

St. Joseph County, Michigan

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ONLINE BIDDING AVAILABLE

Immediate
Possession
Available
Day of
Auction!

INFORMATION BOOKLET

real estate
AUCTION

Monday, May 14
at 6:00 pm

Offered in 3 Tracts

Mostly All Tillable
Productive Soils!

185[±]
acres

Auction to be held at the White Pigeon American Legion, 600 E. Chicago Rd., White Pigeon MI

DISCLAIMER:

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Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

BOOKLET INDEX

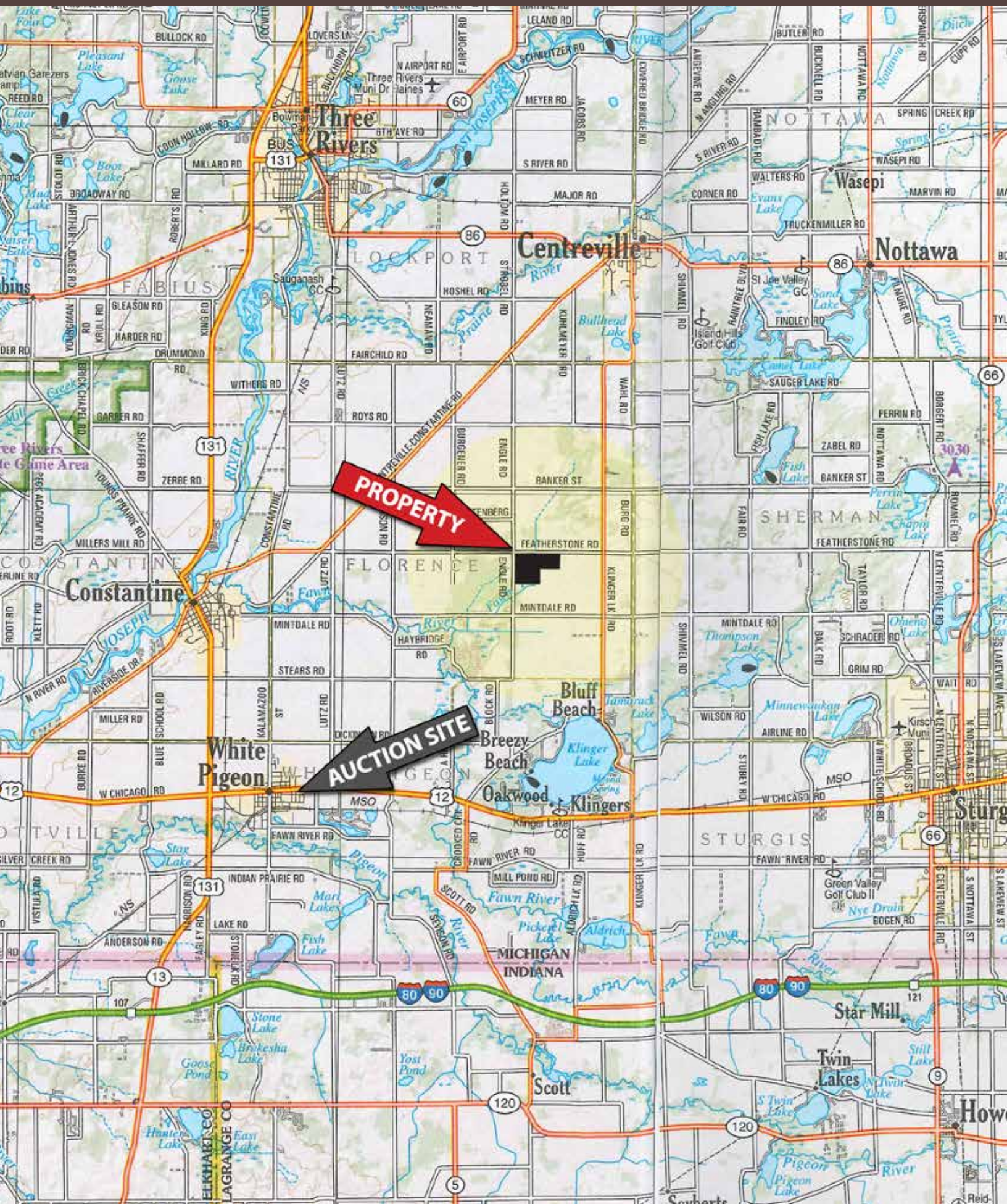
- **LOCATION MAP**
- **AERIAL MAP**
- **SOIL MAPS**
- **FSA MAPS**
- **COUNTY INFORMATION**
(TAX PARCEL MAPS, TAX BILLS, PROJECTED TAXES)
- **PHOTOS**



