8, Town 5 South, Range 3 West, Scipio Township, Hillsdale County, Michigan; thence North 957 feet; thence East to the West bank of South Branch of Kalamazoo River, thence Southeasterly along the West bank of said River to the 1/4 section line of said Section; thence West on said 1/4 line to the place of beginning, EXCEPT the bed of the river.

**PARCEL 5**

The West 60 acres of the East 1/2 of the Northeast 1/4 and the West 1/2 of the Northeast 1/4, Section 18, Town 5 South, Range 3 West, Scipio Township, Hillsdale County, Michigan. EXCEPT therefrom 10 acres off entire West side.

**PARCEL 6:**

The North 120 acres of the East 1/2 of the West 1/2 of Section 9, Town 5 South, Range 4 West, Litchfield Township, Hillsdale County, Michigan, EXCEPT the North 860 feet.

**PARCEL 7:**

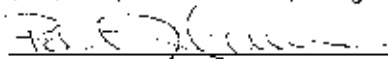
The West 420 feet of the North 860 feet of the North 120 acres of the East 1/2 of the West 1/2 of Section 9, Town 5 South, Range 4 West, Litchfield Township, Hillsdale County, Michigan.

**PARCEL 8:**

The East 270 feet of the West 690 feet of the North 860 feet of the North 120 acres of the East 1/2 of the West 1/2 of Section 9, Town 5 South, Range 4 West, Litchfield Township, Hillsdale County, Michigan.

**PARCEL 9:**

The East 630 feet of the North 860 feet of the North 120 acres of the East 1/2 of the West 1/2 of Section 9, Town 5 South, Range 4 West, Litchfield Township, Hillsdale County, Michigan.

  
185818

# PHOTOS

# PHOTOS



**TRACT 2**



**TRACT 2**



# PHOTOS



**TRACT 4**



**TRACT 4 - ST. JOSEPH RIVER**



# PHOTOS





# PHOTOS





# PHOTOS



**TRACTS 6 & 7**



**TRACTS 6-9**



# PHOTOS





# PHOTOS





# PHOTOS





# PHOTOS



**TRACTS 11-13**



**TRACTS 12 & 13**





**TRACT 12**



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
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