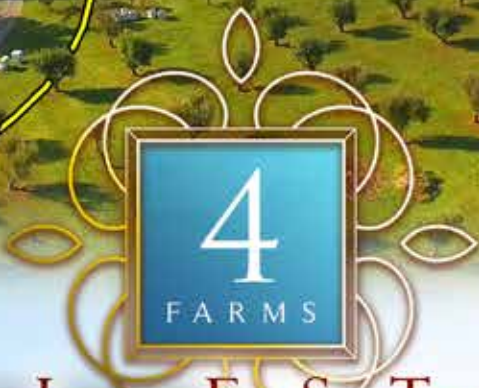
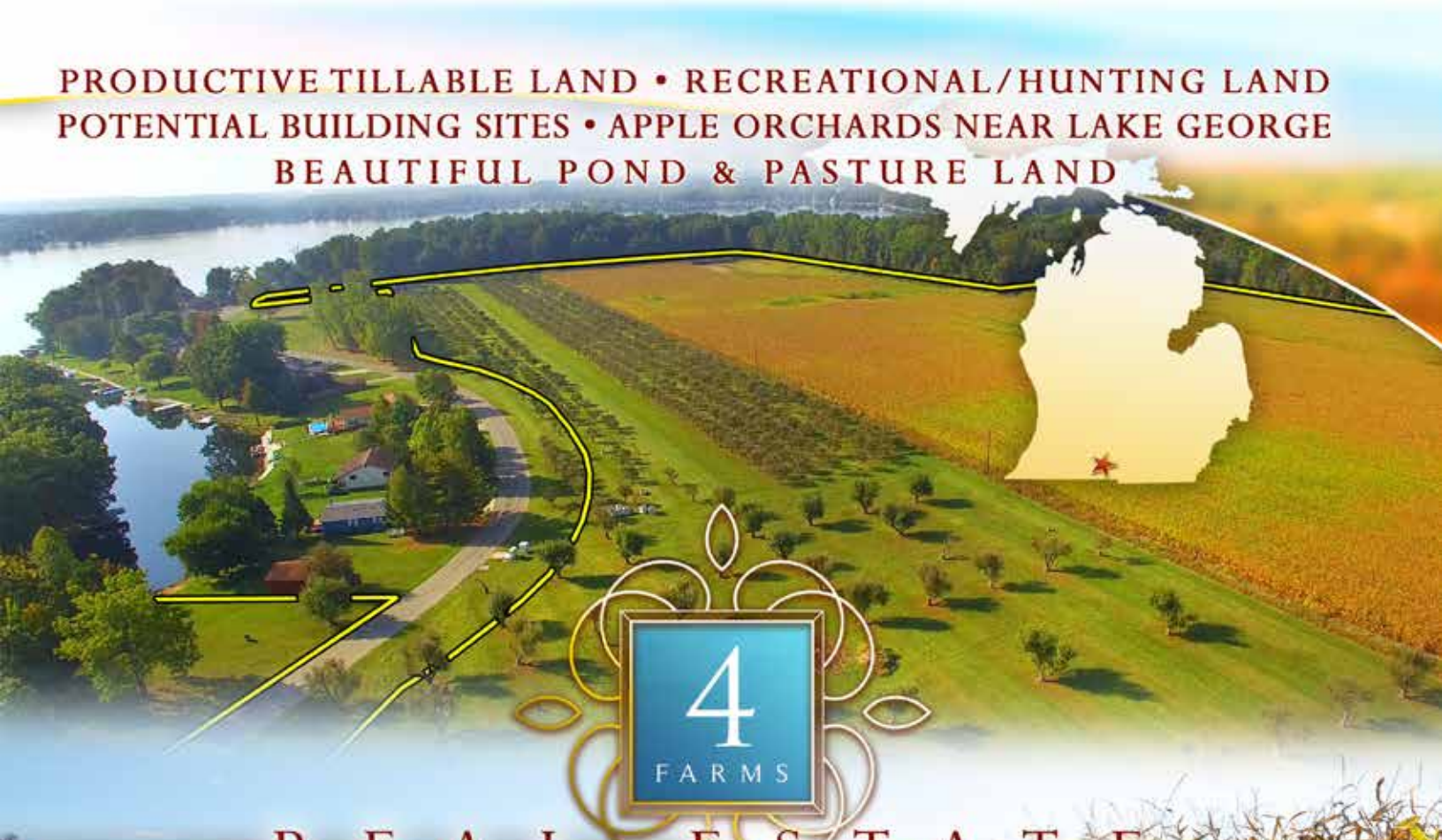


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# REAL ESTATE AUCTION

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

# INFORMATION BOOKLET



800-451-2709

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



ONLINE BIDDING AVAILABLE



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# AUCTION REGISTRATION FORMS



