

Important LAND & IRRIGATION EQUIPMENT AUCTION

CASS COUNTY, MI

259[±]

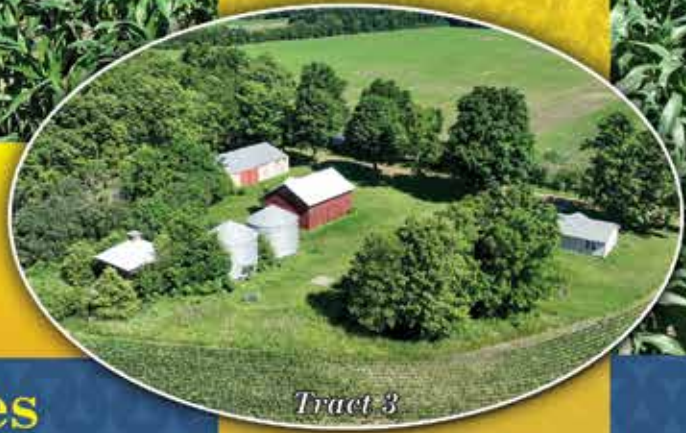
7 Land Tracts and 5 Irrigation Tracts

3 Miles Northeast of Cassopolis



Tract 4

Tract 5



Tract 3



Tract 2

Information BOOKLET

229.9[±] USDA Cropland Acres

- Great Location and Frontage
- 16[±] Miles to Niles
- 24[±] Miles to South Bend
- 2025 Crop Rights Conveyed
- Irrigation Well/Pump
- Good House/Barns Move-In Ready
- Tracts 1, 4 & 5 Currently Have Irrigation
- Pivots Offered Separately

Wednesday,
September 25 at 6pm

held at Marion Magnolia Farms, Cassopolis, MI • Online Bidding Available

800.451.2709 • SchraderAuction.com



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.

Auction Managers

STEVE SLONAKER • 765.969.1697 & ED BOYER • 574.215.7653



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, SEPTEMBER 25, 2024
259± ACRES – CASS 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 or fax to 260-244-4431, no later than Wednesday, September 18,
2024.
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
259± Acres • Cass County, Michigan
Wednesday, September 25, 2024

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 Wednesday, September 25, 2024 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, Wednesday, September 18, 2024**. 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.

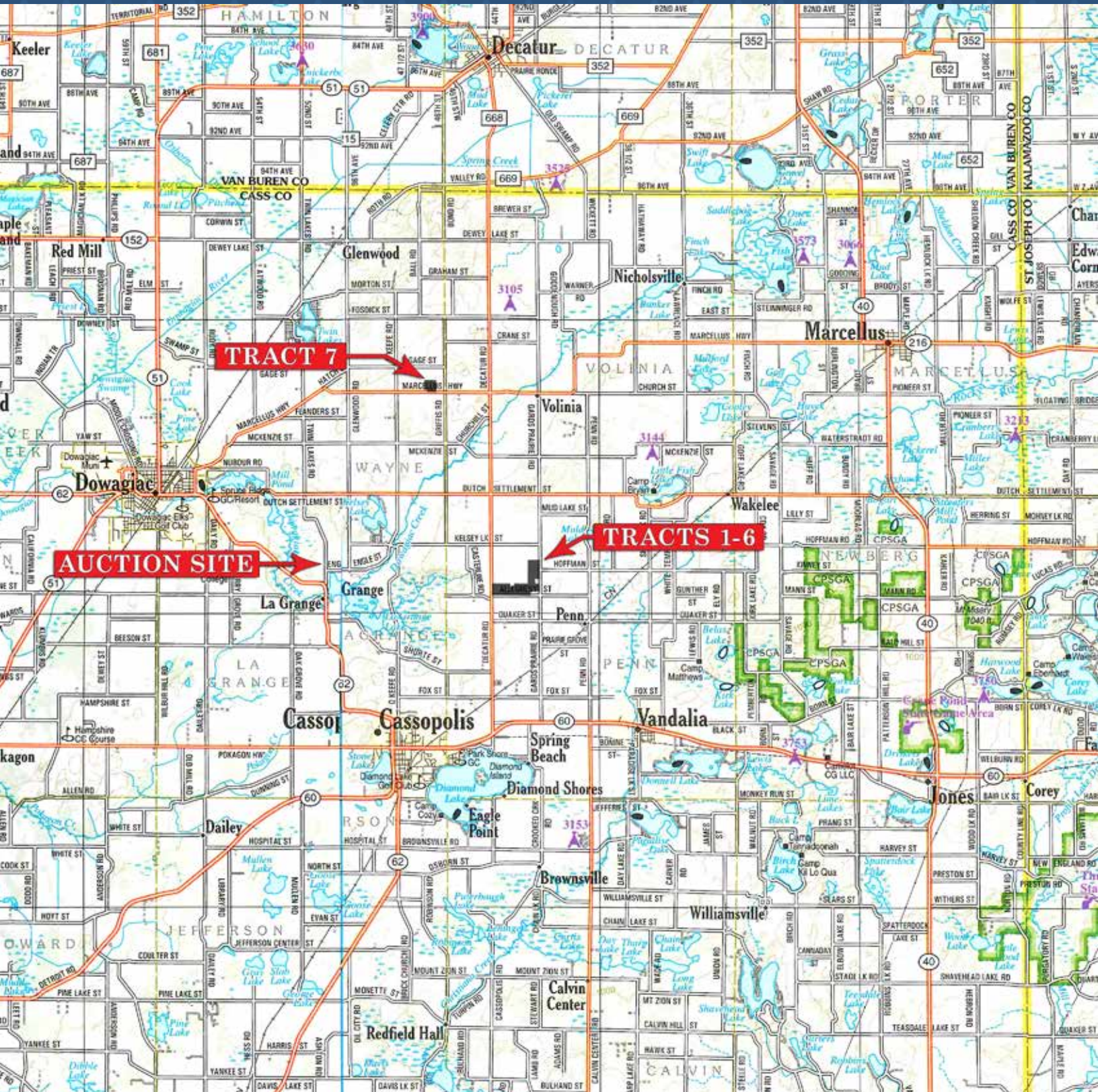
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 MAP

LOCATION MAP



AUCTION SITE: Marion Magnolia Farms, 57376 Twin Lakes Rd., Cassopolis, MI. From Cassopolis north on Hwy. 62 about 3 miles then leave Hwy. 62 to right at Lindys on Twin Lakes Rd. and about 1 mile to site on the left.



Online Bidding Available

You may bid online during the auction at schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.

PROPERTY LOCATION: 20471 Allegheny St, Cassopolis, MI. From Cassopolis, east on Hwy 60 to Decatur Rd, then left about 3 miles to Allegheny St, Farm #1 on the right. **To Farm #2**, continue north on Decatur about 4 miles to Marcellus Hwy, then left 1 mile to farm on the right.

TRACT MAPS

FARM #1 & FARM #2

TRACT MAPS

FARM #1 & FARM #2

FARM #1

Inspection Dates:

Friday, August 30 • 5-7 PM

Saturday, September 14 • 9-11 AM

Friday, September 20 • 5-7 PM

Meet Agents on Tract 3.



FARM #2



TRACT DESCRIPTIONS

Important

LAND & IRRIGATION EQUIPMENT AUCTION

CASS COUNTY, MI

259[±]

7 Land Tracts and
5 Irrigation Tracts

3 Miles Northeast
of Cassopolis

Wednesday, September 25 at 6pm

held at Marion Magnolia Farms, Cassopolis, MI • Online Bidding Available

FARM #1 - Section 8 & 17, Township 6S 14W (All acreages are approximate)

TRACT 1: 42[±] acres all cropland except older hog barn with electric service/well. Good frontage on Decatur Rd. and Allegheny St.

TRACT 2: 12[±] acres all woodland. Nice stand of hardwoods. Good frontage on Allegheny St. Many recreation uses and make your place in the county.