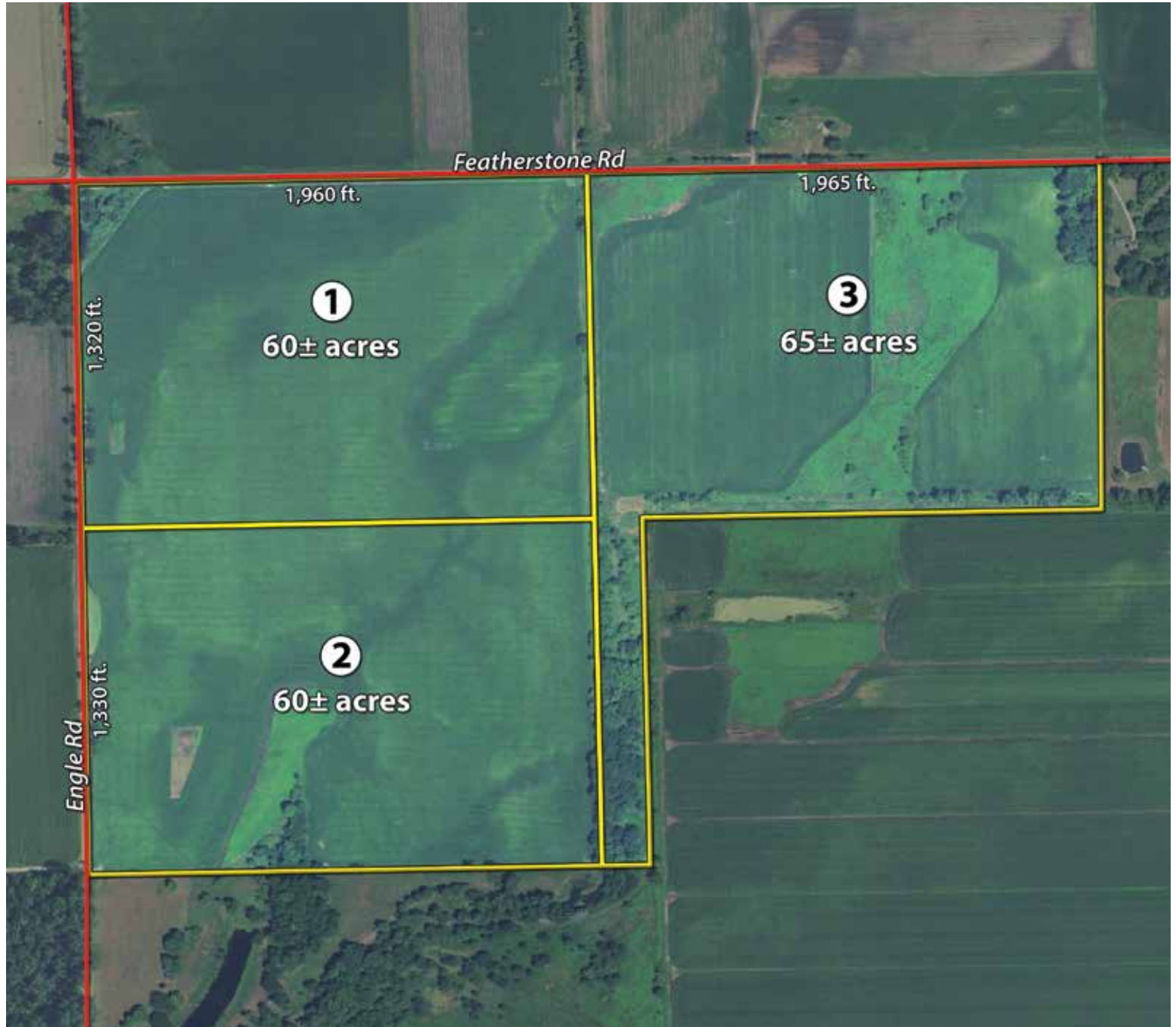


MAPS

LOCATION MAP



AERIAL MAP

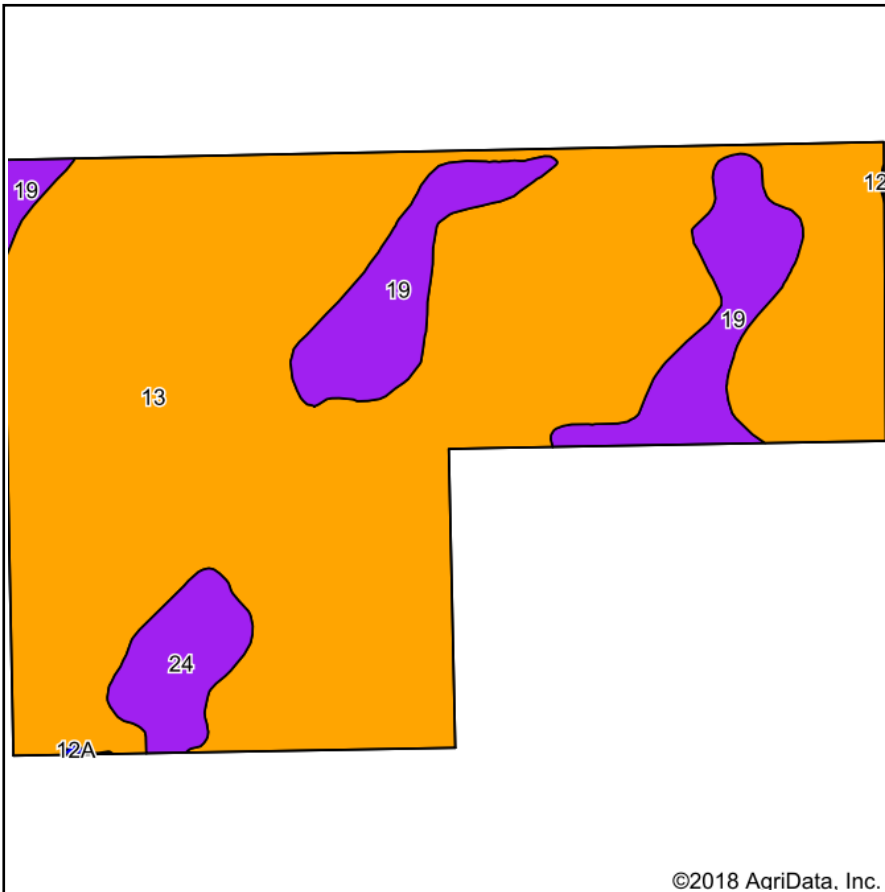




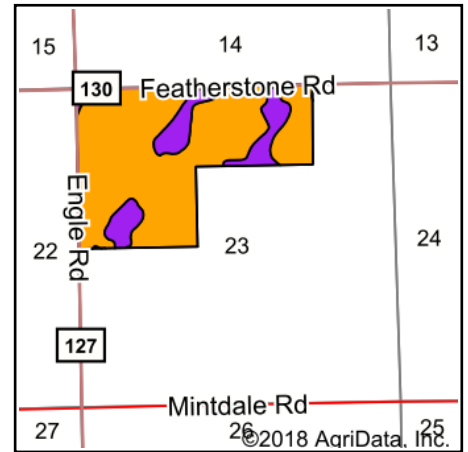
SOIL INFORMATION

SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Michigan**
 County: **St Joseph**
 Location: **23-7S-11W**
 Township: **Florence**
 Acres: **179.12**
 Date: **4/11/2018**

SCHRADER
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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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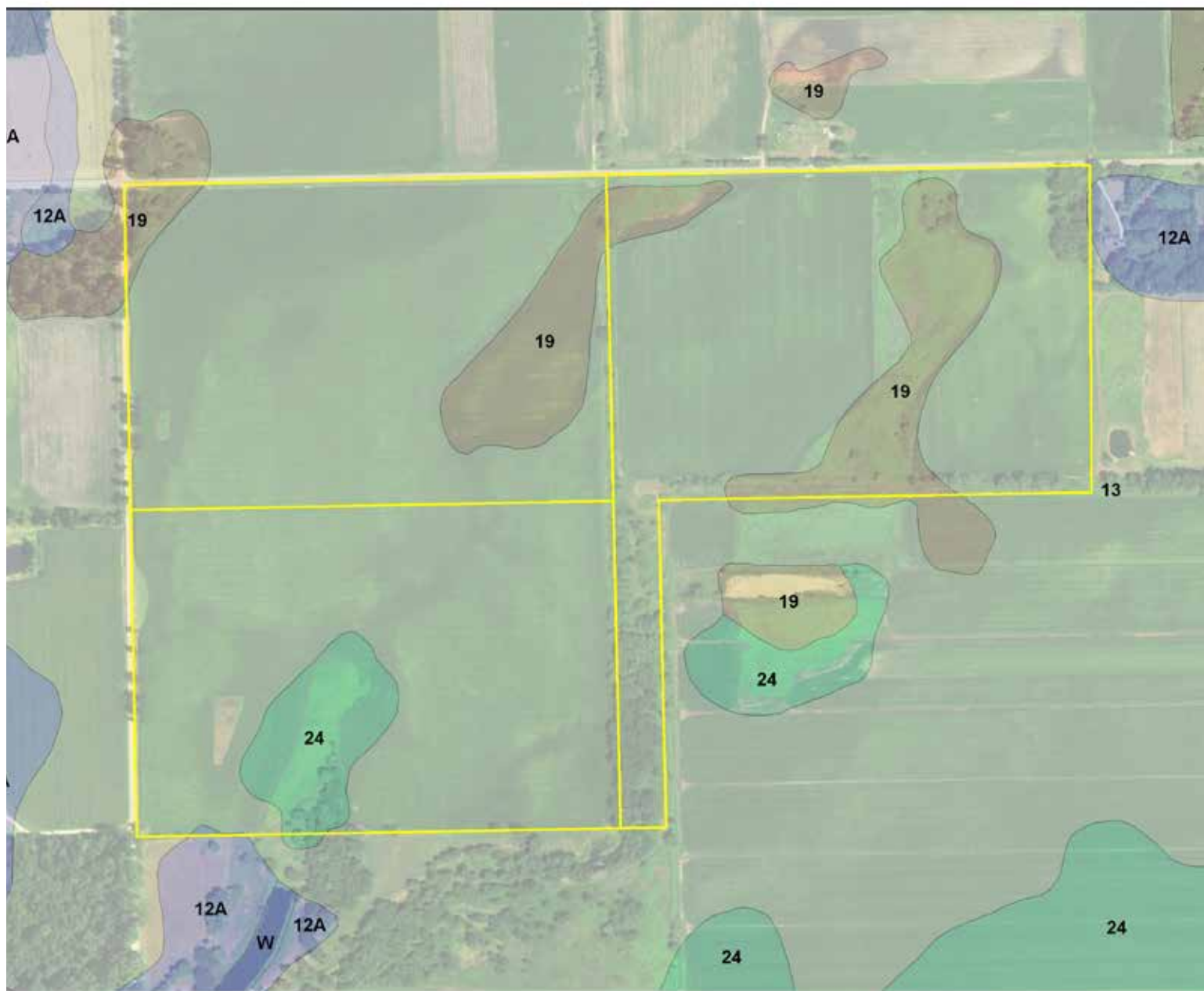