# AUCTION REGISTRATION

2

## **BIDDER PRE-REGISTRATION FORM**

**MONDAY, NOVEMBER 27, 2017**

**495 ACRES – BRANCH COUNTY, MICHIGAN**

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

### **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

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

Address \_\_\_\_\_

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

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

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

### **BANKING INFORMATION**

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

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

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

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

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other \_\_\_\_\_

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

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

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

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

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

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

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



# AUCTION REGISTRATION

3

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

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

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

1. My name and physical address is as follows:

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

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

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

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

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









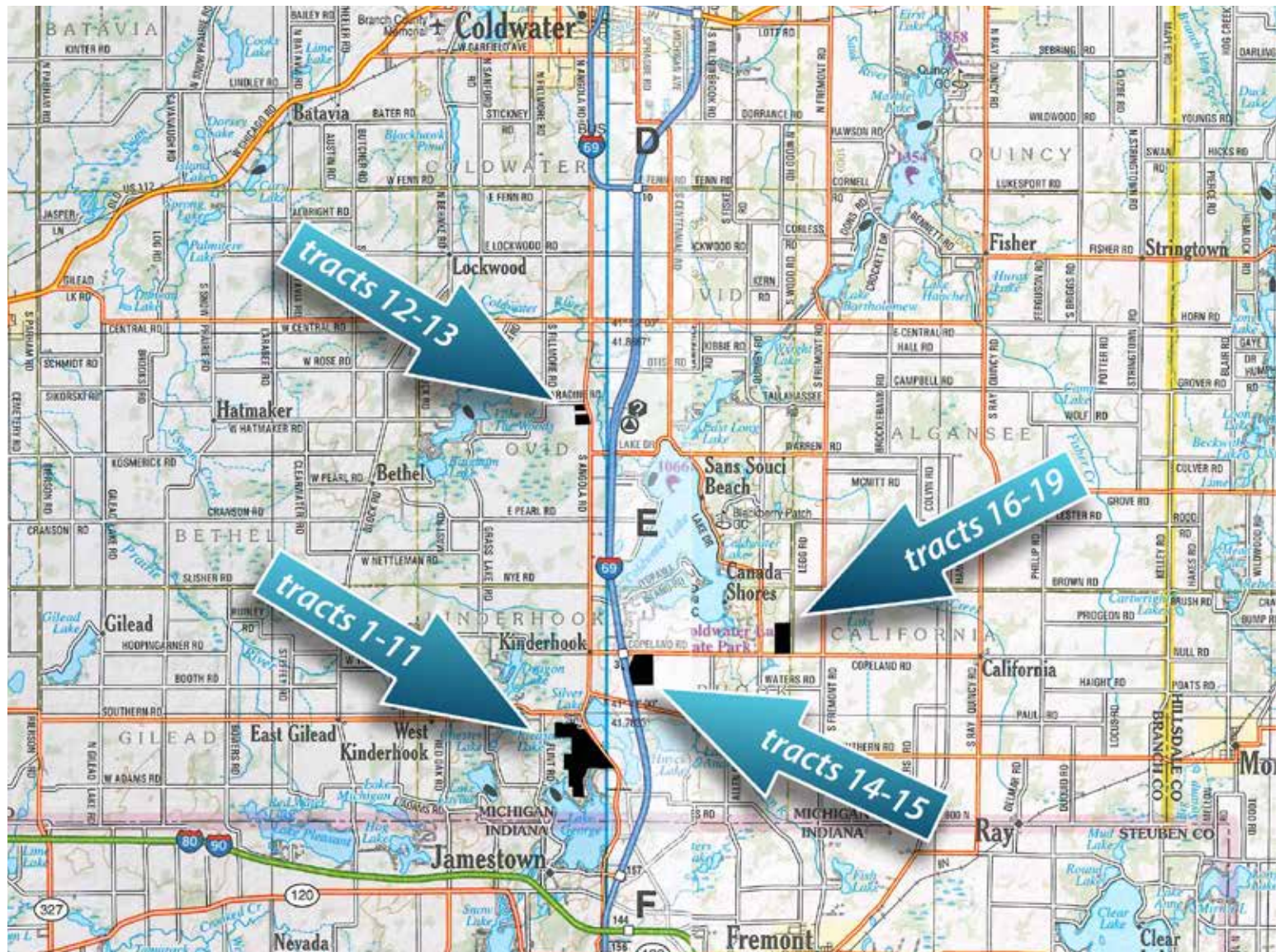
# LOCATION AND TRACT MAPS





# LOCATION MAP

6

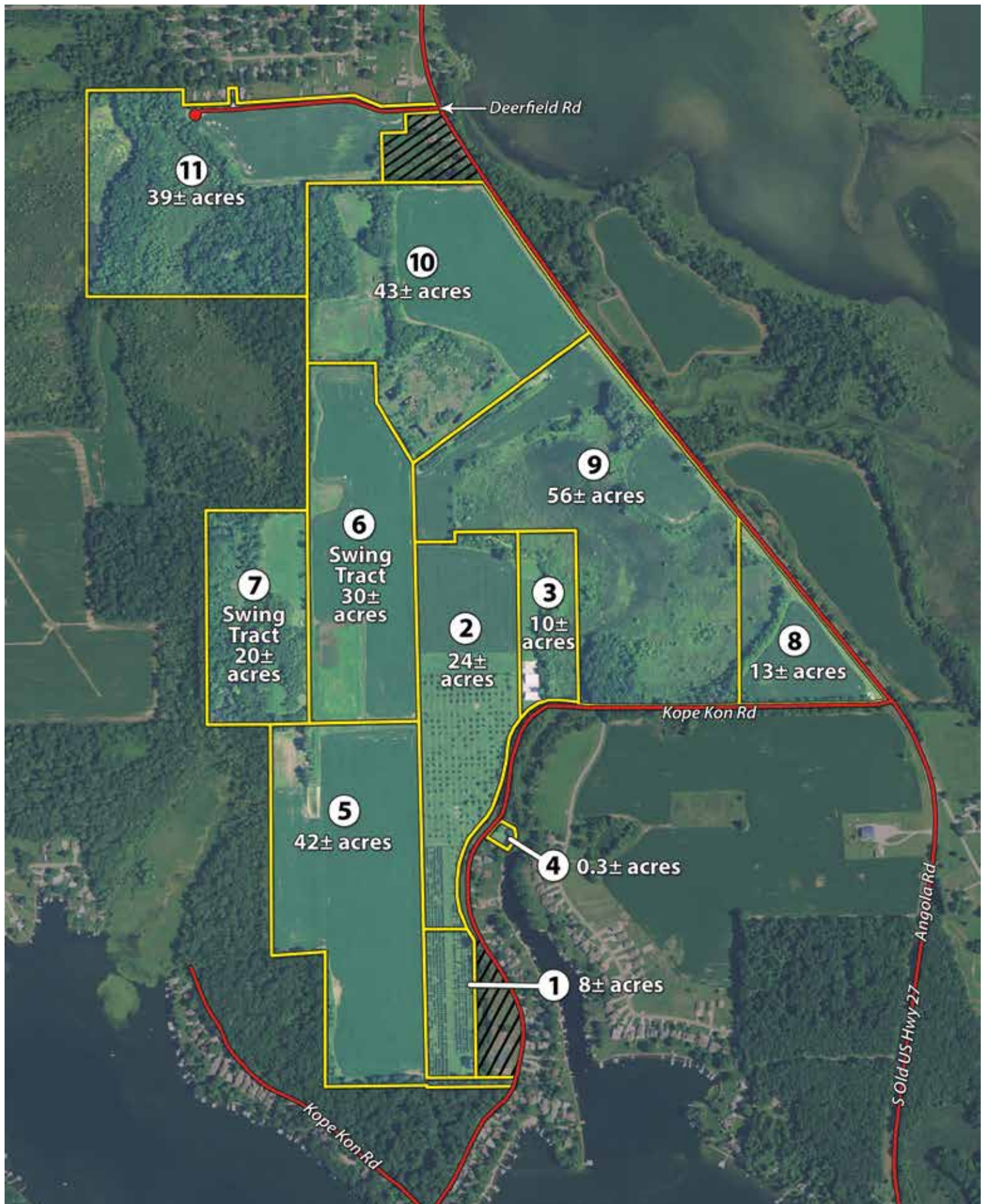


## AUCTION SITE:



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



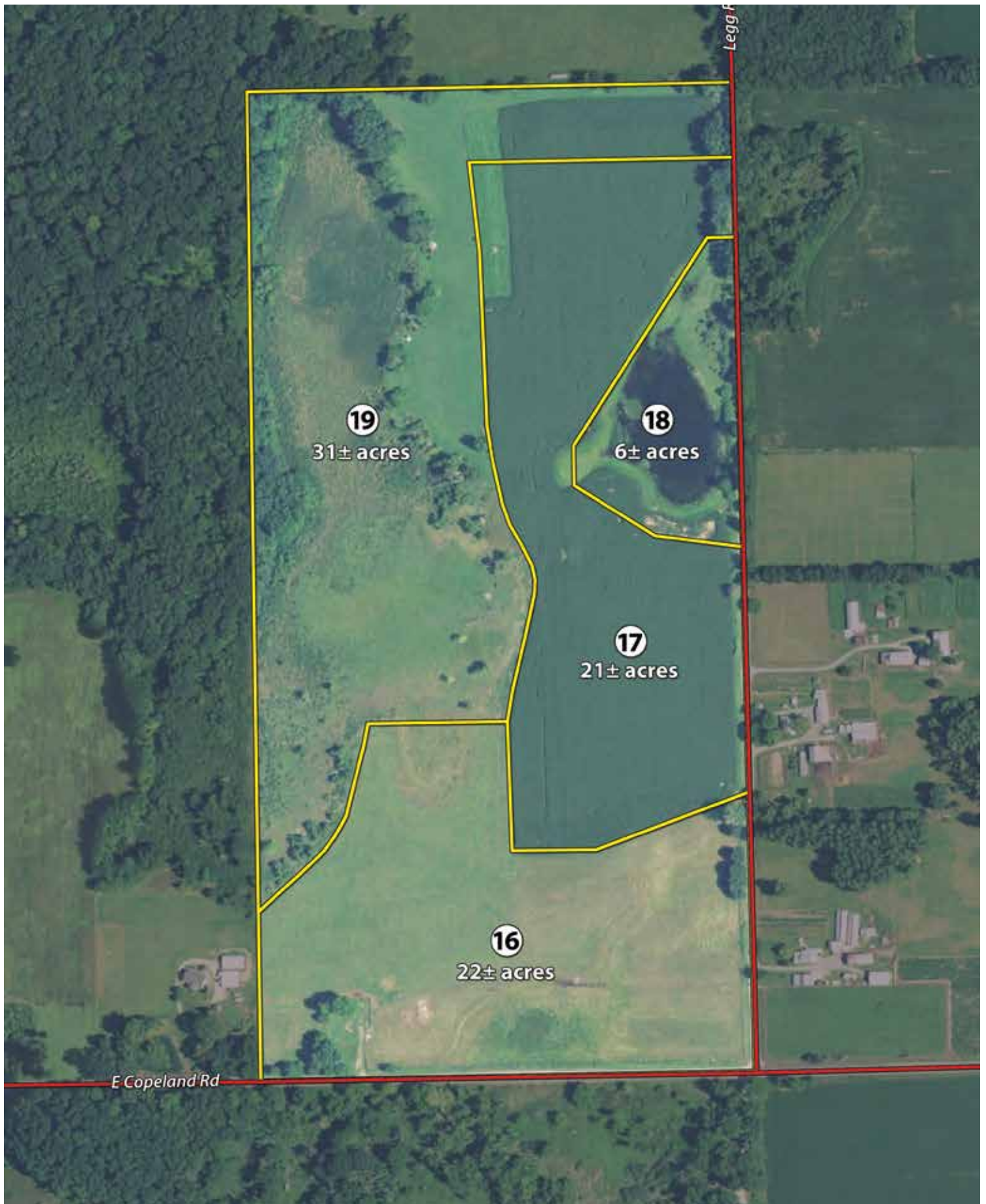












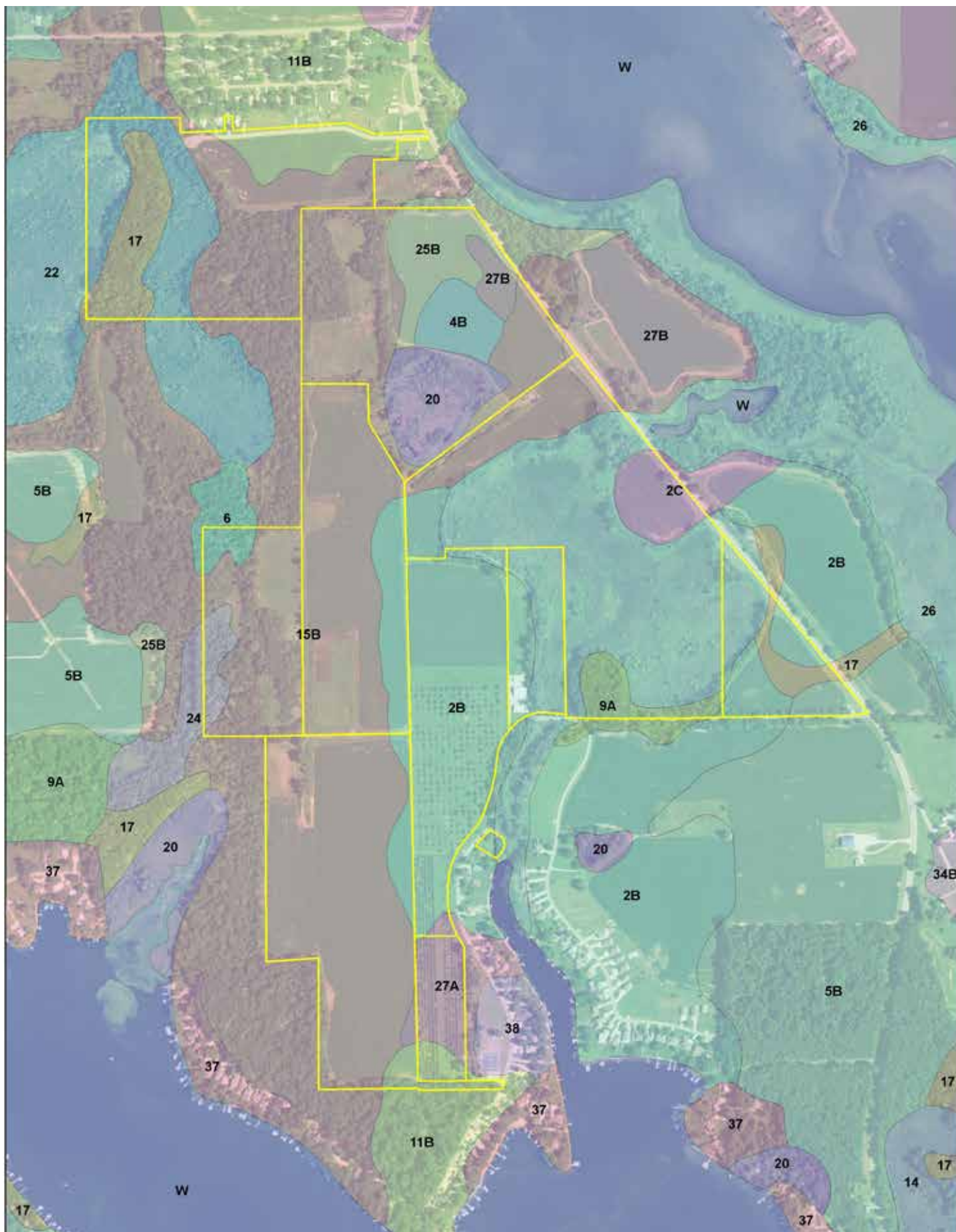




# SOILS MAPS & PRODUCTIVITY



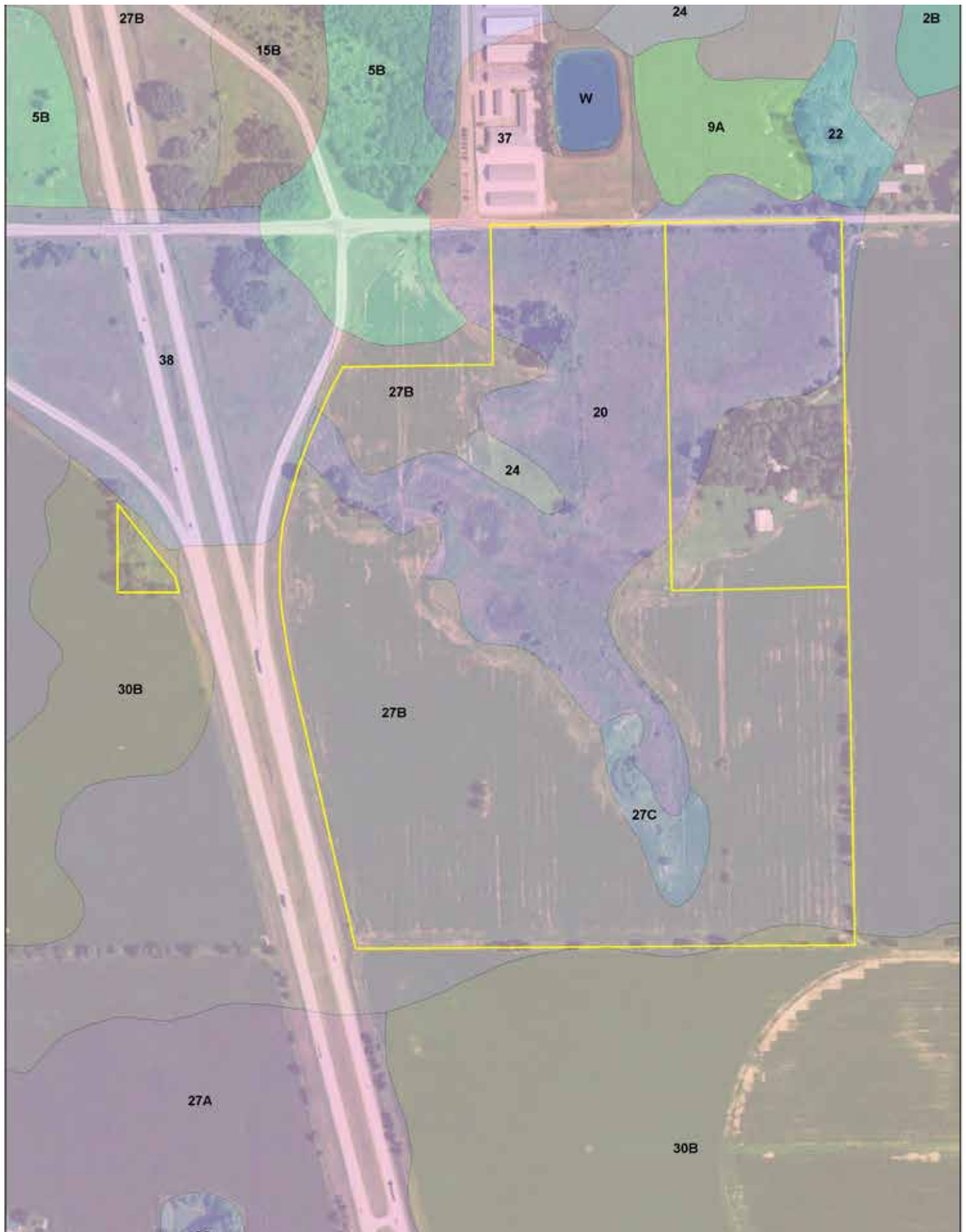




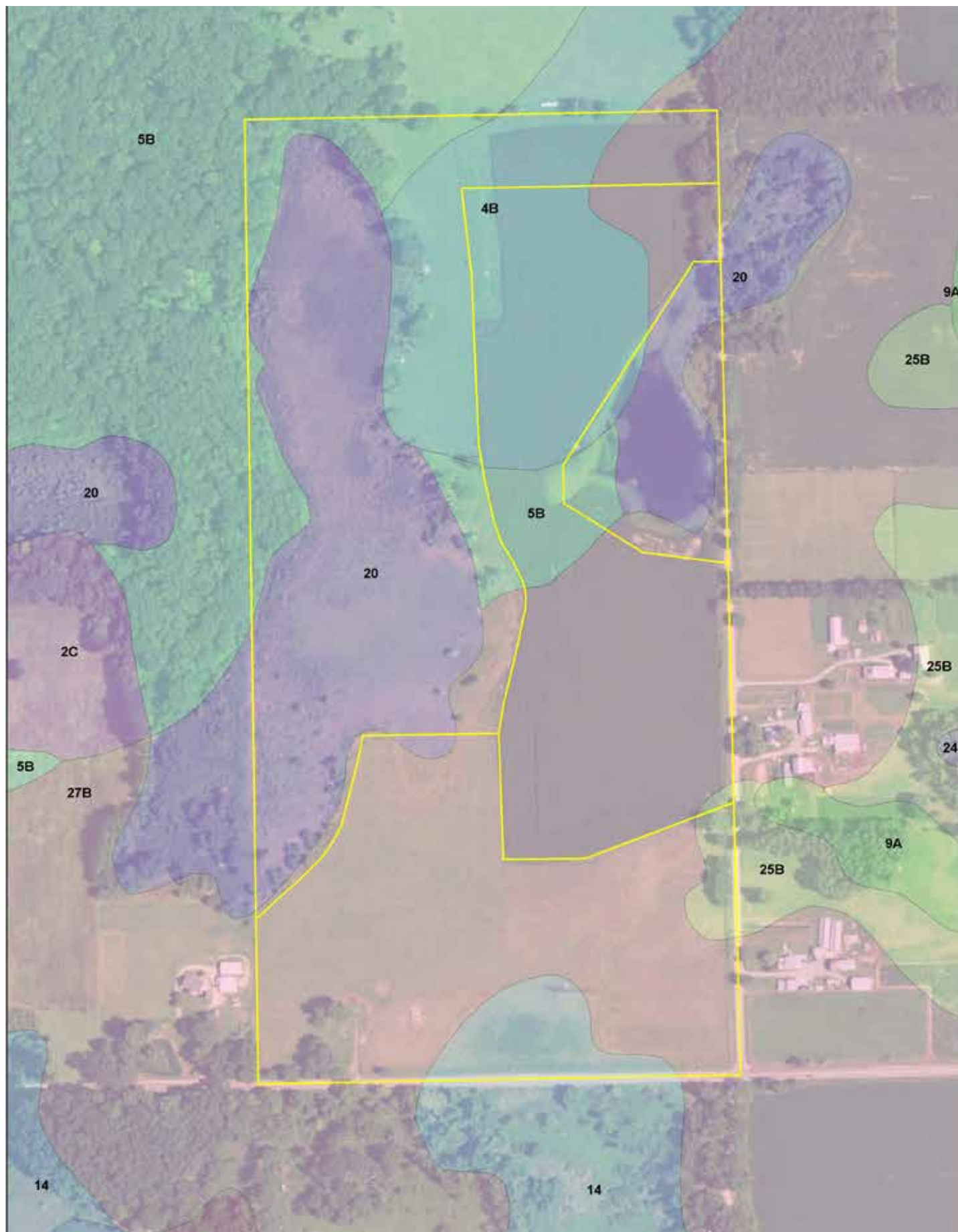








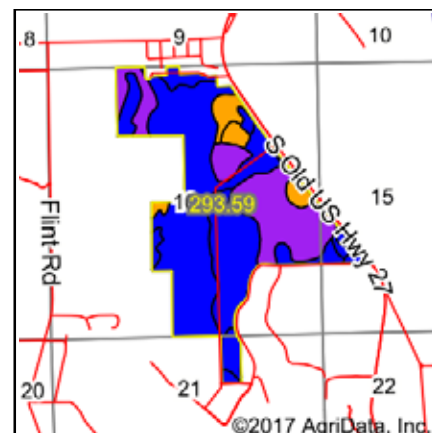