TRACT 3: 4[±] acres with nice 1,300[±] sq. ft. frame house, central air, 2 bedrooms, 1 car garage, 50' x 70' pole barn and 30' x 50' beam barn with loft, 2 older bins.

TRACT 4: 89[±] acres all cropland. Schoolcraft soils. Irrigation pipe under road to serve this tract. Frontage on Allegheny St. and Gards Prairie Rd. Nice tract.

TRACT 5: 63.5[±] acres all cropland. Irrigation well has 3 phase electric service. Frontage on Allegheny St. and Gards Prairie Rd. Nice tract to buy with Tract 4 or separately.

TRACT 6: 10.5[±] acres all woodland with 50 ft. owned frontage on Gards Prairie Rd. Great recreation tract and investment woodland.

FARM #2 - Section 24, Township 5S, 15W (All acreages are approximate)

TRACT 7: 38[±] acres with 36.9 acres cropland and 1.2 acres woodland. Good frontage on Marcellus Hwy.

IRRIGATION EQUIPMENT (Sells Separately from Real Estate)

TRACT 8: North of Allegheny Rd. unit, 2008 Valley Model 8000, towable 650 ft. with 4 towers/160 ft. spans.

TRACT 9: Also, north of Allegheny, 3 phase 75 HP well motor and 2 heavy barricades.

TRACT 10: South of Allegheny Rd. east unit, 2008 Valley Model 8000, towable, with 645 ft. 4 towers/160 ft. spans.

TRACT 11: South of Allegheny Rd., far west unit, Lockwood towable 5 tower 640 ft., newer Valley center point and control box. 2023 many new gearboxes and motors.

TRACT 12: South of Allegheny Rd. and south of woods (middle unit). Lockwood towable 5 tower, 640 ft. newer Valley control box.

Irrigation pivots on Tracts 1, 4 & 5 are owned by McKenzie Farms. For information contact Brian at 269-646-2206.

Auction Terms & Conditions:

PROCEDURES: The property will be offered in 7 individual land tracts and 5 irrigation equipment tracts, any combination of tracts, or as a total 259+ 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. Irrigation equipment will not be offered in combination with any real estate.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; 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: Successful bidder(s) will be required to enter into a 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 including Tract 8.

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price. Tracts 1 - 6 are subject to PA 116 and may be removed at buyer's request at closing.

DEED: Sellers shall provide Trustee/Estate Deed.

CLOSING: The targeted closing date will be November 1, 2024. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2025 crop rights and timber rights to be conveyed. Subject to 2024 tenants rights.

REAL ESTATE TAXES: Seller will pay real estate taxes assessed 2024 and Buyer(s) will pay 2025 and beyond. (2023) Taxes estimated at \$10,364.71/yr.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

PSA INFORMATION: Farm 8530. See agent for bases.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

For Information call

AUCTION MANAGERS:

Steve Slonaker • 765.969.1697

Ed Boyer • 574.215.7653

800.451.2709

SchraderAuction.com



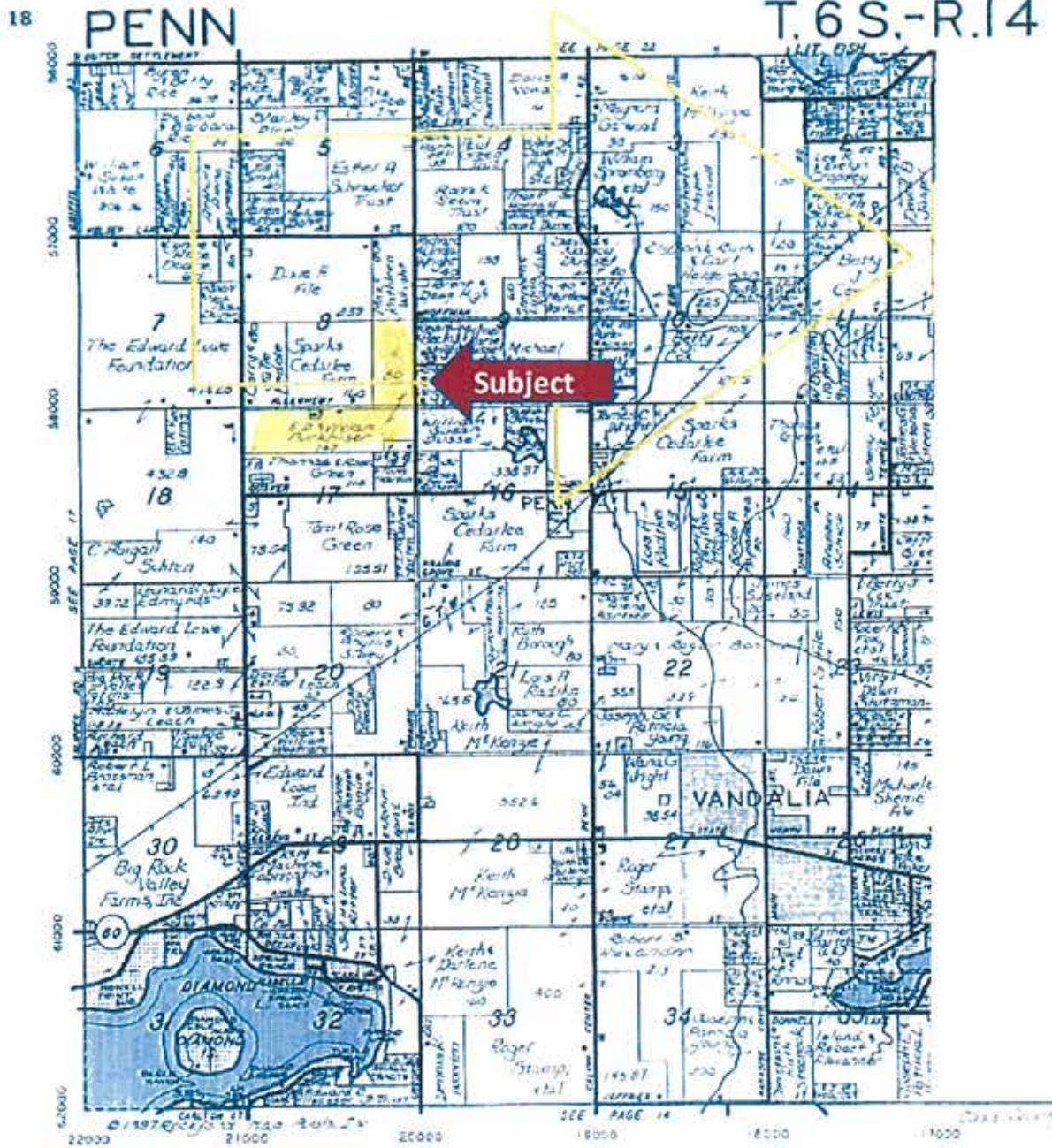
PLAT MAPS

PLAT MAP

FARM #1

Vivian Purkhiser Trust

Tracts 1 thru 6

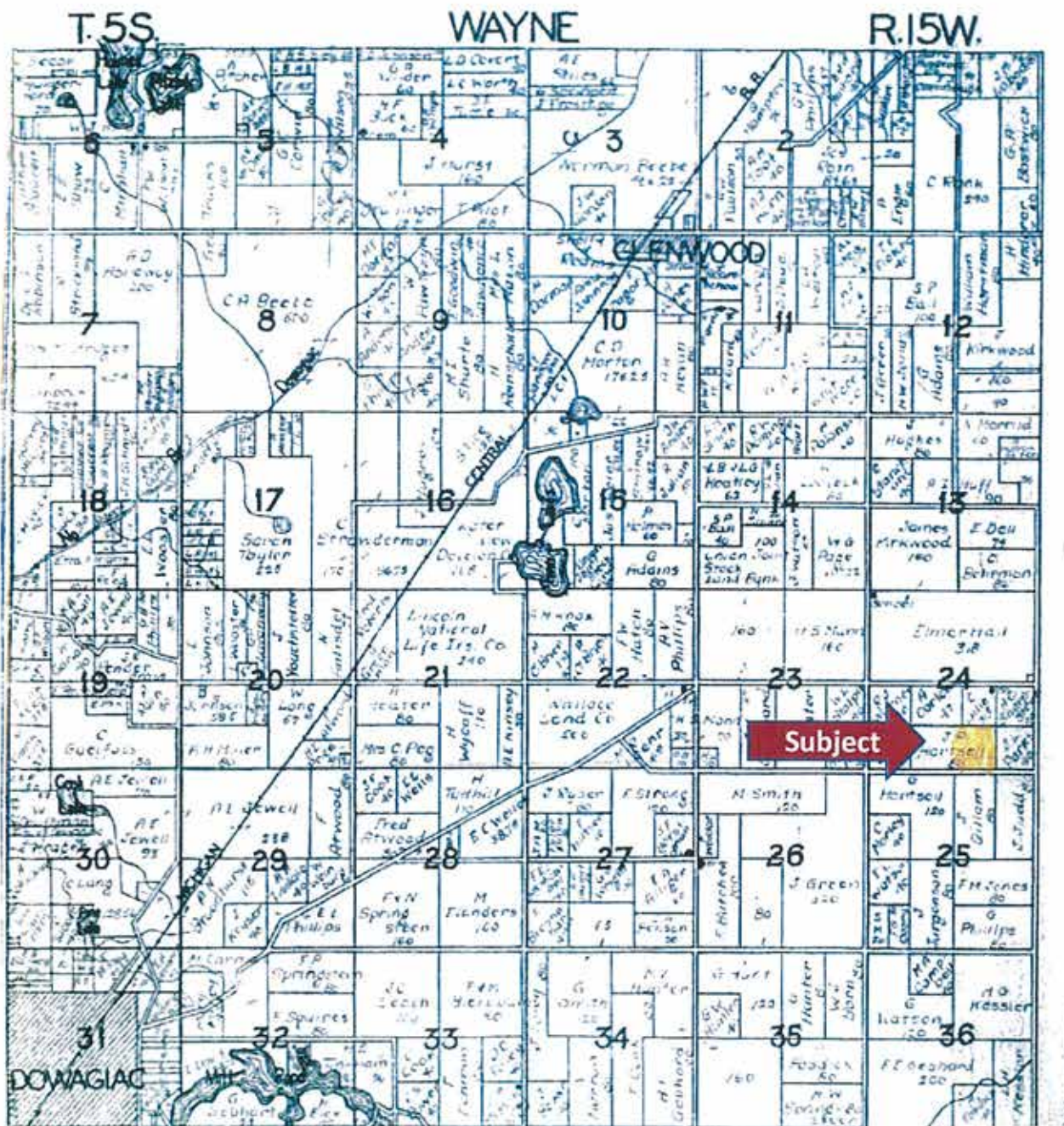


PLAT MAP

FARM #2

Vivian Purkhiser Trust

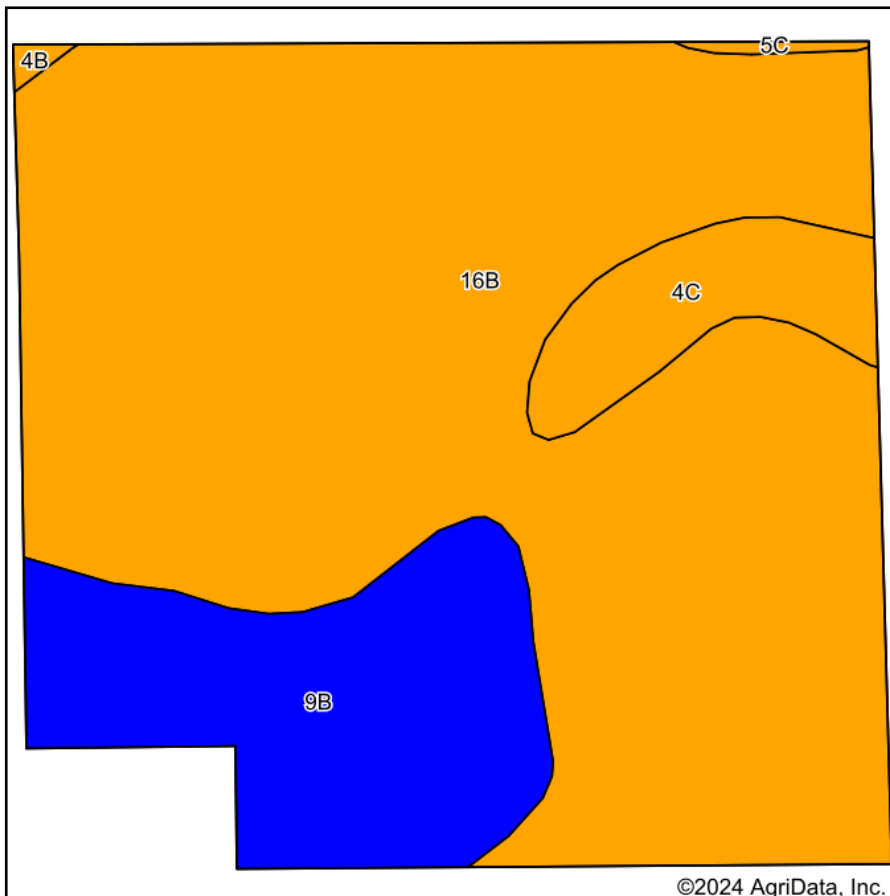
Tract #7



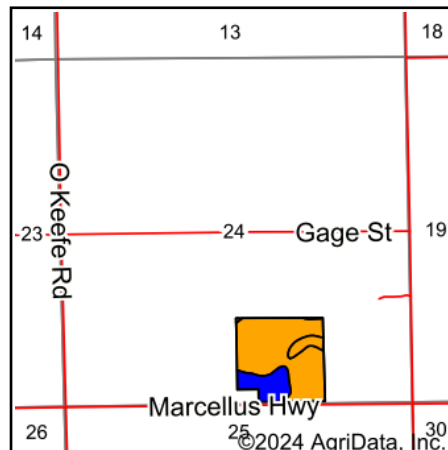
SOILS MAPS

SOILS MAP

FARM #1



Soils data provided by USDA and NRCS.



State: **Michigan**
 County: **Cass**
 Location: **24-5S-15W**
 Township: **Wayne**
 Acres: **37.46**
 Date: **8/13/2024**