Area Symbol: M1149, Soil Area Version: 10

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Alfalfa hay | Bromegrass alfalfa hay | Corn | Corn silage | Grass legume hay | Oats | Pasture | Soybeans | Winter wheat |
|-------------------------|---|--------|------------------|----------------------|---------------|-------------|------------------------|--------------|-------------|------------------|------------|------------|-------------|--------------|
| 13 | Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil | 149.99 | 83.7% | | IIIw | | | 149 | | 5 | | 9.8 | 42 | 59 |
| 19 | Houghton muck, 0 to 1 percent slopes | 21.82 | 12.2% | | Vw | | | | | | | | | |
| 24 | Adrian muck, 0 to 1 percent slopes | 7.17 | 4.0% | | Vw | | | | | | | | | |
| 12A | Brady sandy loam, 0 to 2 percent slopes | 0.14 | 0.1% | | IIw | 4.5 | 3.2 | 115 | 19 | | 95 | | 33 | 50 |
| Weighted Average | | | | | | *- | *- | 124.9 | *- | 4.2 | 0.1 | 8.2 | 35.2 | 49.4 |

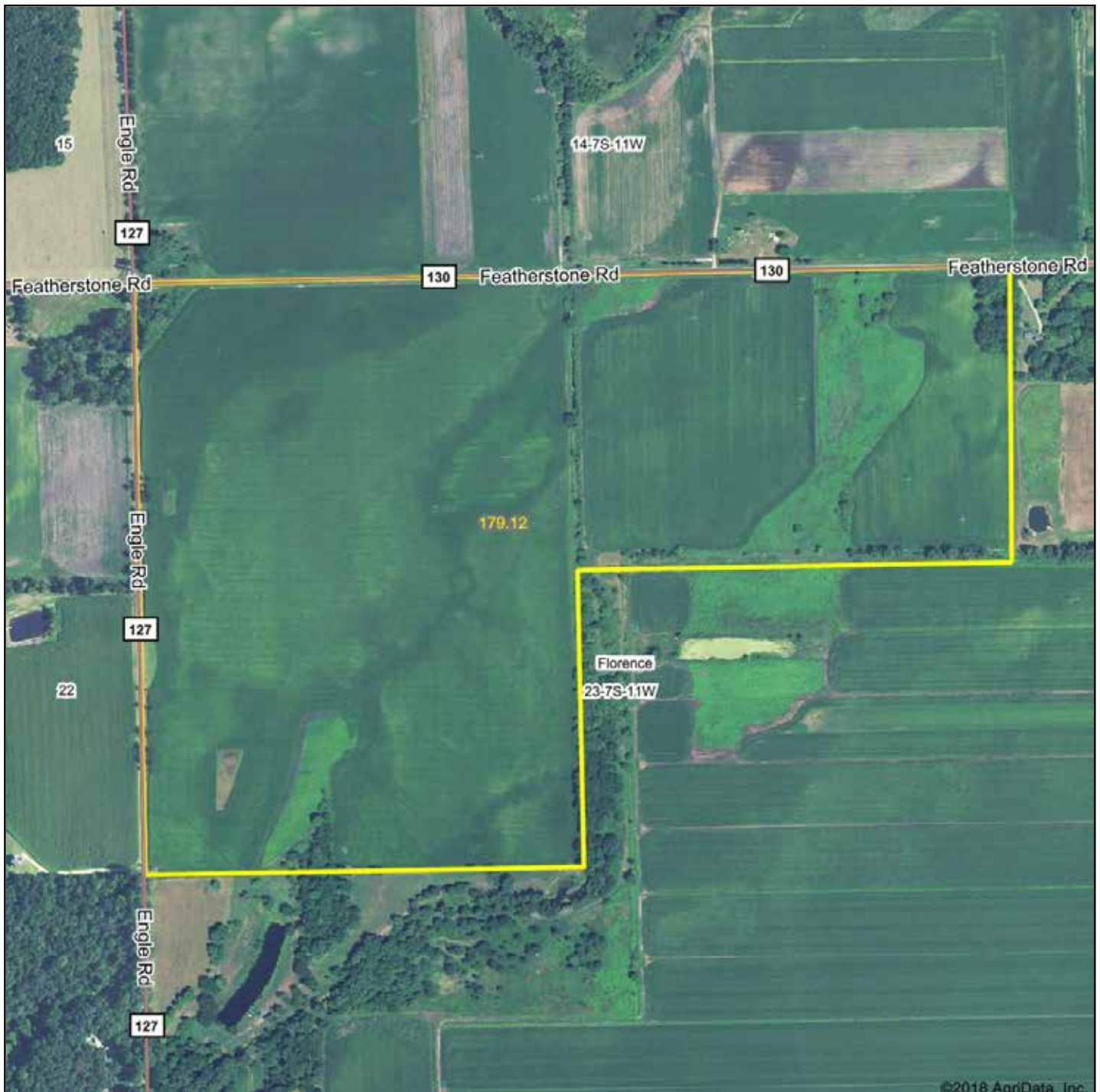
Soils data provided by USDA and NRCS.