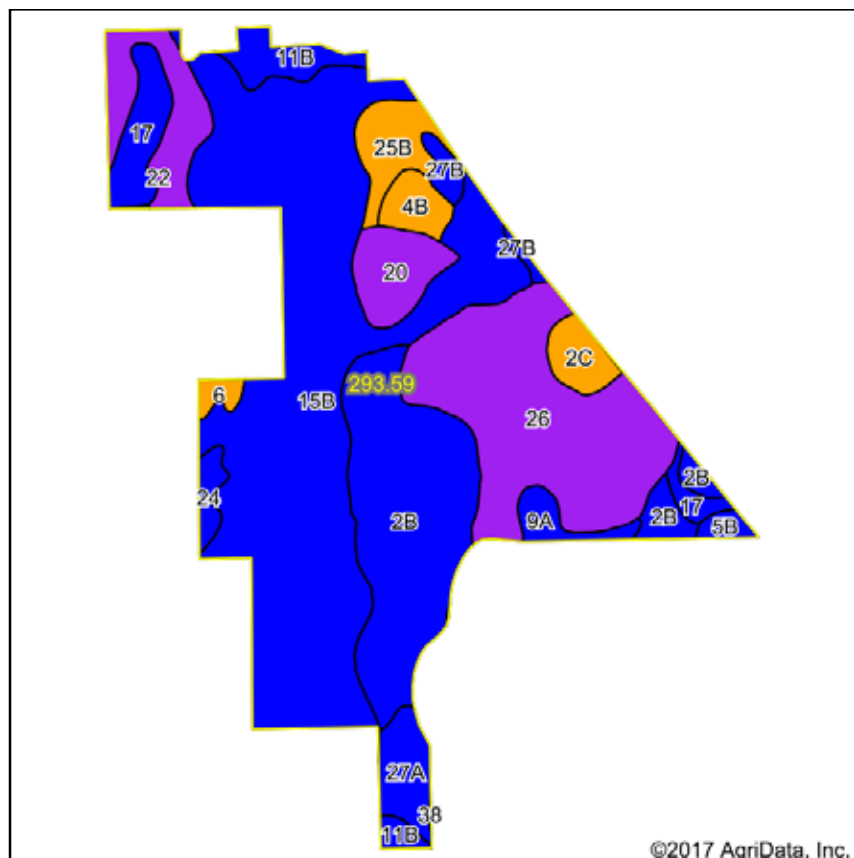






# SURETY SOILS, TRACTS 1-11

16



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

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

Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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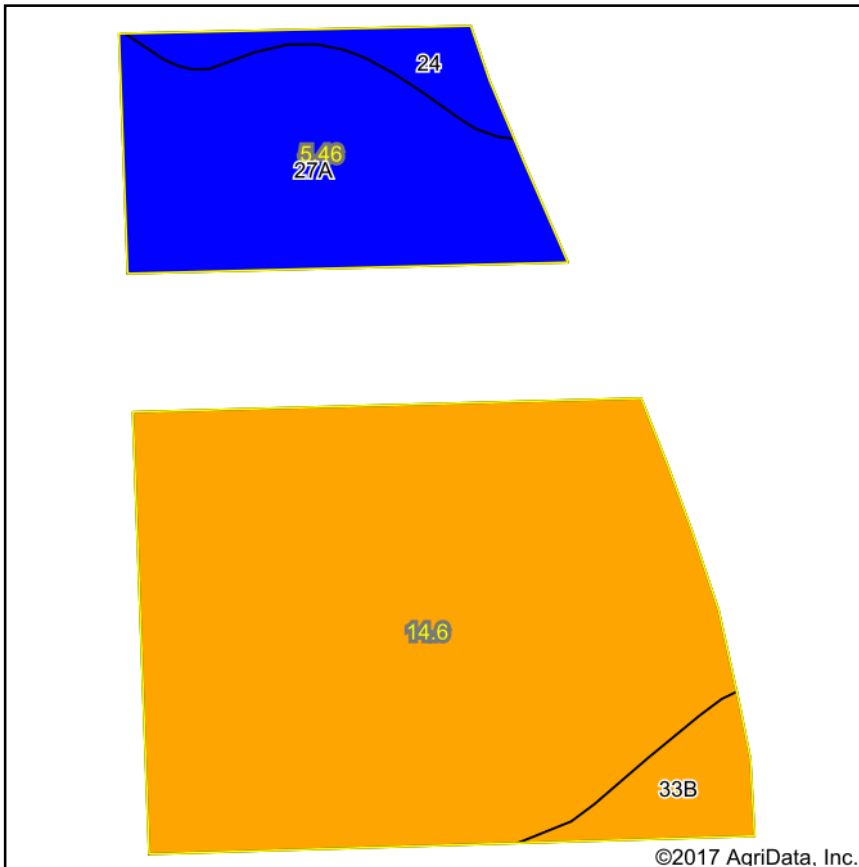
Soils data provided by USDA and NRCS.

Area Symbol: MI023, Soil Area Version: 13

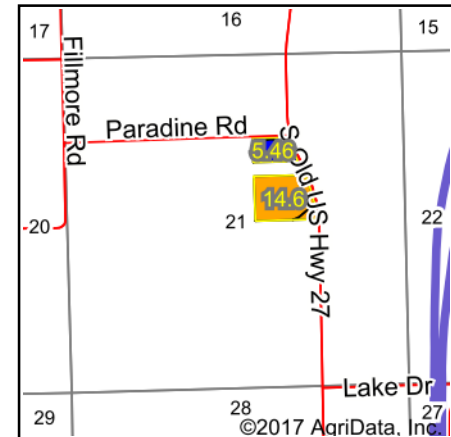
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Corn Irrigated	Corn silage	Corn silage Irrigated	Oats	Pasture	Soybeans	Soybeans Irrigated	Sugar beets	Winter wheat
15B	Locke fine sandy loam, 1 to 4 percent slopes	118.30	40.3%		Ile		95		16		75		32			42
26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



## Soils Map



Soils data provided by USDA and NRCS.



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



Maps Provided By



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www.AgriDataInc.com



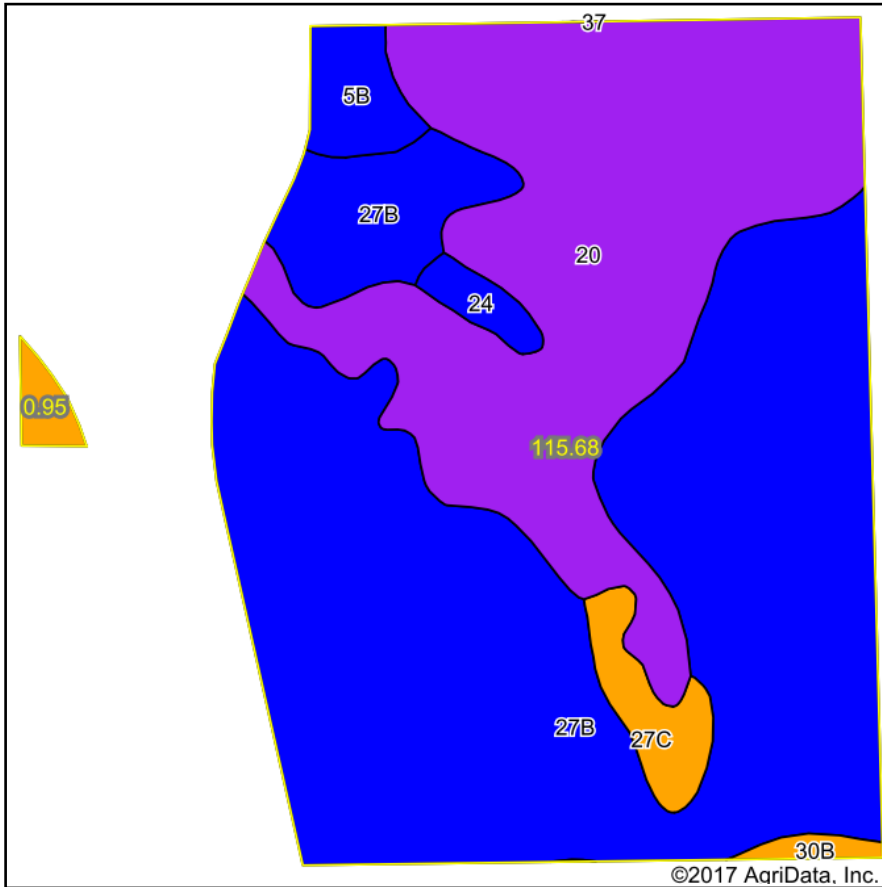
### Area Symbol: MI023, Soil Area Version: 13

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

Soils data provided by USDA and NRCS.

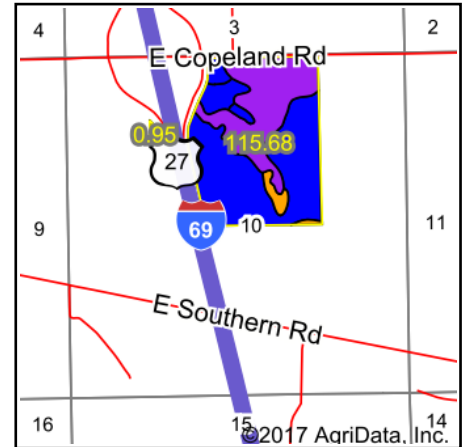


## Soils Map



Soils data provided by USDA and NRCS.

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



Maps Provided By  
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 CUSTOMIZED ONLINE MAPPING  
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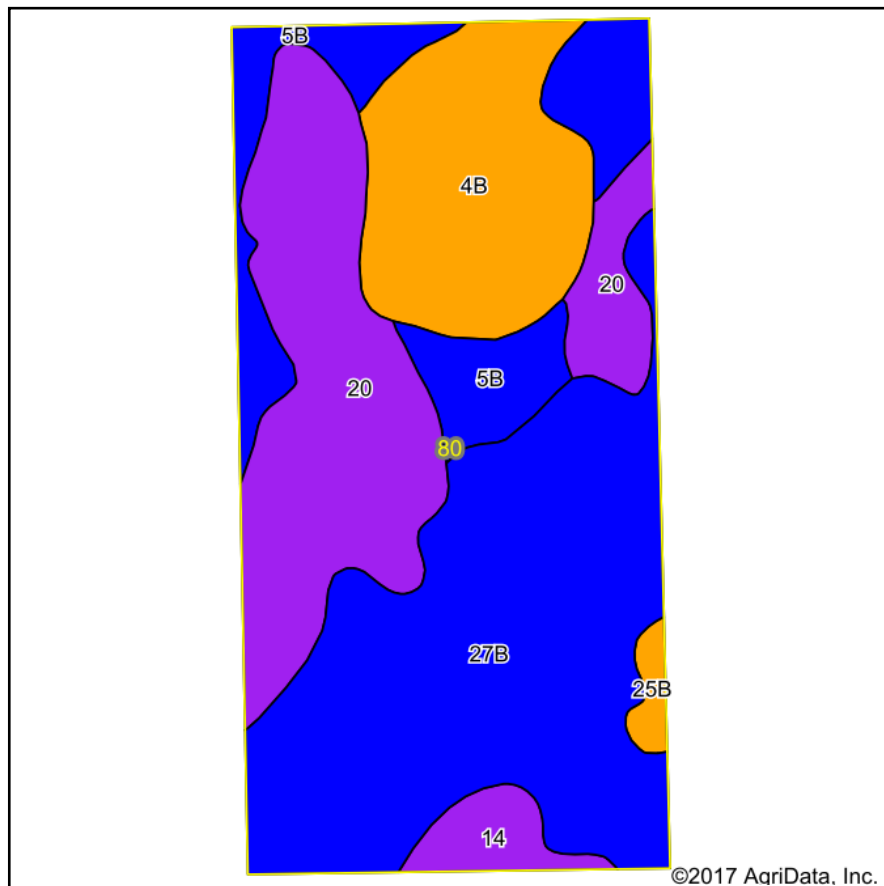


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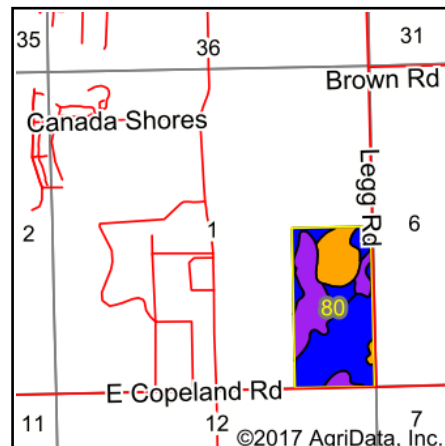
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Corn Irrigated	Corn silage	Corn silage Irrigated	Oats	Soybeans	Soybeans Irrigated	Winter wheat	Winter wheat Irrigated
27B	Fox sandy loam, 2 to 6 percent slopes	68.85	59.0%		Ile		105		17		70	35		42	
20	Adrian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

Soils data provided by USDA and NRCS.

## Soils Map



Soils data provided by USDA and NRCS.



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



### Area Symbol: MI023, Soil Area Version: 13

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

Soils data provided by USDA and NRCS.