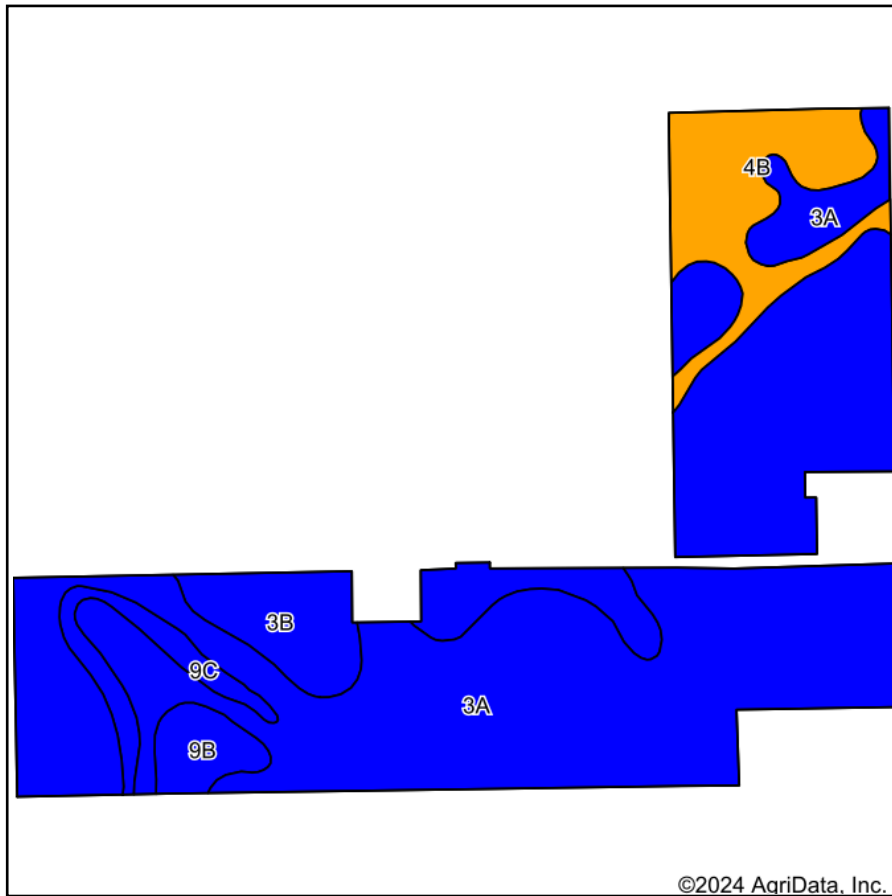
Area Symbol: MI027, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu
16B	Ormas loamy sand, 0 to 6 percent slopes	28.36	75.8%		IIIe		3.5	80	17		2.6		28	5.2	36
9B	Kalamazoo loam, 2 to 6 percent slopes	6.72	17.9%		Ile	Ile									
4C	Oshtemo sandy loam, 6 to 12 percent slopes	2.19	5.8%		IIIe	IIIe									
5C	Spinks loamy sand, 6 to 12 percent slopes	0.11	0.3%		IIIe	IIIe									
4B	Oshtemo sandy loam, 2 to 6 percent slopes	0.08	0.2%		IIIs	IIIe		114		3.7		7.5	39		45
Weighted Average					2.82	*-	2.6	60.8	12.9	*-	2	*-	21.3	3.9	27.4

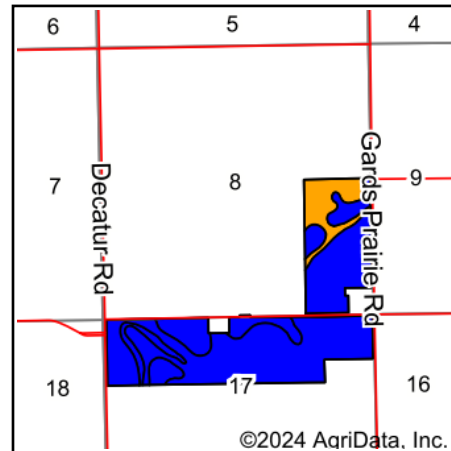
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

SOILS MAP

FARM #2



Soils data provided by USDA and NRCS.



State: **Michigan**
 County: **Cass**
 Location: **8-6S-14W**
 Township: **Penn**
 Acres: **212.8**
 Date: **8/13/2024**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: MI027, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Oats Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
3A	Schoolcraft loam, 0 to 2 percent slopes	153.18	72.0%		Ils	Ils	4.8	9	135	180	19	28	95	35	55	60
3B	Schoolcraft loam, 2 to 4 percent slopes	24.84	11.7%		Ile	Ile	4.6	9	135	180	18	28	95	32	55	60
4B	Oshtemo sandy loam, 2 to 6 percent slopes	22.00	10.3%		IIIs	IIle			114					39		45
9C	Kalamazoo loam, 6 to 12 percent slopes	6.87	3.2%		Ile	Ile										
9B	Kalamazoo loam, 2 to 6 percent slopes	5.91	2.8%		Ile	Ile										
Weighted Average					2.10	2.10	4	7.5	124.7	150.6	15.8	23.4	79.5	33	46	54.8

FSA INFORMATION

FSA INFORMATION

FARM #2

MICHIGAN
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8530
Prepared : 7/9/24 7:57 AM CST
Crop Year : 2024

Tract 76 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	192.99	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.40	0.00	37
Corn	178.50	0.00	164
Soybeans	2.70	0.00	46
TOTAL	187.60	0.00	

NOTES

Tract Number : 7582
Description : PHOTO G4 SEC 24 WAYNE TWP
FSA Physical Location : MICHIGAN/CASS
ANSI Physical Location : MICHIGAN/CASS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VIVIAN E PURKHISER TRUST
Other Producers : ████████████████████
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.14	36.93	36.93	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	36.93	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	13.20	0.00	164
Soybeans	16.70	0.00	46
TOTAL	29.90	0.00	

NOTES

FSA INFORMATION

FARM #1



Cass County, Michigan

Name: _____ Share: _____
 Name: _____ Share: _____
 Name: _____ Share: _____



- | | |
|-------------------------|--|
| Common Land Unit | Wetland Determination Identifiers |
| Common Land Unit* | Restricted Use |
| Tract Boundary | Limited Restrictions |
| Section Lines | Exempt from Conservation Compliance Provisions |
| Cropland vs Noncropland | Areas of Concern as of 3/8/24 |

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

2024 Program Year
 CLU Date: March 8, 2024
 2022 NAIP Imagery

Farm 8530
Tract 76

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, CW/NA, 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). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