SOIL MAP



FSA MAP

Aerial Map

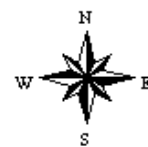


map center: 41° 51' 0.05, -85° 33' 30.31

0ft 696ft 1391ft



23-7S-11W
St Joseph County
Michigan



4/11/2018

TAX INFORMATION

TAX INFORMATION

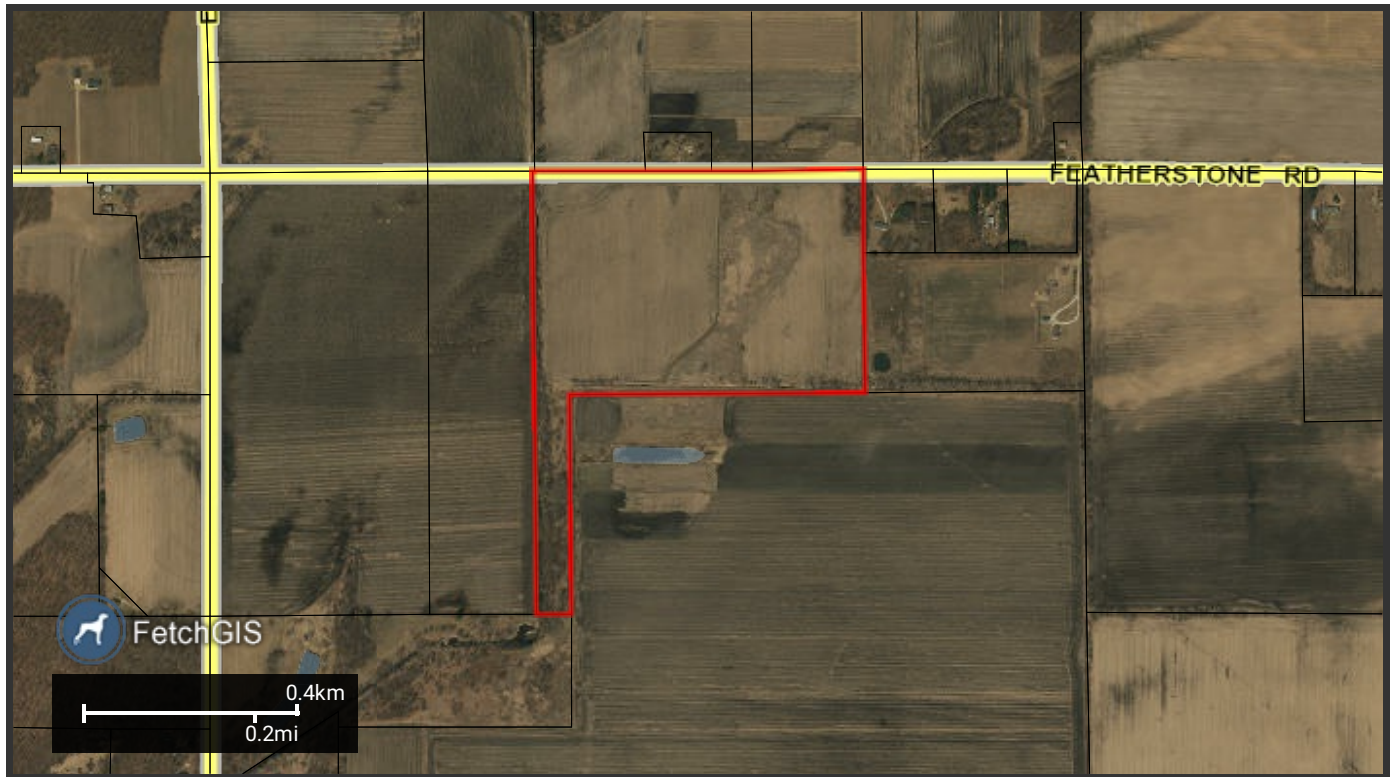


St. Joseph GIS

Parcel Report: 006 023 006 00

11/30/2017

10:54:16 AM



Property Address

FEATHERSTONE RD

--, --, --

Owner Address

Unit: 006

--

Unit Name: FLORENCE

PO BOX 1602

SOUTH BEND, IN 46634

General Information for 2017 Tax Year

| | | | |
|----------------|----------------|-----------------|----------|
| Parcel Number: | 006 023 006 00 | Assessed Value: | \$176400 |
|----------------|----------------|-----------------|----------|

| | | | |
|-----------------|-----|----------------|---------|
| Property Class: | 102 | Taxable Value: | \$61660 |
|-----------------|-----|----------------|---------|

| | | | |
|-------------|--------------|------------------------|----------|
| Class Name: | AGRICULTURAL | State Equalized Value: | \$176400 |
|-------------|--------------|------------------------|----------|

| | |
|-------------------|-------|
| School Dist Code: | 75030 |
|-------------------|-------|

| | |
|-------------------|-------------|
| School Dist Name: | CENTREVILLE |
|-------------------|-------------|

TAX INFORMATION

PRE Last Year May: 100%

PRE Last Year Final: 100%

PRE May: 100%

| Prev Year Info | MBOR Assessed | Final SEV | Final Taxable |
|----------------|---------------|-----------|---------------|
| 2016 | \$170100 | \$170100 | \$61111 |
| 2015 | \$189000 | \$189000 | \$60929 |

Land Information

Acreage: 64.77

Tax Description

COM 1312.3 FT W OF NE COR SEC 23 T7S R11W TH S 1288.1 FT TH W 1774.2 FT TH S 1380.5 FT TH W 200 FT TH N 2669 FT TO N LN SEC 23 TH E 1976 FT TO POB. 64.77 A

Sales Information

Sale Date: 12-30-2016

Sale Price: 0

Instrument: TD

Grantor:

Grantee:

Terms of Sale: TO/FROM TRUST

Liber/Page: 1858/114

Sale Date: 11-13-2002

Sale Price: 200000

Instrument: TD

Grantor:

Grantee:

Terms of Sale: TRUST DEED

Liber/Page: 1104/607

Tax History *Total Due as of settlement date

Tax Details 2016 Winter

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$170100 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$61111 |
| Property Class: | 102 | State Equalized Value: | \$170100 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

TAX INFORMATION

Last Payment Date: December 10, 2016

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$956.33 | Base Paid: | \$956.33 |
| Admin Fees: | \$9.56 | Admin Fees Paid: | \$9.56 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$965.89 | Total Paid: | \$965.89 |

Tax Items 2016 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 56.00 | \$56.00 |
| COUNTY COA | 0.75 | 45.83 | \$45.83 |
| COUNTY 911 | 0.75 | 45.83 | \$45.83 |
| COUNTY ROAD | 1 | 61.11 | \$61.11 |
| COUNTY TRANSPORT | 0.33 | 20.16 | \$20.16 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |
| LOCAL SCH DEBT | 6.2 | 378.88 | \$378.88 |
| ST JOE ISD OP | 0.2283 | 13.95 | \$13.95 |
| ST JOE ISD SP ED | 2.4554 | 150.05 | \$150.05 |
| ST JOE ISD SP EV | 0.2946 | 18.00 | \$18.00 |
| GLEN OAKS CC | 2.7249 | 166.52 | \$166.52 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

Tax Details 2016 Summer

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$170100 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$61111 |
| Property Class: | 102 | State Equalized Value: | \$170100 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

Last Payment Date: July 23, 2016

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$644.60 | Base Paid: | \$644.60 |
| Admin Fees: | \$6.44 | Admin Fees Paid: | \$6.44 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$651.04 | Total Paid: | \$651.04 |

Tax Items 2016 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------|--------------|----------|----------------|
|------------|--------------|----------|----------------|

TAX INFORMATION

| | | | |
|------------------|--------|--------|----------|
| STATE EDUCATION | 6 | 366.66 | \$366.66 |
| COUNTY OPERATING | 4.5482 | 277.94 | \$277.94 |

Tax Details 2015 Winter

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$189000 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$60929 |
| Property Class: | 102 | State Equalized Value: | \$189000 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

| | |
|--------------------|-------------------|
| Last Payment Date: | December 10, 2015 |
|--------------------|-------------------|

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$938.22 | Base Paid: | \$938.22 |
| Admin Fees: | \$9.38 | Admin Fees Paid: | \$9.38 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$947.60 | Total Paid: | \$947.60 |

Tax Items 2015 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 55.83 | \$55.83 |
| COUNTY COA | 0.75 | 45.69 | \$45.69 |
| COUNTY 911 | 0.5 | 30.46 | \$30.46 |
| COUNTY ROAD | 1 | 60.92 | \$60.92 |
| COUNTY TRANSPORT | 0.33 | 20.10 | \$20.10 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |
| LOCAL SCH DEBT | 6.2 | 377.75 | \$377.75 |
| ST JOE ISD OP | 0.2283 | 13.91 | \$13.91 |
| ST JOE ISD SP ED | 2.4554 | 149.60 | \$149.60 |
| ST JOE ISD SP EV | 0.2946 | 17.94 | \$17.94 |
| GLEN OAKS CC | 2.7249 | 166.02 | \$166.02 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

Tax Details 2015 Summer

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$189000 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$60929 |
| Property Class: | 102 | State Equalized Value: | \$189000 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

TAX INFORMATION

Last Payment Date: July 25, 2015

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$642.68 | Base Paid: | \$642.68 |
| Admin Fees: | \$6.42 | Admin Fees Paid: | \$6.42 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$649.10 | Total Paid: | \$649.10 |

Tax Items 2015 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| STATE EDUCATION | 6 | 365.57 | \$365.57 |
| COUNTY OPERATING | 4.5482 | 277.11 | \$277.11 |

Tax Details 2014 Winter

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$189000 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$59970 |
| Property Class: | 102 | State Equalized Value: | \$189000 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

Last Payment Date: January 28, 2015

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$949.87 | Base Paid: | \$949.87 |
| Admin Fees: | \$9.49 | Admin Fees Paid: | \$9.49 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$959.36 | Total Paid: | \$959.36 |