# FSA INFORMATION AND MAPS

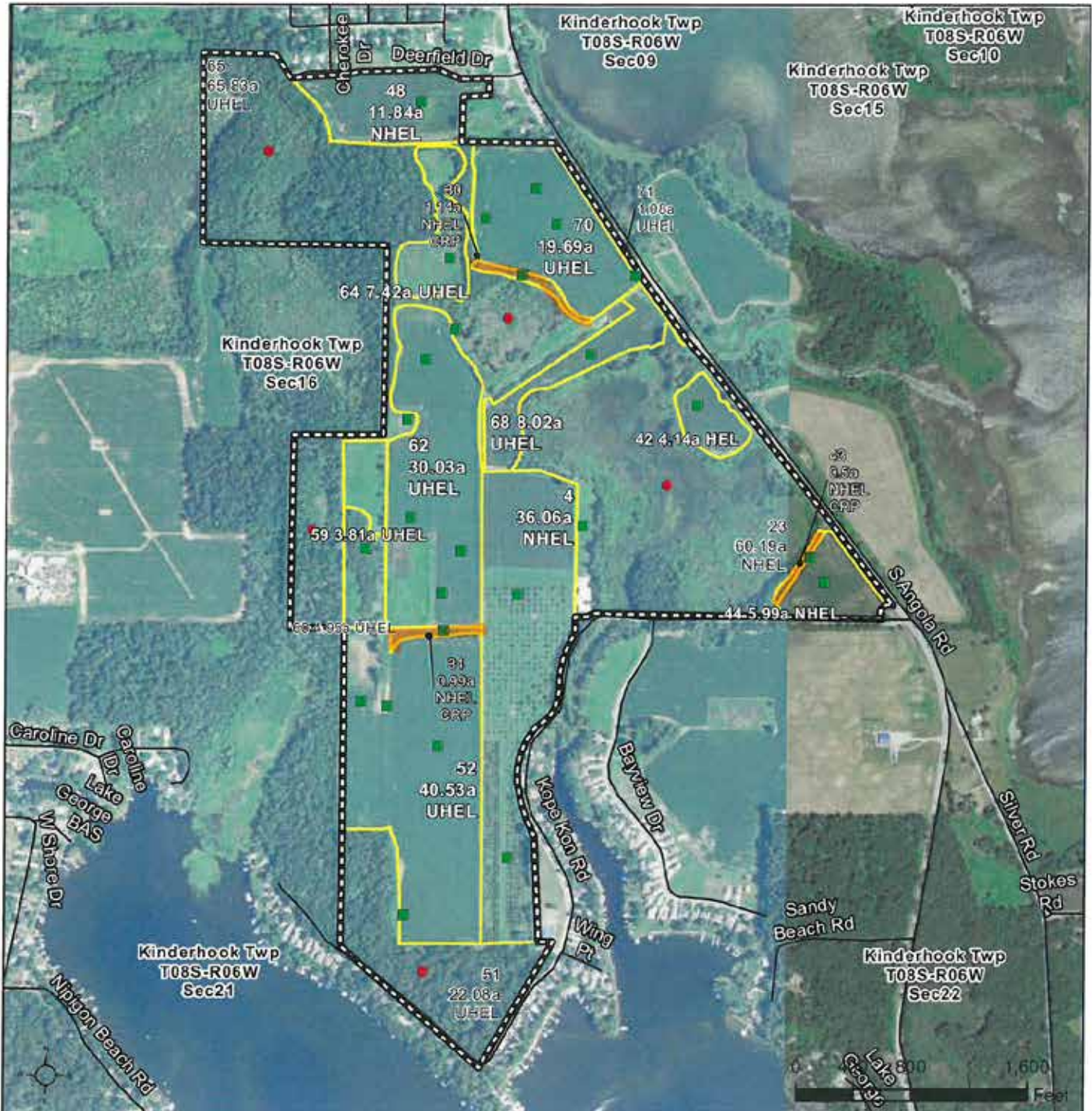






United States  
Department of  
Agriculture

## Branch County, Michigan



### Common Land Unit

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

### Wetland Determination Identifiers

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

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

2018 Program Year

Map Created October 05, 2017  
2016 NAIP Imagery

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

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MICHIGAN  
BRANCH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

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

See Page 2 for non-discriminatory Statements.

Operator Name

Farms Associated with Operator

CRP Contract Number(s)

#### Farm Land Data

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

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

#### DCP Crop Data

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

#### NOTES

Tract Number : 23016

Description : 08S05W 16 KINDERHOOK

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : BLACKBURN FARMS LLC

Other Producers : None

#### Tract Land Data

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

#### DCP Crop Data

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

#### NOTES



MICHIGAN

BRANCH

Form: FSA-156EZ

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 8838

Prepared : Oct 6, 2017

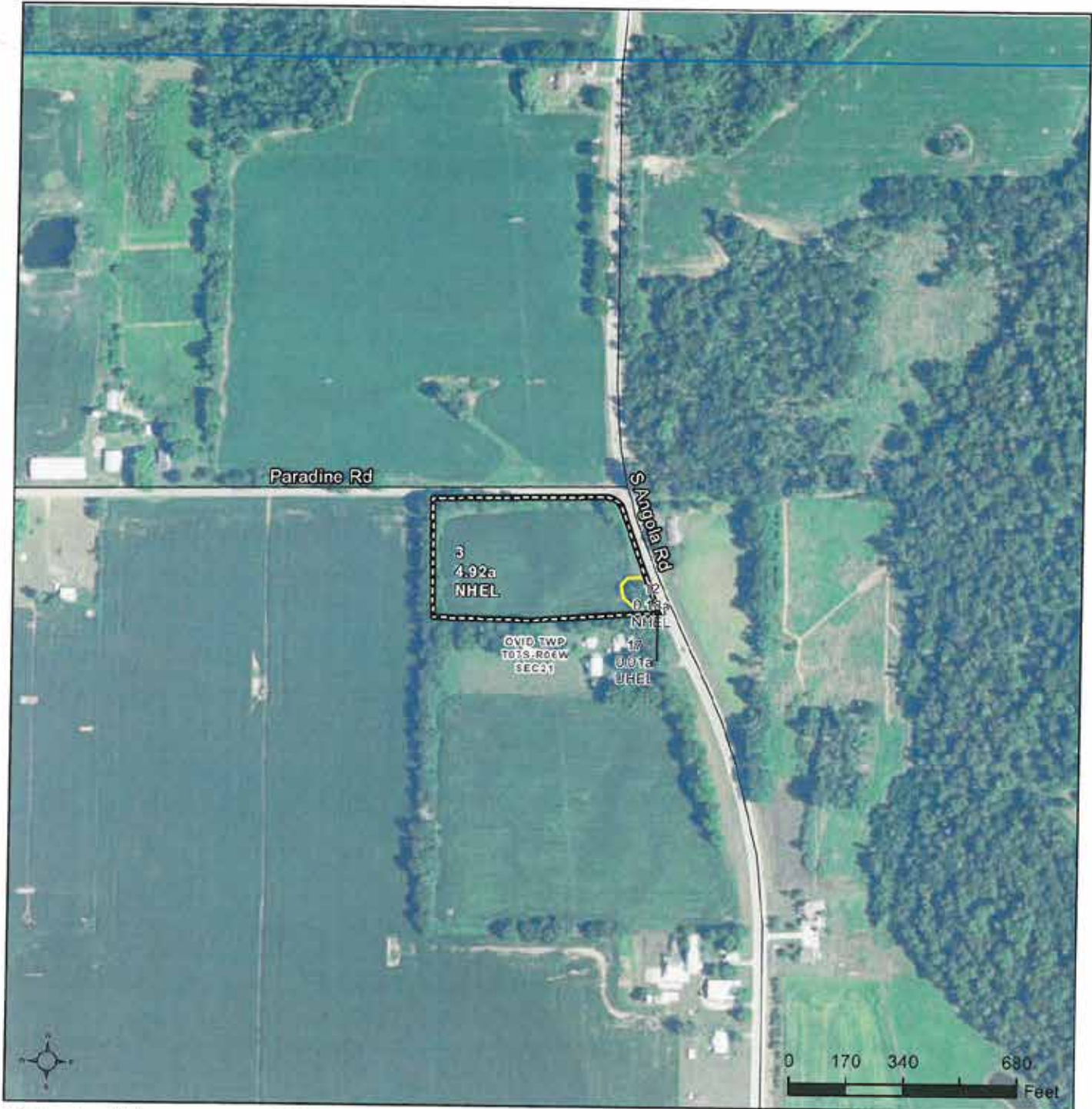
Crop Year : 2018

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Branch County, Michigan



Common Land Unit

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

Wetland Determination Identifiers

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

2017 Program Year

Map Created June 29, 2017  
2016 NAIP Imagery

Farm 9579  
Tract 23542

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# FSA MAP - TRACT 13



Branch County, Michigan



Common Land Unit

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

Wetland Determination Identifiers

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

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

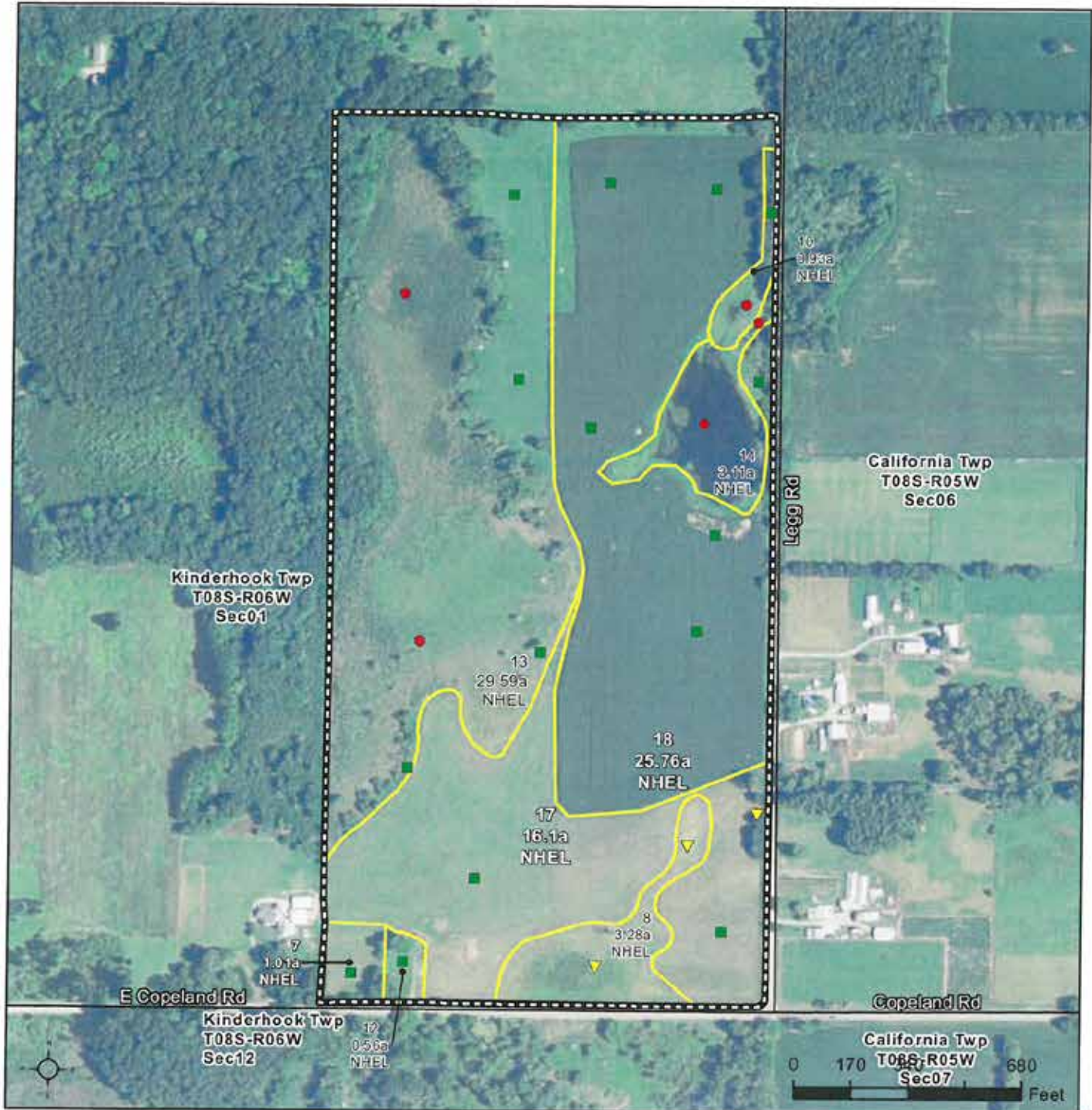
Farm 9579  
Tract 23544

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Branch County, Michigan



#### Common Land Unit

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

#### Wetland Determination Identifiers

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

2017 Program Year

Map Created August 03, 2017  
2016 NAIP Imagery

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

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

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MICHIGAN

BRANCH

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 9579

Prepared : Oct 6, 2017

Crop Year : 2018

Operator Name

Farms Associated with Operator

CRP Contract Number(s)

## Farm Land Data

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

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	18.50	0.00	0	105	0

<b>TOTAL</b>	<b>18.50</b>	<b>0.00</b>
--------------	--------------	-------------

## NOTES

Tract Number : 23272

Description : Kinderhook 1 T8SR6W

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : BLACKBURN FARMS LLC

Other Producers : None

## Tract Land Data

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

## DCP Crop Data

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

## NOTES

MICHIGAN  
BRANCH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

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

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

#### Tract Land Data

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	4.91	0.00	0	105

TOTAL 4.91 0.00

#### NOTES

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

#### Tract Land Data

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	13.59	0.00	0	105

TOTAL 13.59 0.00

#### NOTES



MICHIGAN

BRANCH

Form: FSA-156EZ

United States Department of Agriculture  
Farm Service Agency

FARM : 9579

Prepared : Oct 6, 2017

Crop Year : 2018

## Abbreviated 156 Farm Record

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

# FSA MAP - TRACTS 14-15

28



United States  
Department of  
Agriculture

Branch County, Michigan



## Common Land Unit

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

## Wetland Determination Identifiers

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

2017 Program Year

Map Created June 29, 2017  
2016 NAIP Imagery

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

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

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 owners' IP; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



MICHIGAN  
BRANCH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6789

Prepared : Oct 6, 2017

Crop Year : 2018

Operator Name

Farms Associated with Operator

CRP Contract Number(s)

Farm Land Data

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

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

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

NOTES

Tract Number : 21554

Description : 08S06W 10 Kinderhook

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : BLACKBURN FARMS LLC

Other Producers : None

Tract Land Data

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

DCP Crop Data

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

MICHIGAN  
BRANCH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

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

Tract 21554 Continued ...