FSA INFORMATION

FARM #2



Cass County, Michigan

Name: _____ Share: _____
 Name: _____ Share: _____
 Name: _____ Share: _____



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

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern as of 3/6/24

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

2024 Program Year
 CLU Date: March 8, 2024
 2022 NAIP Imagery

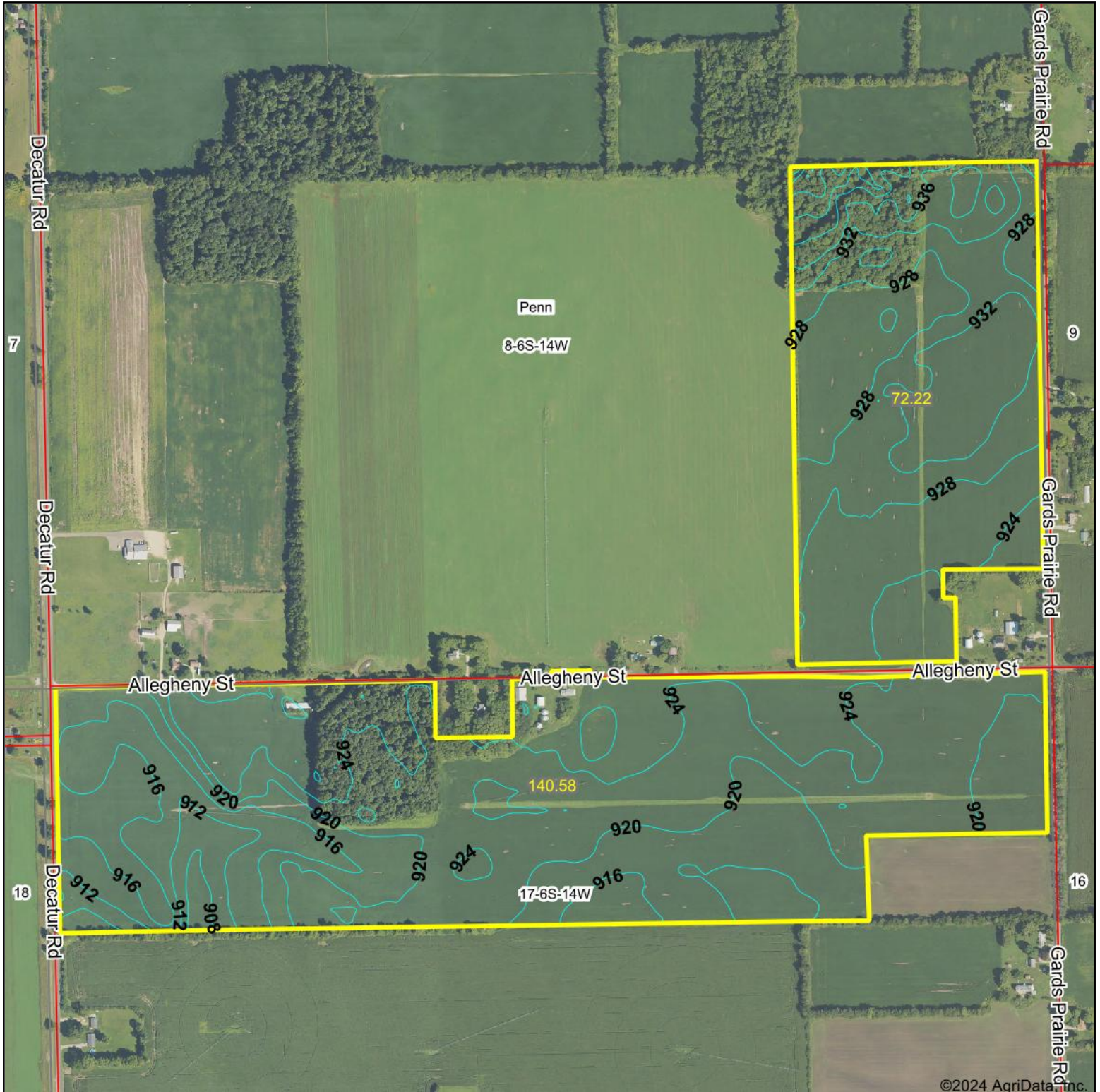
Farm 8530
Tract 7582

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TOPOGRAPHY MAPS

TOPOGRAPHY MAP

FARM #1



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 905.1

Max: 953.4

Range: 48.3

Average: 923.3

Standard Deviation: 6.46 ft

0ft 816ft 1632ft



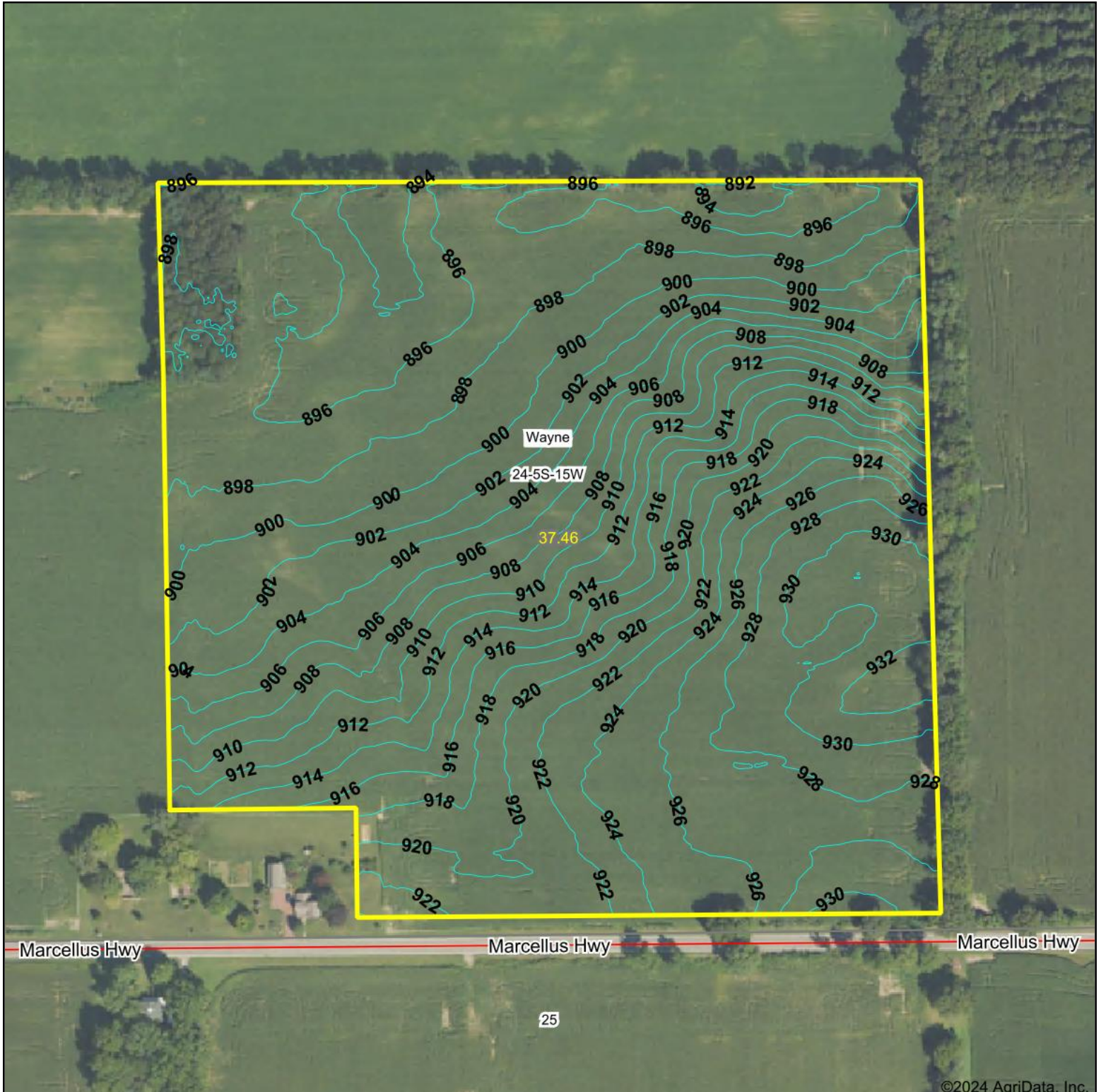
8/13/2024

8-6S-14W
Cass County
Michigan

Boundary Center: 41° 57' 24.45, -85° 57' 47.78

TOPOGRAPHY MAP

FARM #2



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 891.4

Max: 933.5

Range: 42.1

Average: 910.9

Standard Deviation: 12.34 ft

0ft 271ft 542ft



8/13/2024

24-5S-15W
Cass County
Michigan

Boundary Center: 42° 0' 52.05, -85° 59' 56.09

COUNTY RECORDS

COUNTY RECORDS



Overview



Legend

- Municipalities
- Townships
- Roads**
 - CITY/VILLAGE LOCAL
 - CITY/VILLAGE MAJOR
 - COUNTY LOCAL
 - COUNTY PRIMARY
 - FEDERAL TRUNKLINE
 - STATE TRUNKLINE
 - <all other values>
- Parcels
- Parcel Numbers

Parcel ID	14-100-017-008-00	Alternate ID	n/a	Owner Address	PURKHISER VIVIAN E TRUST
Sec/Twp/Rng	017-065-14W	Class	101 - AGRICULTURAL-IMPROVED		51 W PEARL ST PO BOX 309
Property Address	ALLEGHENY ST	Acres	34.4		COLDWATER, MI 49036
	CASSOPOLIS				
District	14010 CASSOPOLIS PUBLIC SCHOOLS				
Brief Tax Description	399809 3571089 245 6S-14W N HAF NW QTR SEC 17 EX BEG ON N SEC LINE OF SD SEC 206 FT W OF N QTR COR, TH W 2414.9 FT TO NW COR SD SEC TH S ON W SEC LINE OF SEC 1315.1 FT TO 1/8 LINE, TH E ON 1/8 LINE 950.3 FT, TH N 432 FT, TH E 431.6 FT, TH N 551.2 FT, TH E 1033 FT, TH N 331.5 FT TO PT OF BEG SEC 17. 34.7 A.				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/8/2024
 Last Data Uploaded: 8/8/2024 10:44:49 AM