Tax Items 2014 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 54.95 | \$54.95 |
| COUNTY ROADS | 1 | 59.97 | \$59.97 |
| COUNTY E911 | 0.5 | 29.98 | \$29.98 |
| COUNTY COA | 0.75 | 44.97 | \$44.97 |
| COUNTY TRANSPORT | 0.33 | 19.79 | \$19.79 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |
| LOCAL SCH DEBT | 6.64 | 398.20 | \$398.20 |
| ST JOE ISD OP | 0.2283 | 13.69 | \$13.69 |
| ST JOE ISD SP ED | 2.75 | 164.91 | \$164.91 |
| COMM COLLEGE | 2.7249 | 163.41 | \$163.41 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

TAX INFORMATION

Tax Details 2014 Summer

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$189000 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$59970 |
| Property Class: | 102 | State Equalized Value: | \$189000 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

| | |
|--------------------|---------------|
| Last Payment Date: | July 12, 2014 |
|--------------------|---------------|

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$632.57 | Base Paid: | \$632.57 |
| Admin Fees: | \$6.32 | Admin Fees Paid: | \$6.32 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$638.89 | Total Paid: | \$638.89 |

Tax Items 2014 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| STATE EDUCATION | 6 | 359.82 | \$359.82 |
| COUNTY OPERATING | 4.5482 | 272.75 | \$272.75 |

Application Use:

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on St. Joseph County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. St. Joseph County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

GIS/Mapping:

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TAX INFORMATION

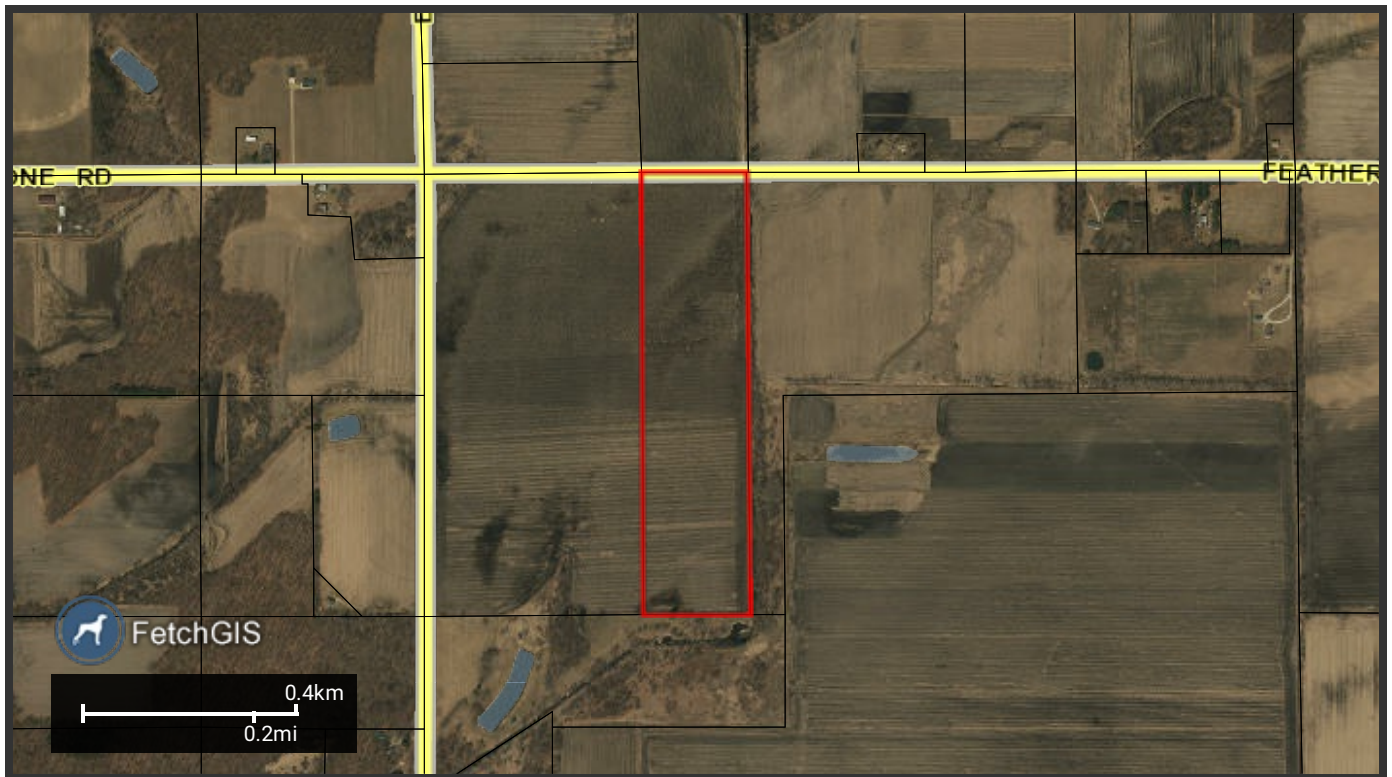


St. Joseph GIS

Parcel Report: 006 023 008 00

11/30/2017

10:52:38 AM



Property Address

FEATHERSTONE RD

--, --, --

Owner Address

Unit: 006

-- Unit Name: FLORENCE

PO BOX 1602

SOUTH BEND, IN 46634

General Information for 2017 Tax Year

| | | | |
|----------------|----------------|-----------------|----------|
| Parcel Number: | 006 023 008 00 | Assessed Value: | \$110300 |
|----------------|----------------|-----------------|----------|

| | | | |
|-----------------|-----|----------------|---------|
| Property Class: | 102 | Taxable Value: | \$53416 |
|-----------------|-----|----------------|---------|

| | | | |
|-------------|--------------|------------------------|----------|
| Class Name: | AGRICULTURAL | State Equalized Value: | \$110300 |
|-------------|--------------|------------------------|----------|

| | |
|-------------------|-------|
| School Dist Code: | 75030 |
|-------------------|-------|

| | |
|-------------------|-------------|
| School Dist Name: | CENTREVILLE |
|-------------------|-------------|

TAX INFORMATION

PRE Last Year May: 100%

PRE Last Year Final: 100%

PRE May: 100%

| Prev Year Info | MBOR Assessed | Final SEV | Final Taxable |
|----------------|---------------|-----------|---------------|
| 2016 | \$106400 | \$106400 | \$52940 |
| 2015 | \$118200 | \$118200 | \$52782 |

Land Information

Acreage: 40

Tax Description

W 1/2 E 1/2 NW 1/4 SEC 23 T7S R11W. 40 A+/-.

Sales Information

Sale Date: 12-30-2016

Sale Price: 0

Instrument: TD

Grantor:

Grantee:

Terms of Sale: TO/FROM TRUST

Liber/Page: 1858/082

Sale Date: 03-23-2005

Sale Price: 0

Instrument: FD

Grantor:

Grantee:

Terms of Sale: FARM DOCUMENT

Liber/Page: 1294/313

Sale Date: 03-16-2005

Sale Price: 325000

Instrument: WD

Grantor:

Grantee:

Terms of Sale: WARRANTY DEED

Liber/Page: 1292/573

Tax History

*Total Due as of settlement date

TAX INFORMATION

Tax Details 2016 Winter

| | | | |
|--------------------|-------------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$106400 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$52940 |
| Property Class: | 102 | State Equalized Value: | \$106400 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |
| | | | |
| Last Payment Date: | December 10, 2016 | | |
| | | | |
| Base Tax: | \$828.44 | Base Paid: | \$828.44 |
| Admin Fees: | \$8.28 | Admin Fees Paid: | \$8.28 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$836.72 | Total Paid: | \$836.72 |

Tax Items 2016 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 48.51 | \$48.51 |
| COUNTY COA | 0.75 | 39.70 | \$39.70 |
| COUNTY 911 | 0.75 | 39.70 | \$39.70 |
| COUNTY ROAD | 1 | 52.94 | \$52.94 |
| COUNTY TRANSPORT | 0.33 | 17.47 | \$17.47 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |
| LOCAL SCH DEBT | 6.2 | 328.22 | \$328.22 |
| ST JOE ISD OP | 0.2283 | 12.08 | \$12.08 |
| ST JOE ISD SP ED | 2.4554 | 129.98 | \$129.98 |
| ST JOE ISD SP EV | 0.2946 | 15.59 | \$15.59 |
| GLEN OAKS CC | 2.7249 | 144.25 | \$144.25 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