NOTES

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.









# CRP CONTRACT





# CRP CONTRACT - TRACTS 8-10

33

This form is available electronically.

CRP-1  
(03-26-04)

U.S. DEPARTMENT OF AGRICULTURE  
Commodity Credit Corporation

## CONSERVATION RESERVE PROGRAM CONTRACT

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

### 7. COUNTY OFFICE ADDRESS (Include Zip Code)

BRANCH COUNTY FSA OFFICE  
387 N WILLOWBROOK RD  
SUITE F  
COLDWATER, MI 49036

### 3. TELEPHONE NUMBER (Include Area Code):

517-278-2725

### 1. ST. & CO CODE & ADMIN. LOCATION

26 023 3

### 2. SIGN-UP NUMBER

28

### 3. CONTRACT NUMBER

9850 CRP 11/15/10  
985 D

### 4. ACRES FOR ENROLLMENT

2.6

### 5. FARM NUMBER

8364 8838 CRP 11/15/10

### 6. TRACT NUMBER(S)

22574 23016 11/15/10

### 8. OFFER (Select one)

GENERAL

☐

ENVIRONMENTAL PRIORITY

☒

FROM:  
(MM-DD-YYYY)

7/1/2004

TO:  
(MM-DD-YYYY)

9/30/2018

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

0A. Rental Rate Per Acre \$ 81.88 CRP 11/15/10

B. Annual Contract Payment \$ 213.00

C. First Year Payment \$

### 11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
22574	30, 34, 43	CP 21	2.6	0

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

## 12. PARTICIPANTS

### (1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

LACKBURN FARMS LLC  
710 INVERNESS LAKES TRL  
PORT WAYNE, IN 46804

### (2) SHARE

100

%

### (3) SOCIAL SECURITY NUMBER

### (4) SIGNATURE

by Jon Blackburn 7-6-10

### (1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

### (2) SHARE

%

### (3) SOCIAL SECURITY NUMBER:

### (4) SIGNATURE

DATE (MM-DD-YYYY)

### (1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

### (2) SHARE

%

### (3) SOCIAL SECURITY NUMBER:

### (4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

(If more than three individuals are signing, continue on attachment.)

### A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

### 3. CCC USE ONLY – Payments according to the shares are approved.

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

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☐ Original – County Office Copy

☐ Owner's Copy

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





# COUNTY INFORMATION





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
MCCURLEY, WILLIAM A & MAR	BLACKBURN FARMS LLC	135,000	02/08/2001	WD	MULTIPLE REFERENCE	825/822		0.0
Property Address		Class: 101 AGRICULTURAL		Zoning:		Building Permit(s)		Status
375 OLD ORCHARD LN PB		School: 12010 COLDWATER				Electrical		11/14/2007 PE070586
Owner's Name/Address		P.R.E. 100% 02/25/2001						
BLACKBURN FARMS LLC		MAP #:						
4203 W JEFFERSON BLVD		2018 Est TCV Tentative (Value Override)						
FT WAYNE IN 46804		Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE						
		Improved	X	Vacant				
		Public		Description		Frontage		Depth
		Improvements		Flat Value:		8.280 Acres		Rate %Adj. Reason
		Dirt Road				8.28 Total Acres		Total Est. Land Value =
		Gravel Road						41,400
		Paved Road						41,400
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
Comments/Influences		Topography of site						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who	When	What				
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2018	Tentative	Tentative	Tentative			Tentative
		2017	29,300	0	29,300			29,300S
		2016	29,500	0	29,500			29,500S
		2015	29,600	0	29,600			29,464C

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
MCCURLEY, WILLIAM A & MAR	BLACKBURN FARMS LLC	135,000	02/08/2001	WD	MULTIPLE REFERENCE	825/822		0.0

Property Address	Class: 101 AGRICULTURAL	Zoning:	Building Permit(s)	Date	Number	Status
1022 KOPE KON RD LS	School: 12010 COLDWATER					

Owner's Name/Address	P.R.E. 100% 02/23/2001 Qual. Ag.	MAP #:
BLACKBURN FARMS LLC		
4203 W JEFFERSON BLVD		
FT WAYNE IN 46804		

Tax Description	2018 Est TCV Tentative (Value Override)	Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE
BEG S 71DEG 27MIN 58SEC E 698.84 FT FR	Improved	X Vacant
CEN OF SEC TH S 88DEG 48MIN 46SEC E	Public	
253.86 FT TH N 02DEG 51MIN 31SEC W 60 FT	Improvements	
TH E 767.35 FT TH S 1075.68 FT TO N LI OF	Dirt Road	
CO RD TH WLY & SLY ALG W LI OF CO RD TO S	Gravel Road	
SEC LI TH W 310 FT M/L TO DR RUN N & S TH	Paved Road	
N 2435 FT TO POB SEC 16 T8S R6W	Storm Sewer	
Comments/Influences	Sidewalk	
FARMLAND AG 2009-00046	Water	
	Sewer	
	Electric	
	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	
	Topography of Site	
	Level	
	Rolling	
	Low	
	High	
	Landscaped	
	Swamp	
	Wooded	
	Pond	
	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	

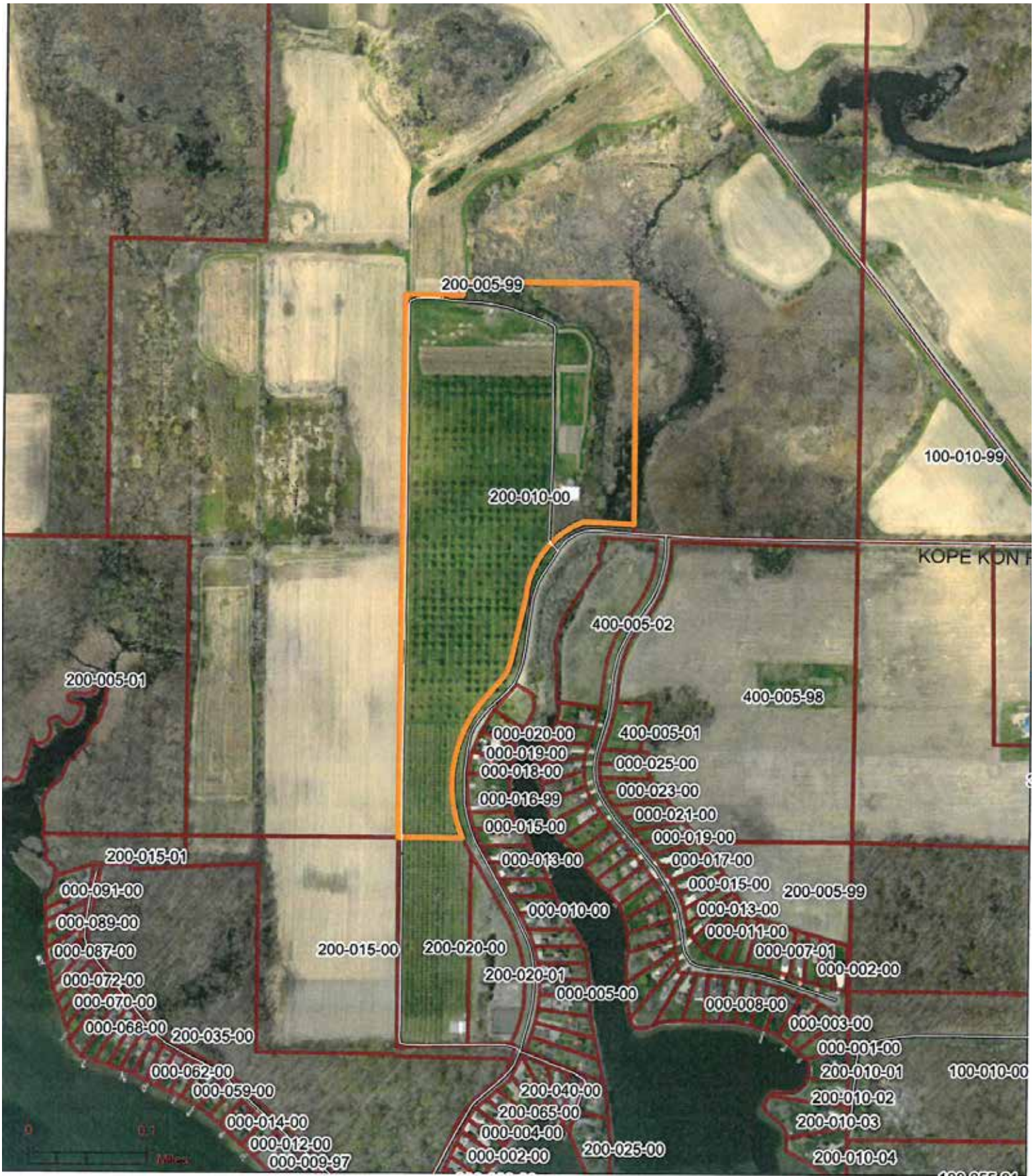
  

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	Tentative	Tentative	Tentative			Tentative
2017	121,800	0	121,800			72,587C
2016	121,000	0	121,000			71,940C
2015	114,900	0	114,900			71,725C

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

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Licensed To: County of Branch, Michigan







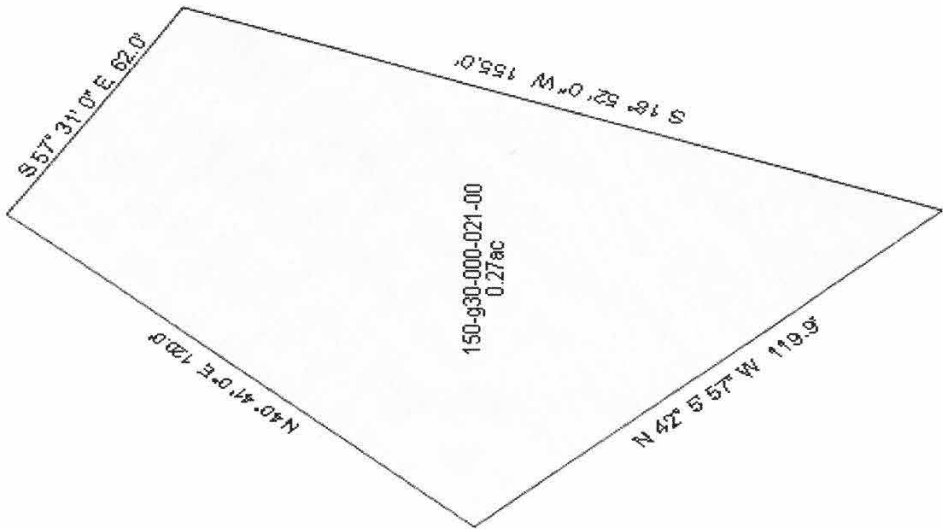
Parcel Number: 12-150-G30-000-021-00 Jurisdiction: KINDERHOOK County: BRANCH Printed on 09/19/2017

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

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

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Printed on 09/19/2017



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

Sketch by Apex Medina™

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











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

Parcel Number: 12-150-016-200-005-99

Jurisdiction: KINDERHOOK

County: BRANCH

Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
ST MARK'S EPISCOPAL CHURCH	BLACKBURN FARMS LLC	505,827	10/26/2011	WD	MULTIPLE REFERENCE	2011-06916	PTA	0.0
ST MARK'S EPISCOPAL CHURCH	BLACKBURN FARMS LLC	0	02/07/2006	LC	ARMS LENGTH	2006-01237		0.0

Property Address

S ANGOLA RD

Owner's Name/Address

BLACKBURN FARMS LLC  
7710 INVERNESS LAKES TRAIL  
FORT WAYNE IN 46804

Class: 102 AGRICULTURAL

Zoning:

Building Permit(s)

Date

Status

School: 12010 COLDWATER

P.R.E. 100% 08/20/2013

MAP #:

2018 Est TCY Tentative(Value Override)

Improved	X	Vacant	Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE						
Public Improvements			* Factors *						
Dirt Road			Frontage	Depth	Front	Depth	Rate	Adj. Reason	Value
Gravel Road									
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									
Topography of Site									
Level									
Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	Tentative	Tentative	Tentative			Tentative
2017	388,500	0	388,500			105,046C
2016	362,400	0	362,400			104,110C
2015	257,400	0	257,400			103,799C

Tax Description

NE 1/4 FRL EXC THAT PART N 1/4 LY W OF HWY ALSO EXC THAT PT E OF HWY ALSO W 1/2 SE 1/4, LY W OF CROOKED CREEK, ALSO NE 1/4, SE 1/4 ALSO SE 1/4, SW 1/4 ALSO E 1/2, NE 1/4 SW 1/4 EXC TO COUNTY RD COM L 317 P 303 ALSO EXC KAISER DREDGING CORP. L 317 P 224A EXC LAND TO MCCURLEY CONTRACT, ALSO EXC TH W 995 FT OF SE 1/4 SW 1/4 SEC 16 T8S R6W SPLIT FOR 2007 FROM 150-016-200-005-00