COUNTY RECORDS

Cass County, MI

Summary

Parcel Number	14-100-017-008-00
Property Address	ALLEGHENY ST
Brief Tax Description	399809 3571089 245 65-14W N HAF NW QTR SEC 17 EX BEG ON N SEC LINE OF SD SEC 206 FT W OF N QTR COR. TH W 2414.9 FT TO NW COR SD SEC TH S ON W SEC LINE OF SEC 1315.1 FT TO 1/8 LINE. TH E ON 1/8 LINE 950.3 FT, TH N 432 FT, TH E 431.6 FT, TH N 551.2 FT, TH E 1033 FT, TH N 331.5 FT TO PT OF BEG SEC 17. 34.7 A.
	<small>(Note: The Description Above is not to be used for legal documents)</small>
Tax District	100 PENN TOWNSHIP
School District	14010 CASSOPOLIS PUBLIC SCHOOLS
Property Class	101 AGRICULTURAL-IMPROVED
Net Acres	34.4
Total Acres	34.4

[View Map](#)

Owner

[PURKHISER VIVIAN E TRUST](#)
51 W PEARL ST PO BOX 309
COLDWATER, MI 49036

Land

Lot Area 34.40 Acres

Agricultural

Type		Class	
Floor Area	1,496 sq ft	Estimated TCV	\$4,093
Perimeter	0	Height	16 ft
Year Built	1900	Quality	
Percent Complete	0%	Heat	
Physical Percent Good	20%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	60 yrs

Type		Class	
Floor Area	576 sq ft	Estimated TCV	\$2,395
Perimeter	96	Height	14 ft
Year Built	1900	Quality	
Percent Complete	0%	Heat	
Physical Percent Good	20%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	70 yrs

Type		Class	
Floor Area	3,456 sq ft	Estimated TCV	\$16,012
Perimeter	240	Height	14 ft
Year Built	1990	Quality	
Percent Complete	0%	Heat	
Physical Percent Good	54%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	26 yrs

Type		Class	
Floor Area	0 sq ft	Estimated TCV	\$15,143
Perimeter	0	Height	19 ft
Year Built	1960	Quality	
Percent Complete	0%	Heat	
Physical Percent Good	60%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	20 yrs

Type		Class	
Floor Area	0 sq ft	Estimated TCV	\$13,881
Perimeter	0	Height	19 ft
Year Built	1980	Quality	
Percent Complete	0%	Heat	
Physical Percent Good	55%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	25 yrs

Valuation

Assessed Value Breakdowns

	2024	2023	2022	2021
+ Assessed Building Value	\$47,200	\$50,200	\$43,800	\$0



**BUILDING
ASSESSMENTS
TRACT 4**

BUILDING ASSESSMENTS

TRACT 4

Parcel Number: 14-100-017-004-10 Jurisdiction: PENN TWP County: CASS Printed on: 08/08/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
PURKHISER VIVIAN E	PURKHISER VIVIAN E TRUST	0	10/03/2017	QC	21-NOT USED/OTHER	1130/5	NOT VERIFIED	0.0

Property Address: ALLEGHENY ST
 Class: RESIDENTIAL-IMPROV Zoning: RESIDE Building Permit(s)
 School: CASSOPOLIS PUBLIC SCHOOLS NEW HOUSE /M.H.
 P.R.E. 0% Date: 06/28/2012 Number: 12-6-271 Status: COMPLETED
 MAP #: 2025 Est TCV 220,151 TCV/TFA: 196.56

X	Improved	Vacant	Land Value	Estimates for Land Table	RRES.RURAL RESIDENTIAL AREAS
	Public				* Factors *
	Improvements				
	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric				
	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

Tax Description: 399809 3571089 242A COM AT N 1/4 COR, TH N 89 DEG 50'32"E 200 FT, S 0 DEG 29'50"E 435.6 FT, S 89 DEG 50'32"W 200 FT, N 0 DEG 29'50"W 435.6 FT TO BEG. SEC 17 2 A.
 Comments/Influences: Work Description for Permit 12-6-271, Issued 06/28/2012: 28*40 SPLIT DONE HERE FOR PA 116 ONLY. NO 2 AC SPLIT ON ROLL OR APPLIED FOR - MAY NOT BE ALLOWED PER ZONING.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,900	97,200	110,100			64,922C
2024	12,900	98,300	111,200			64,922C
2023	12,900	89,100	102,000			61,831C
2022	10,500	79,600	90,100			58,887C

Who When What

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

BUILDING ASSESSMENTS

TRACT 4

Parcel Number: 14-100-017-004-10

Printed on 08/08/2024

Residential Building 1 of 1

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage																																																																								
X Single Family Mobile Home	Eavestrough Insulation	X Gas Wood	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story Two Sided Exterior 1 Story Exterior 2 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Interior 1 Story Interior 2 Story Two Sided Exterior 1 Story Exterior 2 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: E.C.F. X 1.069 Carport Area: Roof:																																																																								
X Wood Frame	(4) Interior Drywall Plaster Paneled Wood T&G Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Heat Pump No Heating/Cooling Central Air Wood Furnace	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Class: C Effec. Age: 11 Floor Area: 1,120 Total Base New : 204,205 Total Depr Cost: 181,741 Estimated T.C.V: 194,281	36 CPP																																																																									
Yr Built Remodeled 2012 0	Ex X Ord Min Size of Closets Lg X Ord Small	X Heat Pump No Heating/Cooling Central Air Wood Furnace																																																																												
Condition: Good	Doors: Solid X H.C.	(12) Electric 0amps Service																																																																												
Room List	(5) Floors Kitchen: Other:	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few																																																																												
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																												
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 2000 Gal Septic Lump Sum Items:																																																																												
Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																													
(2) Windows Large X Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support																																																																													
X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																																																													
Chimney: Brick																																																																														
<p>Cost Est. for Res. Bldg: 1 Single Family RANCH CIs C Blt 2012</p> <p>(11) Heating System: Forced Heat & Cool Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89</p> <p>Building Areas</p> <table border="1"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td>1</td> <td>1</td> <td>Basement</td> <td>1,120</td> <td>174,569</td> <td>155,365</td> </tr> <tr> <td colspan="6">Total:</td> </tr> </table> <p>Other Additions/Adjustments</p> <table border="1"> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td></td> <td></td> <td>4,933</td> <td>4,390</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td></td> <td></td> <td>2,724</td> <td>2,424</td> </tr> <tr> <td>Porches CPP</td> <td></td> <td></td> <td>36</td> <td>975</td> <td>968</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>528</td> <td></td> <td></td> <td>23,728</td> <td>21,118</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td></td> <td></td> <td>-2,724</td> <td>-2,424</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>204,205</td> <td>181,741</td> </tr> </table> <p>Notes: ECF (RURAL RESIDENTIAL AREAS) 1.069 => TCV: 194,281</p>							Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1	1	Basement	1,120	174,569	155,365	Total:						Water/Sewer						1000 Gal Septic	1			4,933	4,390	Water Well, 50 Feet	1			2,724	2,424	Porches CPP			36	975	968	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost	528			23,728	21,118	Common Wall: 1 Wall	1			-2,724	-2,424	Totals:				204,205	181,741
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*** Information herein deemed reliable but not guaranteed***

BUILDING ASSESSMENTS

TRACT 4

Parcel Number: 14-100-017-008-00 Jurisdiction: PENN TWP County: CASS Printed on 08/08/2024

Grantor	PURKHISER VIVIAN E TRUST	Sale Price	0	Sale Date	08/29/2017	Inst. Type	QC	Terms of Sale	21-NOT USED/OTHER	Liber & Page	1128/320	Verified By	NOT VERIFIED	Prct. Trans.	0.0
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Property Address: ALLEGHENY ST

Class: AGRICULTURAL-IMPROV Zoning: RESIDE Building Permit(s)

School: CASSOPOLIS PUBLIC SCHOOLS

P.R.E. 100% 05/16/1994 Qual. Ag.