Tax Details 2016 Summer

| | | | |
|--------------------|---------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$106400 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$52940 |
| Property Class: | 102 | State Equalized Value: | \$106400 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |
| | | | |
| Last Payment Date: | July 23, 2016 | | |
| | | | |
| Base Tax: | \$558.42 | Base Paid: | \$558.42 |

TAX INFORMATION

| | | | |
|-------------------|----------|---------------------|----------|
| Admin Fees: | \$5.58 | Admin Fees Paid: | \$5.58 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$564.00 | Total Paid: | \$564.00 |

Tax Items 2016 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| STATE EDUCATION | 6 | 317.64 | \$317.64 |
| COUNTY OPERATING | 4.5482 | 240.78 | \$240.78 |

Tax Details 2015 Winter

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$118200 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$52782 |
| Property Class: | 102 | State Equalized Value: | \$118200 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

Last Payment Date: December 10, 2015

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$812.77 | Base Paid: | \$812.77 |
| Admin Fees: | \$8.12 | Admin Fees Paid: | \$8.12 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$820.89 | Total Paid: | \$820.89 |

Tax Items 2015 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 48.36 | \$48.36 |
| COUNTY COA | 0.75 | 39.58 | \$39.58 |
| COUNTY 911 | 0.5 | 26.39 | \$26.39 |
| COUNTY ROAD | 1 | 52.78 | \$52.78 |
| COUNTY TRANSPORT | 0.33 | 17.41 | \$17.41 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |
| LOCAL SCH DEBT | 6.2 | 327.24 | \$327.24 |
| ST JOE ISD OP | 0.2283 | 12.05 | \$12.05 |
| ST JOE ISD SP ED | 2.4554 | 129.60 | \$129.60 |
| ST JOE ISD SP EV | 0.2946 | 15.54 | \$15.54 |
| GLEN OAKS CC | 2.7249 | 143.82 | \$143.82 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

Tax Details 2015 Summer

TAX INFORMATION

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$118200 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$52782 |
| Property Class: | 102 | State Equalized Value: | \$118200 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

| | |
|--------------------|---------------|
| Last Payment Date: | July 25, 2015 |
|--------------------|---------------|

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$556.75 | Base Paid: | \$556.75 |
| Admin Fees: | \$5.56 | Admin Fees Paid: | \$5.56 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$562.31 | Total Paid: | \$562.31 |

Tax Items 2015 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| STATE EDUCATION | 6 | 316.69 | \$316.69 |
| COUNTY OPERATING | 4.5482 | 240.06 | \$240.06 |

Tax Details 2014 Winter

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$118200 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$51951 |
| Property Class: | 102 | State Equalized Value: | \$118200 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

| | |
|--------------------|------------------|
| Last Payment Date: | January 28, 2015 |
|--------------------|------------------|

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$822.85 | Base Paid: | \$822.85 |
| Admin Fees: | \$8.22 | Admin Fees Paid: | \$8.22 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$831.07 | Total Paid: | \$831.07 |

Tax Items 2014 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 47.60 | \$47.60 |
| COUNTY ROADS | 1 | 51.95 | \$51.95 |
| COUNTY E911 | 0.5 | 25.97 | \$25.97 |
| COUNTY COA | 0.75 | 38.96 | \$38.96 |
| COUNTY TRANSPORT | 0.33 | 17.14 | \$17.14 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |

TAX INFORMATION

| | | | |
|------------------|--------|--------|----------|
| LOCAL SCH DEBT | 6.64 | 344.95 | \$344.95 |
| ST JOE ISD OP | 0.2283 | 11.86 | \$11.86 |
| ST JOE ISD SP ED | 2.75 | 142.86 | \$142.86 |
| COMM COLLEGE | 2.7249 | 141.56 | \$141.56 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

Tax Details 2014 Summer

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$118200 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$51951 |
| Property Class: | 102 | State Equalized Value: | \$118200 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

| | |
|--------------------|---------------|
| Last Payment Date: | July 12, 2014 |
|--------------------|---------------|

| | | | |
|-------------------|----------|---------------------|----------|
| Base Tax: | \$547.98 | Base Paid: | \$547.98 |
| Admin Fees: | \$5.47 | Admin Fees Paid: | \$5.47 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$553.45 | Total Paid: | \$553.45 |

Tax Items 2014 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| STATE EDUCATION | 6 | 311.70 | \$311.70 |
| COUNTY OPERATING | 4.5482 | 236.28 | \$236.28 |

Application Use:

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TAX INFORMATION

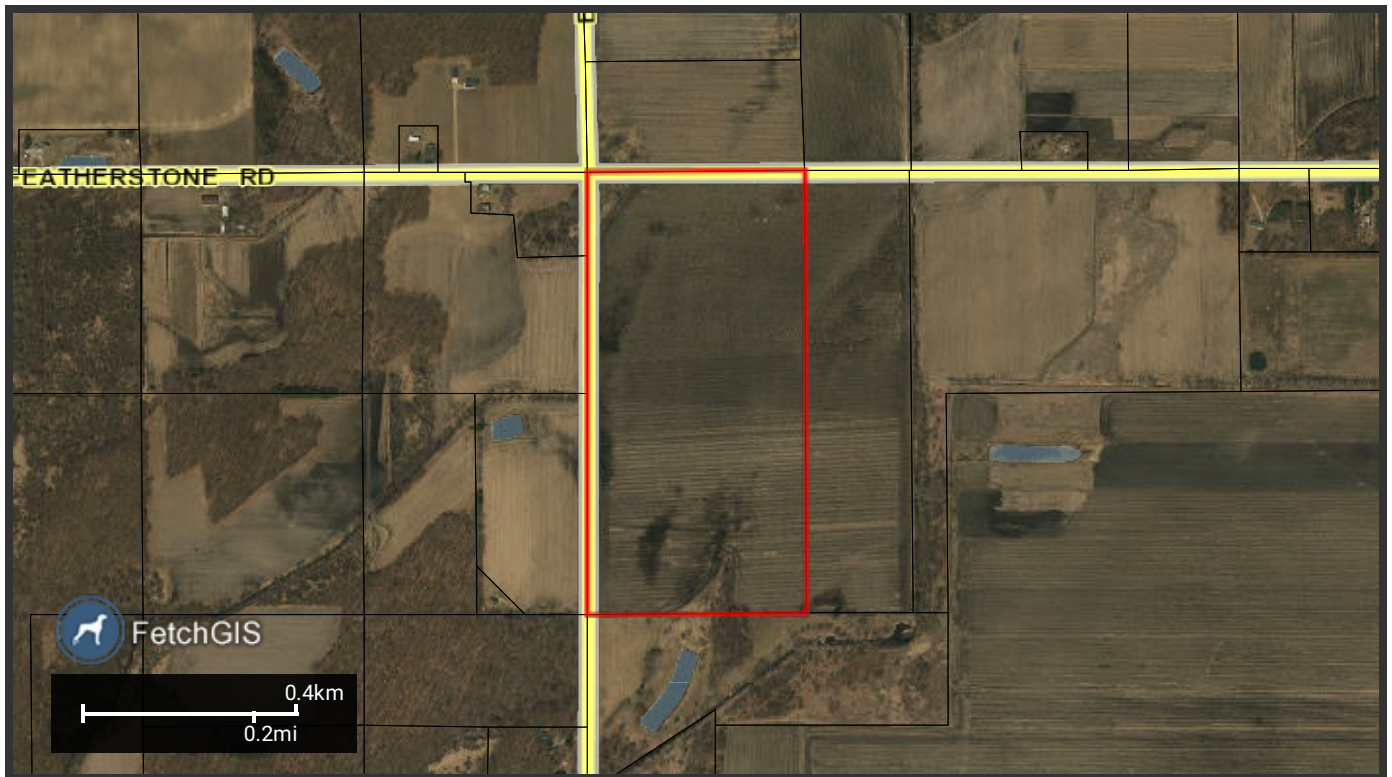


St. Joseph GIS

Parcel Report: 006 023 010 00

11/30/2017

10:50:13 AM



Property Address

ENGLE RD

--, --, --

Owner Address

Unit: 006

Unit Name: FLORENCE

PO BOX 1602

SOUTH BEND, IN 46634

General Information for 2017 Tax Year

| | | | |
|----------------|----------------|-----------------|----------|
| Parcel Number: | 006 023 010 00 | Assessed Value: | \$215600 |
|----------------|----------------|-----------------|----------|