Comments/Influences

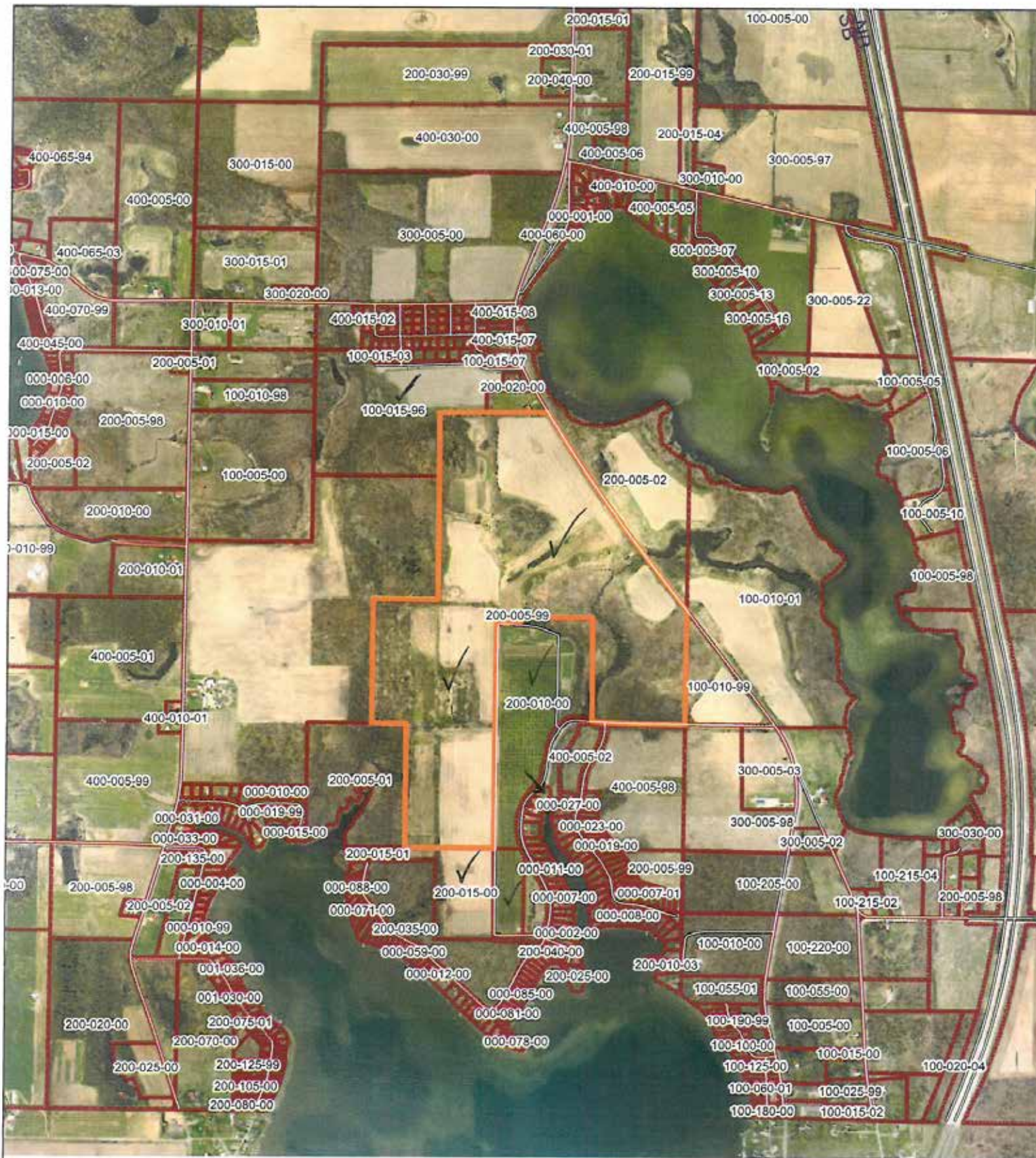
FARMLAND AG 2009-00046  
SPLIT/CORR. ON 12/27/2006 COMPLETED 12/27/06 LAYLA ;  
PARENT PARCEL(S): 150-016-200-005-00;  
CHILD PARCEL(S): 150-016-200-005-02, 150-016-200-005-99;  
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\*\*\* Information herein deemed reliable but not guaranteed\*\*.



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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prnt. Trans.
ST MARK'S EPISCOPAL CHURCH	BLACKBURN FARMS LLC	505,827	10/26/2011	WD	INVALID SALE	2011-06916	PTA	0.0
ST MARK'S EPISCOPAL CHURCH	BLACKBURN FARMS LL	***,***	02/07/2006	LC	ARMS LENGTH	2006-01237	PTA	0.0

Property Address	Class: 402 RESIDENTIAL V Zoning:	Building Permit(s)	Date	Number	Status
S ANGOLA RD LS	School: 12010 COLDWATER	Electrical	10/04/2011	PE110313	
Owner's Name/Address	P.R.E. 0%				
BLACKBURN FARMS LLC	MAP #:				
7710 INVERNESS LAKES TRAIL	2018 Est TCV Tentative (Value Override)				
FORT WAYNE IN 46804	Improved X Vacant	Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE			

Tax Description	Public Improvements	Description	Frontage	Depth	* Factors *	Front	Depth	Rate	%Adj.	Reason	Value
COM AT INT OLD US 27 HWY & KOPE KON RD TH W ALG KOPE KON RD TO W SEC LI TH N ALG W SEC LI TO OLD US 27 HWY TH SELY ALG SD HWY TO BEG SEC 15 T8S R6W SPLIT FOR 2007 FROM 150-015-100-010-00		Flat Value:		13.30	Total Acres			0	100		82,530
Comments/Influences											82,530
FARMLAND AG 2009-00046 SPLIT/COMB. ON 12/27/2006 COMPLETED 12/27/06 LAYLA											
PARENT PARCEL(S): 150-015-100-010-00;											
CHILD PARCEL(S): 150-015-100-010-01, 150-015-100-010-99;											

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
			2018	Tentative	Tentative	Tentative			Tentative			
			2017	26,500	0	26,500			10,109C			
			2016	26,500	0	26,500			10,019C			
			2015	26,500	0	26,500			9,990C			

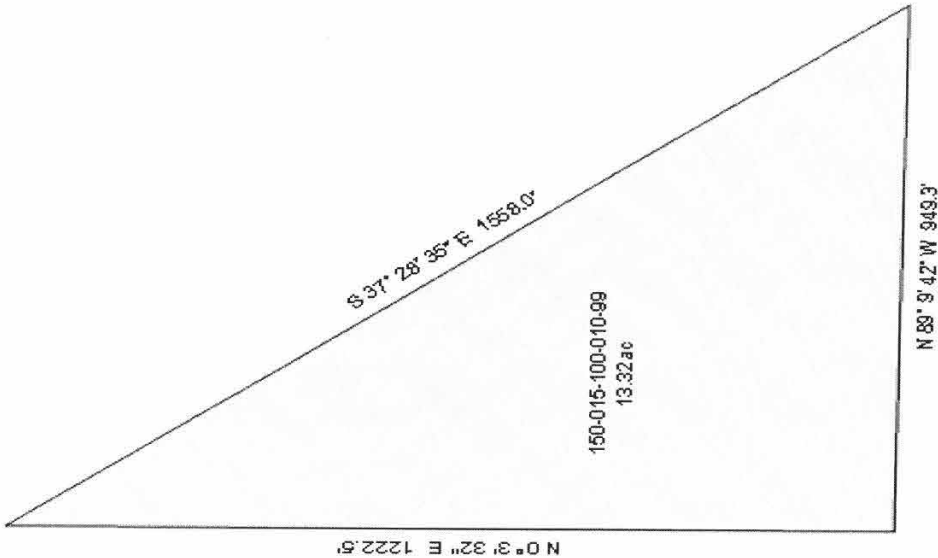
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Printed on 09/19/2017



Sketch by Apex Medina™  
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

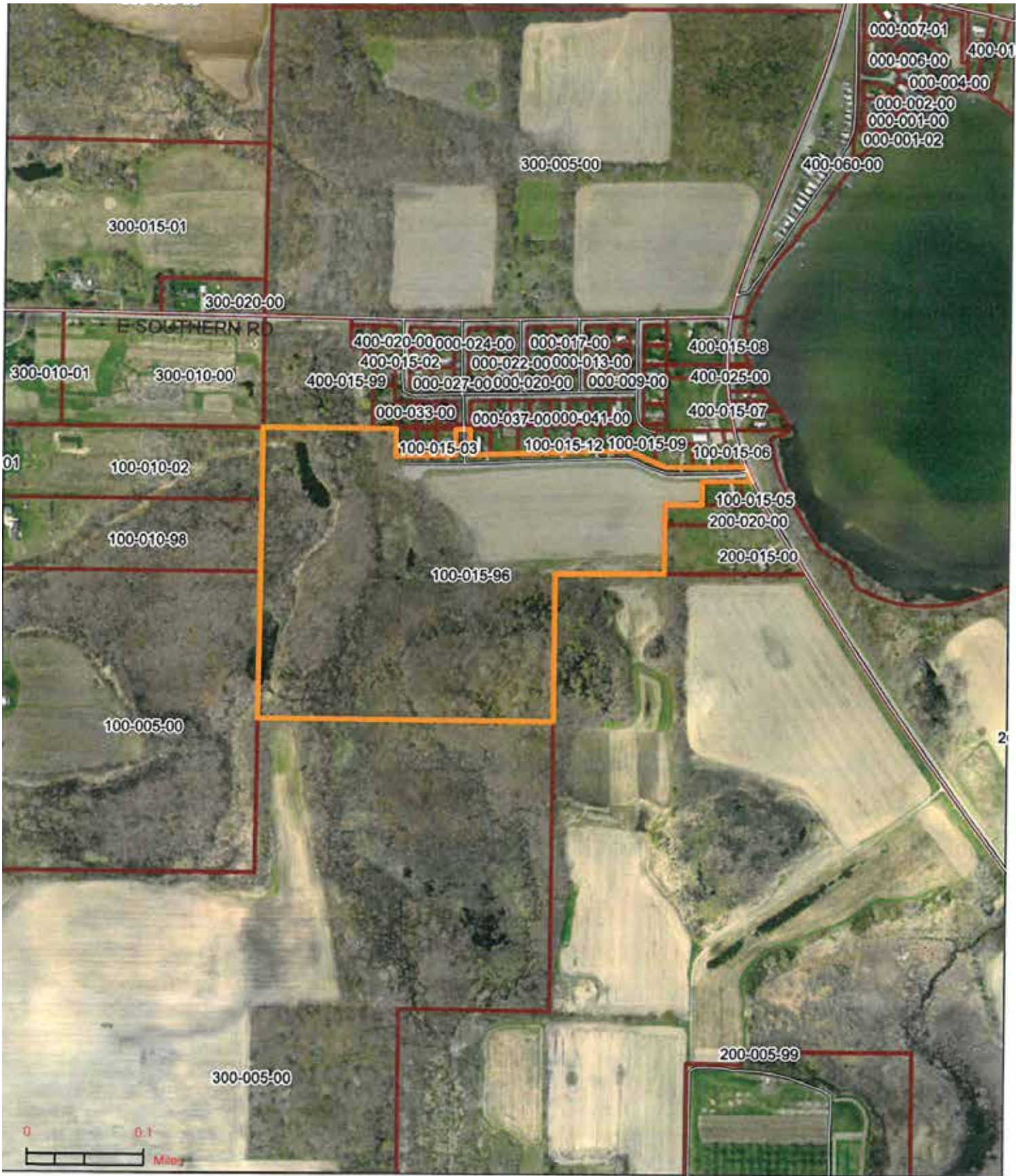




Parcel Number: 12-150-016-100-015-96 Jurisdiction: KINDERHOOK County: BRANCH Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
BUTLER, DAN	BLACKBURN FARMS LLC	153,587	07/06/2009	WD	ARMS LENGTH	2009-05023		0.0
MICHIGANDER PROPERTIES LL	BUTLER, DAN	109,500	07/11/2006	WD	SPLIT/COMBO	2006-06080		0.0
SHOOK, GRANT D & KIM G	MICHIGANDER PROPERTIES	1	05/04/2006	QC	INVALID SALE	2006-03604		0.0
Property Address		Class: 401 RESIDENTIAL I			Building Permit(s)		Status	
DEERFIELD DR		School: 12010 COLDWATER			Date		Number	
Owner's Name/Address		P.R.E. 0%						
BLACKBURN FARMS LLC		MAP #: RV						
4203 W JEFFERSON BLVD		2018 Est TCV Tentative(Value Override)						
FORT WAYNE IN 46804		Improved X Vacant			Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE			
Tax Description		Public			Description		* Factors *	
NE 1/4 OF NW 1/4 ALSO N 1/4 OF NE 1/4 LY		Improvements			Frontage		Front Depth	
W OF HWY EXC BEG 494.06 FT E & 342.96 FT		Dirt Road			Depth		Rate %Adj. Reason	
S OF N 1/4 COR TH S 305.33 FT TH E 648.29		Gravel Road			Frontage		0 100	
FT TO C/L OF HWY TH NLY ALG HWY TO A PT		Paved Road			Depth		Total Est. Land Value =	
453.90 FT E FR BEG TH W 453.90 FT TO POB		Storm Sewer			Frontage		38.79 Total Acres	
ALSO EXC BEG 300.95 FT W FR N 1/4 POST TH		Sidewalk			Depth		116,370	
S 89DEG 37MIN W 90 FT TH S 101.83 FT TH N		Water			Frontage		116,370	
LI ALSO EXC BEG 456.96 FT E FR N 1/4 POST		Sewer			Depth		116,370	
TH S 88DEG 45MIN 10SEC W 270 FT TH S		Electric			Frontage		116,370	
102.34 FT TH N 88DEG 45MIN 10SEC E 270 FT		Gas			Depth		116,370	
TH N 102.34 FT TO POB ALSO EXC COM AT N		Curb			Frontage		116,370	
1/4 COR TH N 89DEG 37MIN E 448.07 FT TH		Street Lights			Depth		116,370	
DUE S 61.56 FT TO BEG TH N 89DEG 37MIN E		Standard Utilities			Frontage		116,370	
323.29 FT TH ALG CURVE S 17DEG 03MIN		Underground Utils.			Depth		116,370	
16SEC E 112.74 FT TH S 89DEG 37MIN W		Topography of			Frontage		116,370	
310.38 FT TH N 66DEG 09MIN W 50.26 FT TH		Site			Depth		116,370	
DUE N 87.37 FT TO POB ALSO EXC COM AT N		Level			Frontage		116,370	
1/4 COR TH N 89DEG 37MIN E 448.07 FT TH		Rolling			Depth		116,370	
DUE S 235.56 FT TH N 89DEG 37MIN E 217.16		Low			Frontage		116,370	
FT TO BEG TH N 89DEG 37MIN E 164.70 FT		High			Depth		116,370	
***BALANCE OF DESCRIPTION ON FILE***		Landscaped			Frontage		116,370	
Comments/Influences		Swamp			Depth		116,370	
SPLIT/COMB. ON 09/01/2005 COMPLETED		Wooded			Frontage		116,370	
9/1/05 LAYLA		Pond			Depth		116,370	
PARENT PARCEL(S): 150-016-100-015-97;		Waterfront			Frontage		116,370	
CHILD PARCEL(S): 150-016-100-015-11,		Ravine			Depth		116,370	
150-016-100-015-12, 150-016-100-015-13,		Wetland			Frontage		116,370	
150-016-100-015-96;		Flood Plain			Depth		116,370	
The Equalizer. Copyright (c) 1999 - 2009.		Who			When		What	
Licensed To: County of Branch, Michigan		2018			Tentative		Tentative	
		2017			Tentative		Tentative	
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Parcel Number: 12-110-021-200-001-96 Jurisdiction: OVID County: BRANCH Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
Property Address	Class: 101 AGRICULTURAL Zoning: 0 (*) Building Permit(s)	Date	Number	Status				
S ANGOLA RD	School: 12010 COLDWATER							
Owner's Name/Address	P.R.E. 100% 05/03/2016 Qual. Ag.							
BLACKBURN FARMS, LLC	MAP #:							
4203 W JEFFERSON BLVD	2018 Est TCV Tentative(Value Override)							
FORT WAYNE IN 46804	Improved X Vacant							
	Public							
	Improvements							
Tax Description	Dirt Road							
N 373 FT OF THE SW 1/4 OF NE 1/4 OF SEC	Gravel Road							
LYING W OF THE C/L OF OLD HIGHWAY US 27	Paved Road							
EXC W 10A THEREOF SEC 21 OVID TOWNSHIP	Storm Sewer							
T7S R6W NEW FOR 2017 OUT OF	Sidewalk							
021-200-001-98	Water							
Comments/Influences	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who When What							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	2018	Tentative	Tentative	Tentative			Tentative	
	2017	9,656	0	9,656			6,350C	
	2016	0	0	0			0	
	2015	0	0	0			0	