MAP #:

2025 Est TCV 291,706

X Improved	Vacant	Land Value	Table AG	ACREAGE	LAND	VALUES
Public						
Improvements						
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Street Lights						
Standard Utilities						
Underground Utils.						

Description	Frontage	Depth	Rate	%Adj.	Reason	Value
399809 3571089 245 6S-14W N HAF NW QTR						
SEC 17 EX BEG ON N SEC LINE OF SD SEC 206						
FT W OF N QTR COR, TH W 2414.9 FT TO NW						
COR SD SEC TH S ON W SEC LINE OF SEC						
1315.1 FT TO 1/8 LINE, TH E ON 1/8 LINE						
950.3 FT, TH N 432 FT, TH E 431.6 FT, TH						
N 551.2 FT, TH E 1033 FT, TH N 331.5 FT						
TO PT OF BEG SEC 17. 34.7 A.						
Comments/Influences						
! Rates have been adjusted due to the large size of the parcel.						
37.70 Total Acres Total Est. Land Value = 227,550						

Year	Land Value	Building Value	Assessed Value	Board of Tribunal/ Review	Other	Taxable Value
2025	113,800	32,100	145,900			57,719C
2024	113,800	32,500	146,300			57,719C
2023	113,800	30,300	144,100			54,971C
2022	110,000	27,500	137,500			52,354C

Who: RR When: 03/29/1990 What: INSPECTED

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

BUILDING ASSESSMENTS

TRACT 4

08/08/2024

Printed on

Parcel Number: 14-100-017-008-00

Agricultural Improvement Card 1 of 2

Building Type	Barn - General Purpose	Barn - General Purpose	Hog Barn - Farrowing	Farm Utility Buildings	Metal Bin
Year Built					
Class/Construction	D, Frame	D, Frame	D, Frame	D, Pole	N/A
Quality/Exterior	Average	Average	Average	Average	Diameter: 21
# of Walls, Perimeter	4 Wall, 152	4 Wall, 116	4 Wall, 96	4 Wall, 240	
Height	12	12	10	12	19
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	N/A
Length/Width/Area	34 x 42 = 1428	28 x 30 = 840	24 x 24 = 576	48 x 72 = 3456	Busbels: 0.00
Cost New	\$ 52,694	\$ 33,574	\$ 30,574	\$ 52,186	\$ 22,156
Phy./Func./Econ. %Good	20/100/100 20.0	20/100/100 20.0	20/100/100 20.0	53/100/100 53.0	55/100/100 55.0
Depreciated Cost	\$ 10,539	\$ 6,715	\$ 6,115	\$ 27,659	\$ 12,186
+ Unit-In-Place Items	\$ 0	\$ 577	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost		LEAN TO, 480 X 4.21 X 0 = 577			
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 0.856	X 0.856	X 0.856	X 0.856	X 0.856
% Good	20	20	20	53	55
Est. True Cash Value	\$ 9,021	\$ 6,242	\$ 5,234	\$ 23,676	\$ 10,431
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 53994 / All Cards: 64276					

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

BUILDING ASSESSMENTS

TRACT 4

08/08/2024

Printed on

Parcel Number: 14-100-017-008-00

Agricultural Improvement Card 2 of 2

Building Type	Metal Bin
Year Built	
Class/Construction	N/A
Quality/Exterior	Diameter: 21
# of Walls, Perimeter	
Height	19
Heating System	N/A
Length/Width/Area	Bushels: 0.00
Cost New	\$ 22,156
Phy./Func./Econ. %Good	55/100/100 55.0
Depreciated Cost	\$ 12,186
+ Unit-In-Place Items	\$ 0
Description, Size X Rate X %Good = Cost	
Itemized ->	
Unit-In-Place ->	
Items ->	
E.C.F.	X 0.856
% Good	55
Est. True Cash Value	\$ 10,431
Comments:	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10431 / All Cards: 65035	

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

DISCLOSURE FORMS

DISCLOSURE FORMS

DocuSign Envelope ID: 12F75C79-847A-4BE7-91FD-FFD68AD57F80
(Michigan)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104.

- (1) An agent providing services under any service provision agreement owes, at a minimum, the following duties to the client:
 - (a) The exercise of reasonable care and skill in representing the client and carrying out the responsibilities of the agency relationship.
 - (b) The performance of the terms of the service provision agreement.
 - (c) Loyalty to the interest of the client.
 - (d) Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.
 - (e) Referral of the client to other licensed professionals for expert advice related to material matters that are not within the expertise of the licensed agent.
 - (f) An accounting in a timely manner of all money and property received by the agent in which the client has or may have an interest.
 - (g) Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the client's permission or as provided by law, including the duty not to disclose confidential information to any licensee who is not an agent of the client.
- (2) A real estate broker or real estate salesperson acting pursuant to a service provision agreement shall provide the following services to his or her client:
 - (a) When the real estate broker or real estate salesperson is representing a seller or lessor, the marketing of the client's property in the manner agreed upon in the service provision agreement.
 - (b) Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease.
 - (c) Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a purchase or lease agreement is executed by all parties and all contingencies are satisfied or waived.
 - (d) After execution of a purchase agreement by all parties, assistance as necessary to complete the transaction under the terms specified in the purchase agreement.
 - (e) For a broker or associate broker who is involved at the closing of a real estate or business opportunity transaction furnishing, or causing to be furnished, to the buyer and seller, a complete and detailed closing statement signed by the broker or associated broker showing each party all receipts and disbursements affecting that party.

Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

SELLER'S AGENTS:

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer.

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

DISCLOSURE FORMS

DocuSign Envelope ID 12F75C79-847A-4BE7-91FD-FFD68AD57F80

Individual services may be waived by the seller through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

BUYER'S AGENTS:

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), or (d) above may be waived by execution of a limited service agreement.

DUAL AGENTS:

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

Licensee Disclosure: (check one)

Approx. 258 +/- Acres in Cass County

Property: _____

I hereby disclose that the agency status of the licensee named below is:

- Seller's Agent
- Seller's Agent – limited service agreement
- Buyer's Agent
- Buyer's Agent – limited service agreement
- Dual Agent
- None of the above

Affiliated Licensee Disclosure: (check one)

- Only the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
- All affiliated licensees have the same agency relationship as the licensee named below.

Further, this form was provided to the buyer or seller before disclosure of any confidential information.

Licensee:

DocuSigned by:
Luke Schrader
B95BA3FA5F554F0

Sign: _____

Luke Schrader

4/18/2024

Date: _____

Print: _____

_____, Licensee
(Agent of Schrader Real Estate and Auction Co., Inc.)

Acknowledgment:

By signing below, the parties acknowledge that they have received and read the information in this agency disclosure statement and acknowledge that this form was provided to them before the disclosure of any confidential information.