| | | | |
|-----------------|-----|----------------|----------|
| Property Class: | 102 | Taxable Value: | \$104492 |
|-----------------|-----|----------------|----------|

| | | | |
|-------------|--------------|------------------------|----------|
| Class Name: | AGRICULTURAL | State Equalized Value: | \$215600 |
|-------------|--------------|------------------------|----------|

| | |
|-------------------|-------|
| School Dist Code: | 75030 |
|-------------------|-------|

| | |
|-------------------|-------------|
| School Dist Name: | CENTREVILLE |
|-------------------|-------------|

TAX INFORMATION

PRE Last Year May: 100%

PRE Last Year Final: 100%

PRE May: 100%

| Prev Year Info | MBOR Assessed | Final SEV | Final Taxable |
|----------------|---------------|-----------|---------------|
| 2016 | \$207900 | \$207900 | \$103560 |
| 2015 | \$231000 | \$231000 | \$103251 |

Land Information

Acreage: 80

Tax Description

W 1/2 NW 1/4 SEC 23 T7S R11W 80 A

Sales Information

Sale Date: 12-30-2016

Sale Price: 0

Instrument: TD

Grantor:

Grantee:

Terms of Sale: TO/FROM TRUST

Liber/Page: 1858/082

Sale Date: 03-23-2005

Sale Price: 0

Instrument: FD

Grantor:

Grantee:

Terms of Sale: FARM DOCUMENT

Liber/Page: 1294/313

Sale Date: 03-16-2005

Sale Price: 325000

Instrument: WD

Grantor:

Grantee:

Terms of Sale: WARRANTY DEED

Liber/Page: 1292/573

Tax History

*Total Due as of settlement date

TAX INFORMATION

Tax Details 2016 Winter

| | | | |
|--------------------|-------------------|------------------------|------------|
| School Dist. Code: | 75030 | Assessed Value: | \$207900 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$103560 |
| Property Class: | 102 | State Equalized Value: | \$207900 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |
| | | | |
| Last Payment Date: | December 10, 2016 | | |
| | | | |
| Base Tax: | \$1,620.65 | Base Paid: | \$1,620.65 |
| Admin Fees: | \$16.20 | Admin Fees Paid: | \$16.20 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$1,636.85 | Total Paid: | \$1,636.85 |

Tax Items 2016 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 94.90 | \$94.90 |
| COUNTY COA | 0.75 | 77.67 | \$77.67 |
| COUNTY 911 | 0.75 | 77.67 | \$77.67 |
| COUNTY ROAD | 1 | 103.56 | \$103.56 |
| COUNTY TRANSPORT | 0.33 | 34.17 | \$34.17 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |
| LOCAL SCH DEBT | 6.2 | 642.07 | \$642.07 |
| ST JOE ISD OP | 0.2283 | 23.64 | \$23.64 |
| ST JOE ISD SP ED | 2.4554 | 254.28 | \$254.28 |
| ST JOE ISD SP EV | 0.2946 | 30.50 | \$30.50 |
| GLEN OAKS CC | 2.7249 | 282.19 | \$282.19 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

Tax Details 2016 Summer

| | | | |
|--------------------|---------------|------------------------|------------|
| School Dist. Code: | 75030 | Assessed Value: | \$207900 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$103560 |
| Property Class: | 102 | State Equalized Value: | \$207900 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |
| | | | |
| Last Payment Date: | July 23, 2016 | | |
| | | | |
| Base Tax: | \$1,092.37 | Base Paid: | \$1,092.37 |

TAX INFORMATION

| | | | |
|-------------------|------------|---------------------|------------|
| Admin Fees: | \$10.92 | Admin Fees Paid: | \$10.92 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$1,103.29 | Total Paid: | \$1,103.29 |

Tax Items 2016 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| STATE EDUCATION | 6 | 621.36 | \$621.36 |
| COUNTY OPERATING | 4.5482 | 471.01 | \$471.01 |

Tax Details 2015 Winter

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$231000 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$103251 |
| Property Class: | 102 | State Equalized Value: | \$231000 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

Last Payment Date: December 10, 2015

| | | | |
|-------------------|------------|---------------------|------------|
| Base Tax: | \$1,589.97 | Base Paid: | \$1,589.97 |
| Admin Fees: | \$15.89 | Admin Fees Paid: | \$15.89 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$1,605.86 | Total Paid: | \$1,605.86 |

Tax Items 2015 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 94.61 | \$94.61 |
| COUNTY COA | 0.75 | 77.43 | \$77.43 |
| COUNTY 911 | 0.5 | 51.62 | \$51.62 |
| COUNTY ROAD | 1 | 103.25 | \$103.25 |
| COUNTY TRANSPORT | 0.33 | 34.07 | \$34.07 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |
| LOCAL SCH DEBT | 6.2 | 640.15 | \$640.15 |
| ST JOE ISD OP | 0.2283 | 23.57 | \$23.57 |
| ST JOE ISD SP ED | 2.4554 | 253.52 | \$253.52 |
| ST JOE ISD SP EV | 0.2946 | 30.41 | \$30.41 |
| GLEN OAKS CC | 2.7249 | 281.34 | \$281.34 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

Tax Details 2015 Summer

TAX INFORMATION

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$231000 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$103251 |
| Property Class: | 102 | State Equalized Value: | \$231000 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

| | |
|--------------------|---------------|
| Last Payment Date: | July 25, 2015 |
|--------------------|---------------|

| | | | |
|-------------------|------------|---------------------|------------|
| Base Tax: | \$1,089.10 | Base Paid: | \$1,089.10 |
| Admin Fees: | \$10.89 | Admin Fees Paid: | \$10.89 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$1,099.99 | Total Paid: | \$1,099.99 |

Tax Items 2015 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| STATE EDUCATION | 6 | 619.50 | \$619.50 |
| COUNTY OPERATING | 4.5482 | 469.60 | \$469.60 |

Tax Details 2014 Winter

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$231000 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$101625 |
| Property Class: | 102 | State Equalized Value: | \$231000 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

| | |
|--------------------|------------------|
| Last Payment Date: | January 28, 2015 |
|--------------------|------------------|

| | | | |
|-------------------|------------|---------------------|------------|
| Base Tax: | \$1,609.65 | Base Paid: | \$1,609.65 |
| Admin Fees: | \$16.09 | Admin Fees Paid: | \$16.09 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$1,625.74 | Total Paid: | \$1,625.74 |

Tax Items 2014 Winter

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| UNIT OPERATING | 0.9164 | 93.12 | \$93.12 |
| COUNTY ROADS | 1 | 101.62 | \$101.62 |
| COUNTY E911 | 0.5 | 50.81 | \$50.81 |
| COUNTY COA | 0.75 | 76.21 | \$76.21 |
| COUNTY TRANSPORT | 0.33 | 33.53 | \$33.53 |
| LOCAL SCHOOL OP | 18 | 0.00 | \$0.00 |