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

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

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

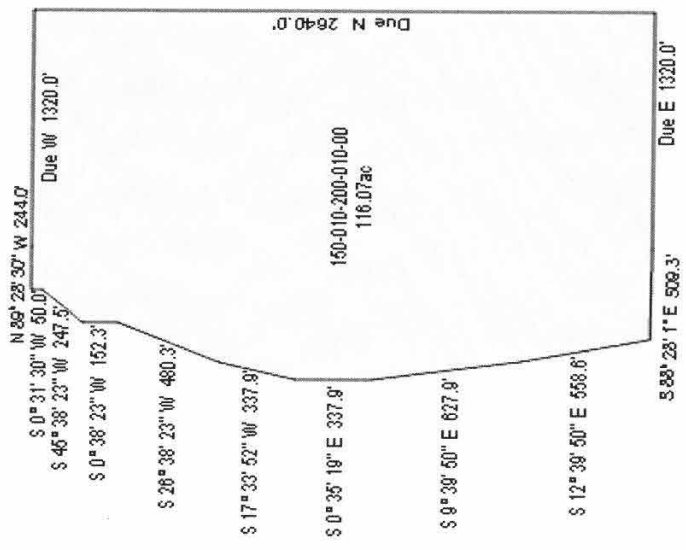
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
CORWIN, DOROTHY M TRUST	BLACKBURN FARMS, LLC	350,000	06/12/2017	WD	TRUSTEES DEED	2017-04109	PTA	0.0
Property Address		Class: 101 AGRICULTURAL		Zoning:		Building Permit(s)		Status
467 E COPELAND RD		School: 12010 COLDWATER				Date		Number
Owner's Name/Address		P.R.E. 100% 05/01/1994 Qual. Ag.						
BLACKBURN FARMS, LLC		MAP #:						
4203 W JEFFERSON BOULEVARD		2018 Est TCV Tentative(Value Override)						
FORT WAYNE IN 46804		Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE						
Tax Description		Improved	X	Vacant	Description		Frontage	Depth
W 1/2 OF NE 1/4 ALSO NE 1/4 OF NW 1/4		Public			* Factors *		Rate	Adj. Reason
ALSO E 1/2 OF SE 1/4 OF NW 1/4 EXC I-69		Improvements			Dirt Road		114.800 Acres	0 100
R/W SEC 10 T8S R6W		Gravel Road			Paved Road			
Comments/Influences		Storm Sewer			Sidewalk			
		Water			Sewer			
		Electric			Gas			
		Curb			Street Lights			
		Standard Utilities			Underground Utils.			
		Topography of Site						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
2018	Tentative	Tentative	Tentative			Tentative		
2017	270,000	0	270,000			108,855C		
2016	251,100	0	251,100			107,885C		
2015	210,900	0	210,900			107,563C		

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

Printed on 09/19/2017

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



Sketch by Apex Medina™

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







Parcel Number: 12-150-001-400-005-00

Jurisdiction: KINDERHOOK

County: BRANCH

Printed on 09/19/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prnt. Trans.
CATEY, DOROTHY J TRUST	BLACKBURN FARMS LLC	200,000	08/01/2014	WD	ARMS LENGTH	2014-04877	PTA	0.0
CATEY, DOROTHY J	CATEY, DOROTHY J TRUST	1	02/07/2005	QC	INVALID SALE	1062/216		0.0

Property Address	Class: 101 AGRICULTURAL	Zoning:	Building Permit(s)	Date	Number	Status
678 E COPELAND RD	School: 12010 COLDWATER					

Owner's Name/Address	P.R.E. 100% 05/01/1994 Qual. Ag.
BLACKBURN FARMS LLC	
4203 W JEFFERSON BLVD	
FORT WAYNE IN 46804	

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table DEFLT.DEFLT ECF CODE
E 1/2, SE 1/4 SEC 1 T8S R6W	Public Improvements			
Comments/Influences	Dirt Road			
AFF OF AG 14-04879	Gravel Road			
	Paved Road			
	Storm Sewer			
	Sidewalk			
	Water			
	Sewer			
	Electric			
	Gas			
	Curb			
	Street Lights			
	Standard Utilities			
	Underground Utils.			

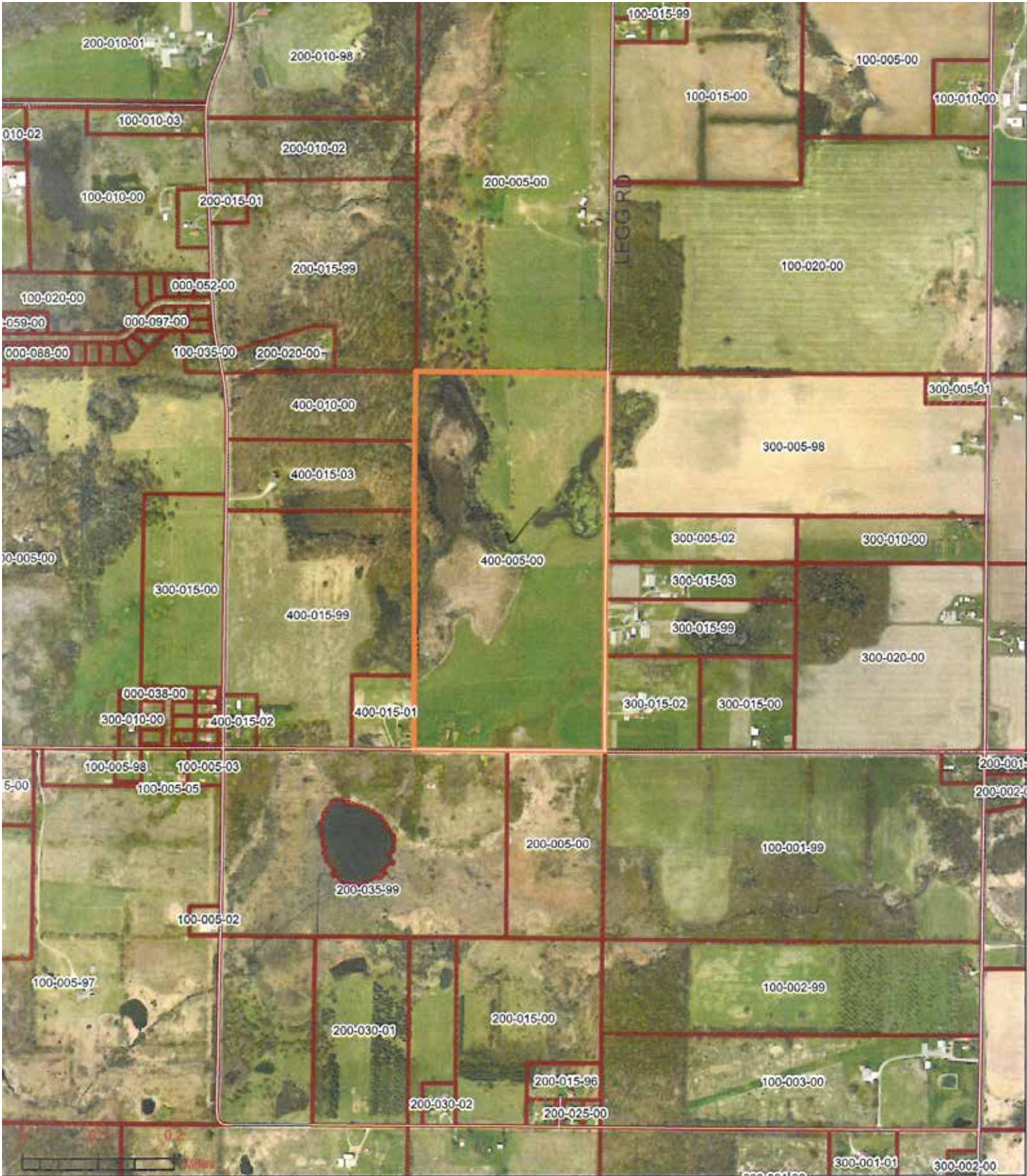
Topography of Site	Frontage	Depth	Rate %Adj.	Reason	Value
Level	80.00	80.00	0	100	0
Rolling					
Low					
High					
Landscaped					
Swamp					
Wooded					
Pond					
Waterfront					
Ravine					
Wetland					
Flood Plain					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	Tentative	Tentative	Tentative			Tentative
2017	150,000	0	150,000			57,621C
2016	139,700	0	139,700			57,108C
2015	118,100	0	118,100			56,938C

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Branch, Michigan

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









# TITLE WORK





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**Tract 1**

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Preliminary Title Search

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

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

Description of Real Estate

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

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

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

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

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

REMOVED

REMOVED

REMOVED



## Preliminary Title Search

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

Order Number: 53812

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

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

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

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

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

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

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

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

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

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

## Preliminary Title Search

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

Order Number: 53812

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

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

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

Special Assessments: None

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

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory



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**Tracts 1 & 5**

---

Preliminary Title Search

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

Order Number: 53798  
  
Effective Date: 10/19/2017 at 5:00 PM

Description of Real Estate

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

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

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

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

REMOVED

REMOVED



## Preliminary Title Search

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

Order Number: 53798

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

## REMOVED

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

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

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

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

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

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

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

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

## Preliminary Title Search

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

Order Number: 53798

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

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

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

Special Assessments: None

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

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory



## Preliminary Title Search

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

Order Number: 53800

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

### Description of Real Estate

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

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

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

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

## Preliminary Title Search

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

Order Number: 53800

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

**REMOVED**

**REMOVED**

**REMOVED**

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

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

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

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

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

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

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



## Preliminary Title Search

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

Order Number: 53800

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

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

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

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

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

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

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

Special Assessments: None

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

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

## Preliminary Title Search

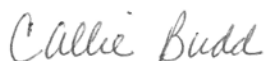
Performed By:  
Branch County Abstract & Title, Inc.  
22 Tibbits Plaza  
Coldwater, MI 49036  
(517) 278-6960 Fax: (517) 279-7919

Order Number: 53800

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory



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## **Tracts 1-3, 5-7 & 9-11**

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Preliminary Title Search

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

Order Number: 53802

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

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

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

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



Preliminary Title Search

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

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

ALSO the West one-half of the Southeast one-quarter of Section 16, and the Northeast one-quarter of the Southeast one-quarter of Section 16, Town 8 South, Range 6 West, EXCEPT that part heretofore conveyed to William A. and Mary Lou McCurley by deed recorded in Liber 369 of Deeds, Page 128 Branch County Records, ALSO EXCEPT that part heretofore conveyed to the County of Branch by deed recorded in Liber 317 of Deeds, Page 303 Branch County Records, ALSO EXCEPT that part heretofore conveyed to Kaiser Dredging Corporation by deed recorded in Liber 317 of Deeds, Page 224A Branch County Records, ALSO EXCEPT that part lying East of Crooked Creek heretofore conveyed to Harold D. and Dorothy E. Keith by deed recorded in Liber 368 of Deeds, Page 727 Branch County Records.

ALSO the East one-half of the Northeast one-quarter of the Southwest one-quarter of Section 16, Town 8 South, Range 6 West.

ALSO the East 325 feet in width of the Southeast one-quarter of the Southwest one-quarter of Section 16, Town 8 South, Range 6 West.

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

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

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## Preliminary Title Search

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

Order Number: 53802

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

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

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

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

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

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

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

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

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

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



~~CONFIDENTIAL, MAY 1988~~  
(517) 278-6960 Fax: (517) 279-7919

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

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

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

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

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

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

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

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.



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Authorized Signatory

Coldwater, MI 49030

(517) 278-6960 Fax: (517) 279-7919

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Description of Real Estate

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

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

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

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



## Preliminary Title Search

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

Order Number: 53803

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

**REMOVED**

**REMOVED**

**REMOVED**

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

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

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

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

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

## Preliminary Title Search

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

Order Number: 53803

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

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

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

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

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

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.

*Callie Budd*

Authorized Signatory



Tract 4

Preliminary Title Search

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

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

Description of Real Estate

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

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

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

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

	REMOVED	
	REMOVED	
	REMOVED	

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

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



## Preliminary Title Search

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

Order Number: 53796

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

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

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

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

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

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

Flood Plain Contour as established by the water.