Sign: _____

Potential Buyer / Seller (circle one)

Date

Sign: _____

Potential Buyer / Seller (circle one)

Date

DISCLOSURE FORMS

DocuSign Envelope ID: 12F75C79-847A-4BE7-91FD-FFD68AD57F80

20471 Allegheny Street, Cassopolis, MI 49031

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

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgment (initial)

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

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

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

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

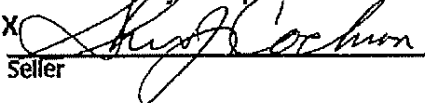
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

X 	4/28/24		
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

PROPERTY PHOTOS

TRACTS 1-5



TRACTS 1-2, 4



TRACT 1



TRACT 1



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 4



TRACT 4



TRACTS 5-6



TRACTS 5-6



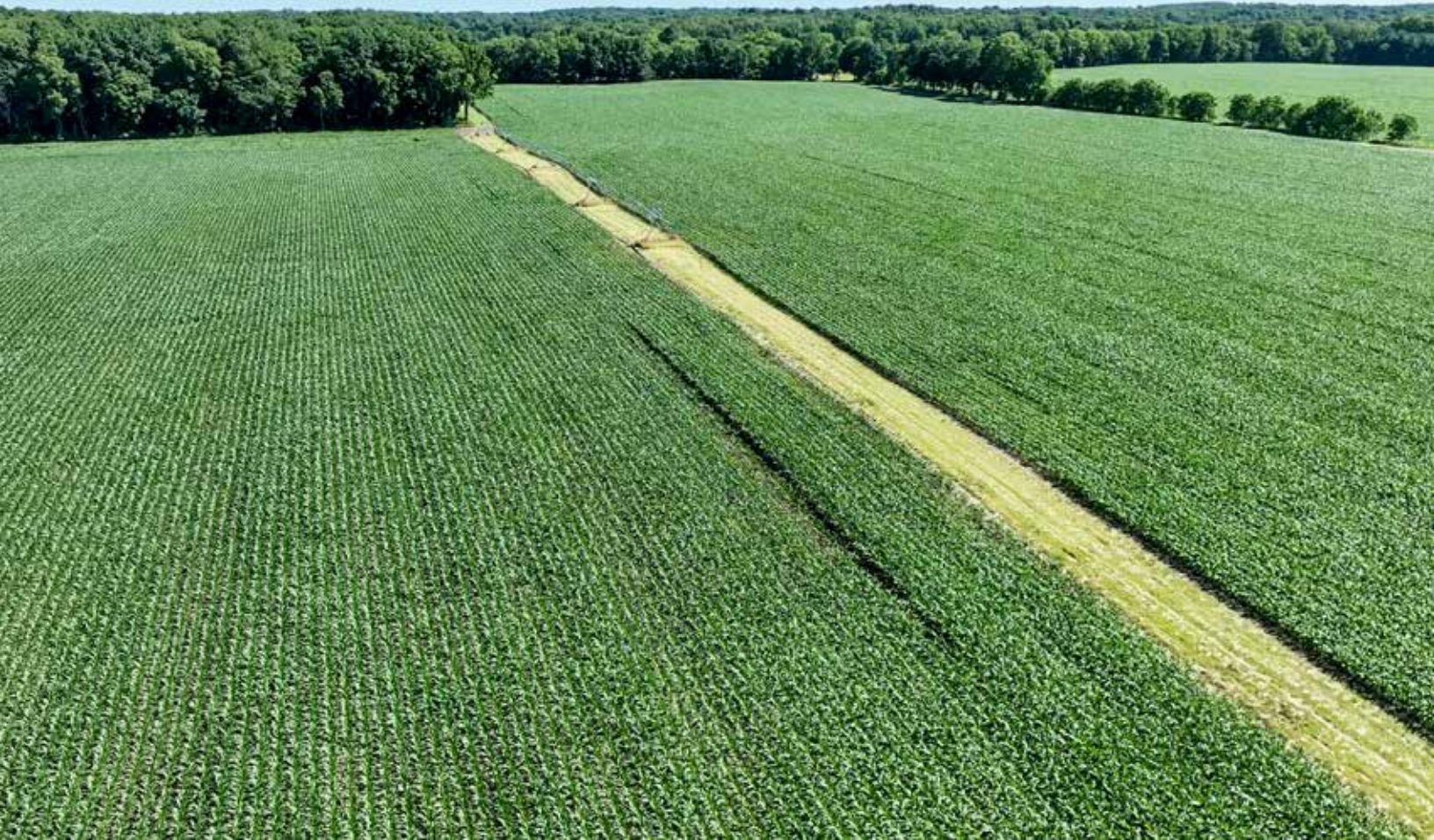
TRACT 5



TRACT 5



TRACTS 5-6



TRACTS 5-6



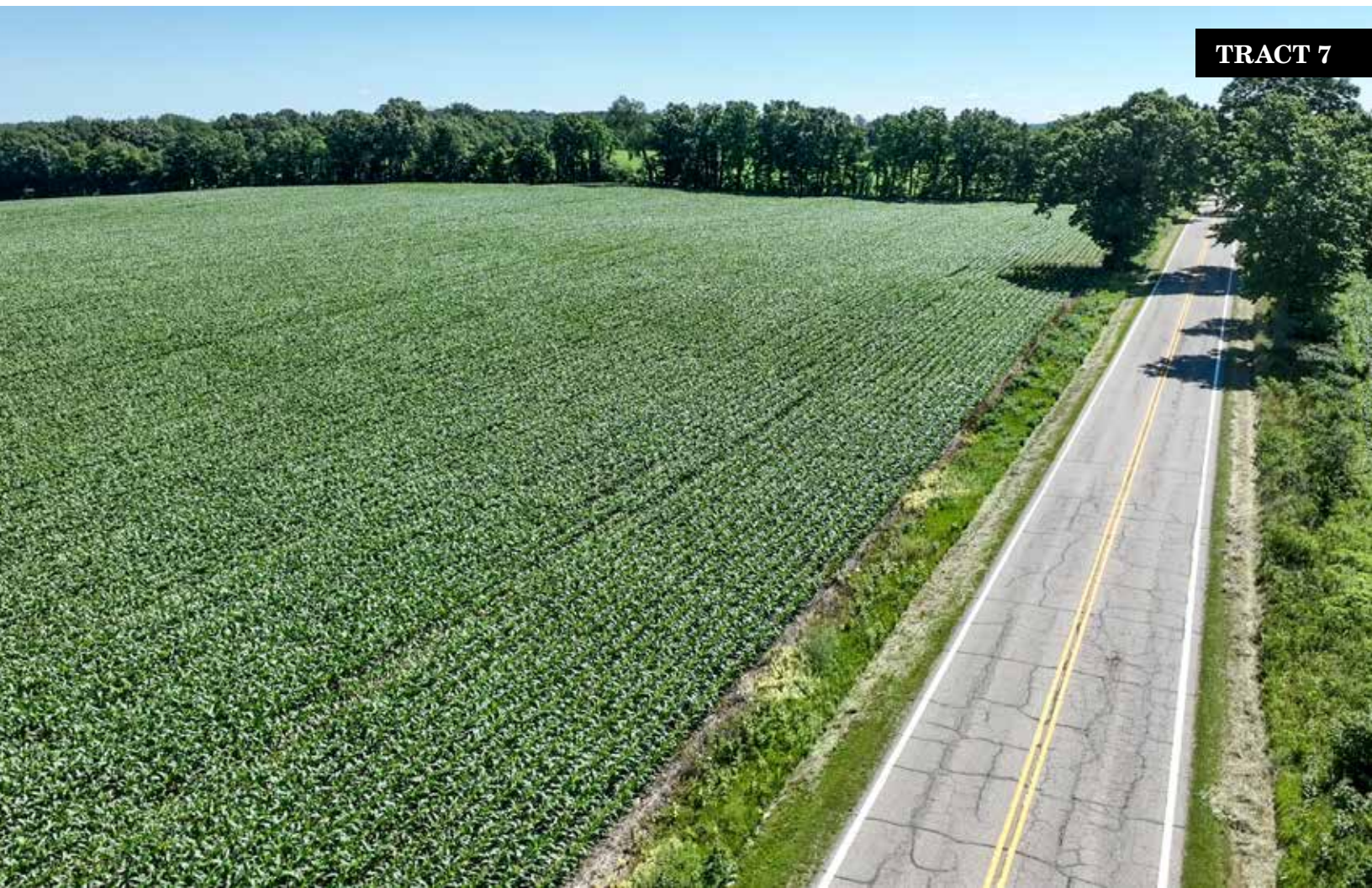
TRACT 7



TRACT 7



TRACT 7





Auction Managers

Steve Slonaker • 765.969.1697

Ed Boyer • 574.215.7653

#Michigan Real Estate Lic. #6501225192



950 North Liberty Drive, Columbia City, IN 46725

800.451.2709 • 260.244.7606 • www.schraderauction.com

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