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

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

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

## Preliminary Title Search

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

Order Number: 53796

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

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

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

Special Assessments: None

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

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory



Tract 8

## Preliminary Title Search

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

Order Number: 53810

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

### Description of Real Estate

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

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

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

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

**REMOVED**

**REMOVED**

**REMOVED**

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

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

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



## Preliminary Title Search

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

**Order Number: 53810**

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

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

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

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

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

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

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

Special Assessments: None

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

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

## Preliminary Title Search

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

**Order Number: 53810**

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory



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## Tracts 12 & 13

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## Preliminary Title Search

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

Order Number: 53795

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

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### Description of Real Estate

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

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

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

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

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

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

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

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

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

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

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



## Preliminary Title Search

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

Order Number: 53795

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

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

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

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

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

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

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BRANCH COUNTY ABSTRACT & TITLE, INC.

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

## Preliminary Title Search

Performed By:

Order Number: 53792

Branch County Abstract & Title, Inc.

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

22 Tibbits Plaza

Coldwater, MI 49036

(517) 278-6960 Fax: (517) 279-7919

### Description of Real Estate

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

**The North 373 feet of the following described parcel:**

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

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

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

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

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

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

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

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

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

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



## Preliminary Title Search

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

Order Number: 53792

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

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

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

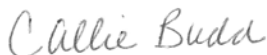
Special Assessments: Betts Dam of \$.25, included in the Winter Tax.

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

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

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BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory

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## Tracts 14 & 15

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Preliminary Title Search

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

Order Number: 53791  
  
Effective Date: 10/19/2017 at 5:00 PM

Description of Real Estate

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

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

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

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

(1) Owner: Blackburn Farms, LLC

REMOVED

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

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

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

## Preliminary Title Search

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

Order Number: 53791

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

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

Tax Code Number: 12-150-010-200-010-00  
2016 Winter Taxes are paid. (amount \$2,200.76)  
2017 Summer Taxes are delinquent in the amount of \$1,206.21 plus interest & penalty.

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

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

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

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.



Authorized Signatory



Tracts 16 -19

Preliminary Title Search

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

Order Number: 53811  
  
Effective Date: 10/19/2017 at 5:00 PM

Description of Real Estate

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

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

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

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

REMOVED

REMOVED

REMOVED

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

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



## Preliminary Title Search

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

Order Number: 53811

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

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

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

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

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

Special Assessments: None

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

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

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

BRANCH COUNTY ABSTRACT & TITLE, INC.

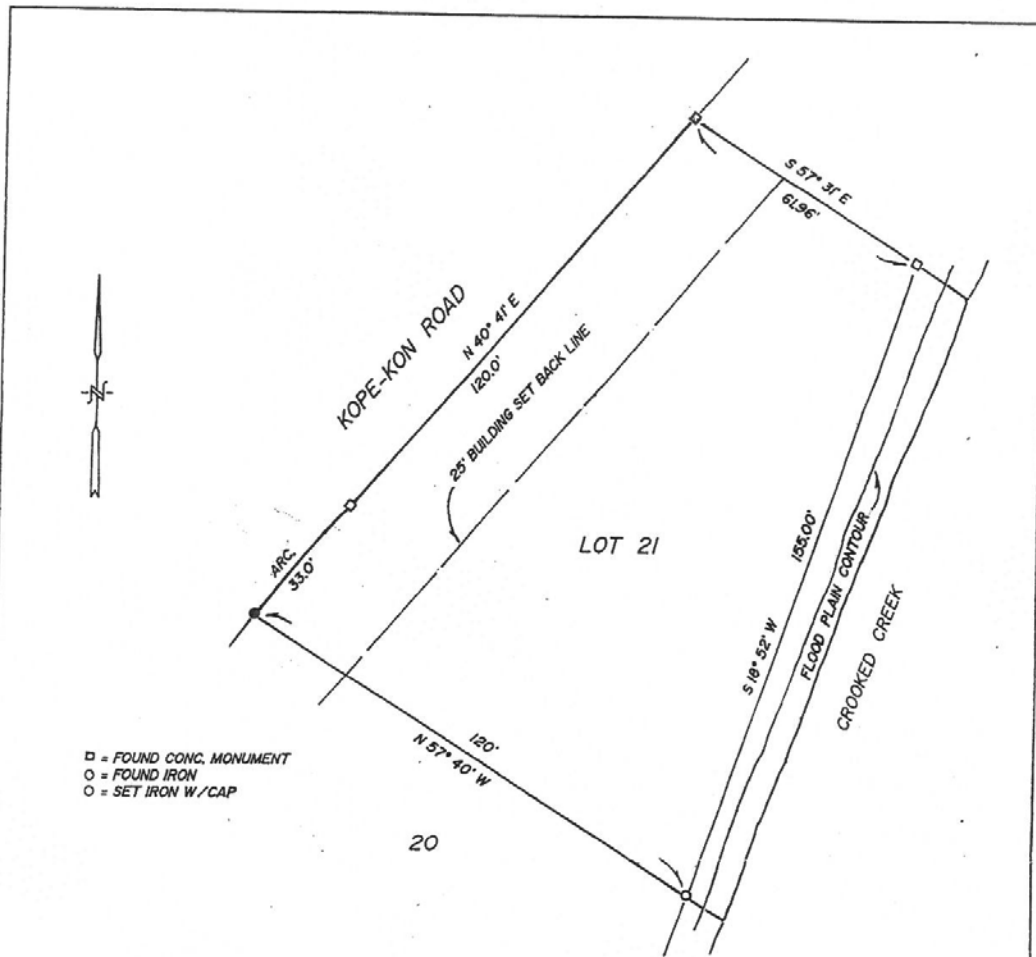
  
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Authorized Signatory



## SURVEY - TRACT 4







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

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



For: Tom Blackburn

Survey of Lot 21, GEORGETOWN ESTATES,  
Liber 7, Page 4 Plats, Sections 16 & 21,  
Town 8 South, Range 6 West, Kinderhook  
Township, Branch County, Michigan.

FREDERICK J. CUTCHER  
PROFESSIONAL SURVEYOR  
921 20 1/2 MILE ROAD HOMER, MI

*Frederick J. Cutcher*

PROFESSIONAL SURVEYOR NO. 24592

DRAWN BY: B.C.

DATE: 6/25/04

SCALE: 1" = 30'

JOB NO. 04237



# RESIDENTIAL SALES DISCLOSURE





(Michigan)

## SELLER'S DISCLOSURE STATEMENT

(Page 1 of 2)

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

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

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

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

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

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

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

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

## Property conditions, improvements &amp; additional information:

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

(Page 2 of 2)

7. **Plumbing system:** Type: Copper:      Galvanized: ☒ Other: unknown  
Any known problems? unknown

8. **Electrical system:** Any known problems? unknown

9. **History of infestation, if any:** (termites, carpenter ants, etc.) unknown

10. **Environmental Problems:** Are you aware of any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on the property . . . . . Unknown: ☒ Yes:      No:       
If yes, please explain:     

11. **Flood insurance:** Do you have flood insurance on the property? . . . . . Unknown:      Yes:      No: ☒

12. **Mineral rights:** Do you own the mineral rights? . . . . . Unknown:      Yes: ☒ No:     

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? . . . . .	Unknown: <input type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
2. Any encroachments, easements, zoning violations, or nonconforming uses? . . . . .	Unknown: <input type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property? . . . . .	Unknown: <input type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? . . . . .	Unknown: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/>	No: <input checked="" type="checkbox"/>
5. Settling, flooding, drainage, structural, or grading problems? . . . . .	Unknown: <input type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
6. Major damage to the property from fire, wind, floods, or landslides? <i>none known</i> . . . . .	Unknown: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
7. Any underground storage tanks? . . . . .	Unknown: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? . . . .	Unknown: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? . . . . .	Unknown: <input type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
10. Any outstanding municipal assessments or fees? . . . . .	Unknown: <input type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
11. Any pending litigation that could affect the property or the seller's right to convey the property? . . . . .	Unknown: <input type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>

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

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

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

Seller: Bj. Jon Blakken, owner Date: 10-31-17  
Seller: Morgan Date:

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



467 E. Copeland Rd., Coldwater, MI 49036

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

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

**Seller's Disclosure**

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

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

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

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

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

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

**Purchaser's Acknowledgment (initial)**

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

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

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

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

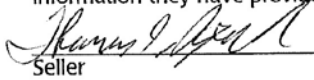
(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (Initial)**

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

**Certification of Accuracy**

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

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





# MICHIGAN DEQ/ POTENTIAL PIVOT INFO





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

107

Quote Details - Printable Version

9/8/17, 9:37 AM



Pierce Corporation

<http://www.PierceCorporation.info/>

QUOTE DATE:  
9/8/2017

**DEALER::**

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

QUOTE ID: 28334

DEALER ID: 272

QTY	ITEMS																																												
1	CP 600 Center Pivot Std Galv																																												
	<p><b>Machine Name: Blackburn Farms</b></p> <p>Tower Count: 5    Total Length: 928.5ft / 283m</p> <p>GPM: 500    Total Area: 62.1acre / 25.1hectare</p> <p>PSI: 40</p> <p>Initials:</p> <p><b>Elements:</b></p> <table> <tr> <td>PIVOT POINT - 8 5/8IN TO 6 5/8IN STD GALV</td><td>Qty</td></tr> <tr> <td>ANCHOR BOLT KIT</td><td>1</td></tr> <tr> <td>INLET ELBOW - RINGLOCK</td><td>1</td></tr> <tr> <td>INT SPAN STD NT GALV ASM 6 5/8" X 164' SPACE 58.5"</td><td>1</td></tr> <tr> <td>INT SPAN STD NT GALV ASM 6 5/8" X 203' SPACE 58.5"</td><td>3</td></tr> <tr> <td>END SPAN STD NT GALV ASM 6 5/8" X 145' SPACE 58.5"</td><td>1</td></tr> <tr> <td>NO SELECTION</td><td>1</td></tr> <tr> <td>OVERHANG STD ASM 6FT SPACE 29.0</td><td>1</td></tr> <tr> <td>CENTER DRIVE 1.5HP 25:1 HELICAL GEAR</td><td>5</td></tr> <tr> <td>FINAL DRIVE - NON-TOWABLE 50:1 GEARBOX SET</td><td>5</td></tr> <tr> <td>TIRE SET 14.9 X 24 AG (Import)</td><td>5</td></tr> <tr> <td>ORIGINAL ELECTROMECHANICAL CONTROL PANEL</td><td>1</td></tr> <tr> <td>AUTO REVERSE / AUTO OFF - END TOWER</td><td>1</td></tr> <tr> <td>AUTO REVERSE BARRICADE SET</td><td>1</td></tr> <tr> <td>PRESSURE LOSS SHUT DOWN</td><td>1</td></tr> <tr> <td>SENNINGER PSR REGULATOR</td><td>98</td></tr> <tr> <td>SENNINGER XCEL-WOBBLER</td><td>98</td></tr> <tr> <td>AUTO END GUN KIT, HYDRAULIC, ORIGINAL PANEL</td><td>1</td></tr> <tr> <td>BOOSTER PUMP, STANDARD, 2HP</td><td>1</td></tr> <tr> <td>BOOSTER PUMP INSTALL KIT W/ POLY HOSE, FOR 20FT OH</td><td>1</td></tr> <tr> <td>KOMET TWIN MAX END GUN 18 OR 24 DEG W/ NOZZLE</td><td>1</td></tr> <tr> <td>3/4"x12" Riser</td><td>14</td></tr> </table>	PIVOT POINT - 8 5/8IN TO 6 5/8IN STD GALV	Qty	ANCHOR BOLT KIT	1	INLET ELBOW - RINGLOCK	1	INT SPAN STD NT GALV ASM 6 5/8" X 164' SPACE 58.5"	1	INT SPAN STD NT GALV ASM 6 5/8" X 203' SPACE 58.5"	3	END SPAN STD NT GALV ASM 6 5/8" X 145' SPACE 58.5"	1	NO SELECTION	1	OVERHANG STD ASM 6FT SPACE 29.0	1	CENTER DRIVE 1.5HP 25:1 HELICAL GEAR	5	FINAL DRIVE - NON-TOWABLE 50:1 GEARBOX SET	5	TIRE SET 14.9 X 24 AG (Import)	5	ORIGINAL ELECTROMECHANICAL CONTROL PANEL	1	AUTO REVERSE / AUTO OFF - END TOWER	1	AUTO REVERSE BARRICADE SET	1	PRESSURE LOSS SHUT DOWN	1	SENNINGER PSR REGULATOR	98	SENNINGER XCEL-WOBBLER	98	AUTO END GUN KIT, HYDRAULIC, ORIGINAL PANEL	1	BOOSTER PUMP, STANDARD, 2HP	1	BOOSTER PUMP INSTALL KIT W/ POLY HOSE, FOR 20FT OH	1	KOMET TWIN MAX END GUN 18 OR 24 DEG W/ NOZZLE	1	3/4"x12" Riser	14
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<http://www.pierceccorporation.info/productcart/pc/pzBTOInvoice.asp?id=28334&noprices=true>

Page 1 of 2

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

Quote Details - Printable Version

9/8/17, 9:37 AM

3/4"x1" Nipple

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

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

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

<http://www.piercecorporation.info/productcart/pc/pzBTOInvoice.asp?id=28334&noprices=true>

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

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STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



May 12, 2017

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

Dear Mr. Blackburn:

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

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

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

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

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

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Mr. Chris Blackburn  
Page 2  
May 12, 2017

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

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

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

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

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



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

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Mr. Chris Blackburn  
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May 12, 2017

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

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

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

Sincerely,



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

Enclosures

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

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Mr. Chris Blackburn  
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May 12, 2017

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



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

Farm

Blackburn

Field

East Kinderhook

Longitude

-84.989631

DD

Latitude

41.791865

DD

Pivot size (approx)

61.94

acres

Wetted Radius

926.73

ft

Pivot Length

926.73

ft

Start Angle

0

deg

Stop Angle

360

deg

Access Road Angle

0

deg

Pivot North Angle

360

deg

Pivot Angle

0

deg

Upload pivot

Browse





## ADDITIONAL PHOTOS



























































































**CORPORATE HEADQUARTERS**

950 North Liberty Dr.  
Columbia City, IN 46725

**800-451-2709**

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