TAX INFORMATION

| | | | |
|------------------|--------|--------|----------|
| LOCAL SCH DEBT | 6.64 | 674.79 | \$674.79 |
| ST JOE ISD OP | 0.2283 | 23.20 | \$23.20 |
| ST JOE ISD SP ED | 2.75 | 279.46 | \$279.46 |
| COMM COLLEGE | 2.7249 | 276.91 | \$276.91 |
| SCHOOL OPER FC | 18 | 0.00 | \$0.00 |

Tax Details 2014 Summer

| | | | |
|--------------------|--------------|------------------------|----------|
| School Dist. Code: | 75030 | Assessed Value: | \$231000 |
| School Dist. Name: | CENTREVILLE | Taxable Value: | \$101625 |
| Property Class: | 102 | State Equalized Value: | \$231000 |
| Class Name: | AGRICULTURAL | Exemption Percent: | 100% |

Last Payment Date: July 12, 2014

| | | | |
|-------------------|------------|---------------------|------------|
| Base Tax: | \$1,071.96 | Base Paid: | \$1,071.96 |
| Admin Fees: | \$10.71 | Admin Fees Paid: | \$10.71 |
| Interest Fees: | \$0.00 | Interest Fees Paid: | \$0 |
| Total Tax & Fees: | \$1,082.67 | Total Paid: | \$1,082.67 |

Tax Items 2014 Summer

| Tax Source | Millage Rate | Tax Amt. | Base Amt. Paid |
|------------------|--------------|----------|----------------|
| STATE EDUCATION | 6 | 609.75 | \$609.75 |
| COUNTY OPERATING | 4.5482 | 462.21 | \$462.21 |

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TAX INFORMATION



United States
Department of
Agriculture

St. Joseph County, Michigan



Common Land Unit

- Common Land Unit
- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

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

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

2018 Program Year

CLU Date: March 14, 2018

2016 NAIP Imagery

Farm 6552
Tract 12685

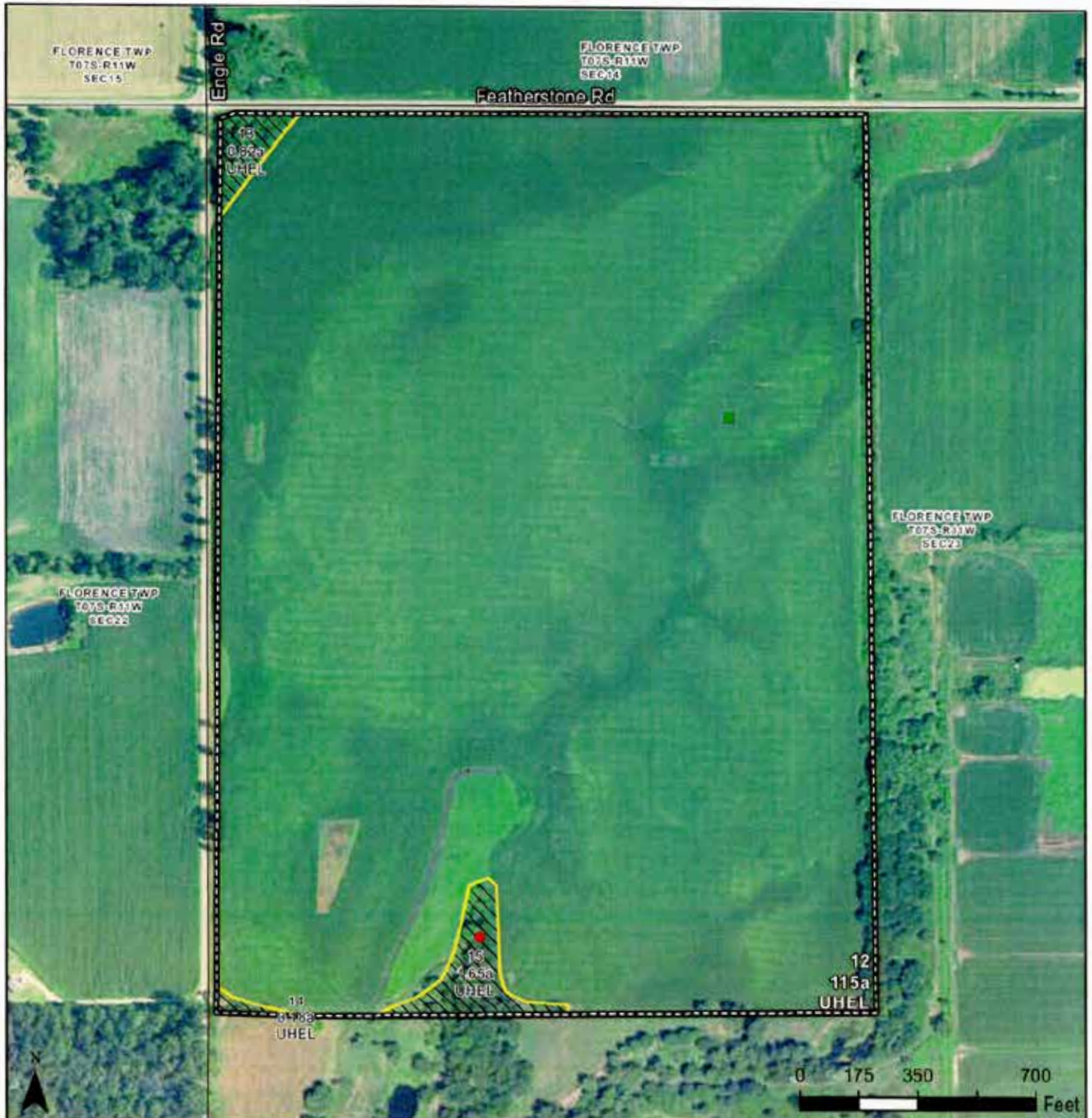
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

TAX INFORMATION



United States
Department of
Agriculture

St. Joseph County, Michigan



Common Land Unit

- Common Land Unit
- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

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

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

2018 Program Year

CLU Date: March 14, 2018

2016 NAIP Imagery

Farm 5671
Tract 12106

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TAX INFORMATION

Michigan
St. Joseph

U.S. Department of Agriculture
Farm Service Agency

FARM: 5671

Prepared: 4/5/18 7:56 AM

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

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

| | | |
|----------------------|------------------------|---------------------|
| Operator Name | Farm Identifier | Recon Number |
| ALM PROPERTY LLC | 05 DIV OF 5395 | |

Farms Associated with Operator:
6552

CRP Contract Number(s): None

| | | | | | | | | |
|---------------------------|---------------------------|-------------------------------|-----------------------|----------------|---------------------|------------|--------------------|-------------------------|
| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
| 117.65 | 115.0 | 115.0 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | |
| 0.0 | 0.0 | 115.0 | 0.0 | 0.0 | | | | |

ARC/PLC

ARC-IC
NONE

ARC-CO
CORN , SOYBN

PLC
NONE

PLC-Default
NONE

| | | | | | |
|--------------------------|---------------------|------------------------|------------------|------------------------------|------------|
| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction | HIP |
| CORN | 91.8 | | 133 | 0.0 | |
| SOYBEANS | 0.7 | | 34 | 0.0 | 0 |
| Total Base Acres: | 92.5 | | | | |

Tract Number: 12106 Description: F9 K23

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| | | | | | | |
|---------------------------|---------------------------|-------------------------------|-----------------------|----------------|---------------------|------------|
| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
| 117.65 | 115.0 | 115.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 115.0 | 0.0 | 0.0 | | |

| | | | | |
|--------------------------|---------------------|------------------------|------------------|------------------------------|
| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
| CORN | 91.8 | | 133 | 0.0 |
| SOYBEANS | 0.7 | | 34 | 0.0 |
| Total Base Acres: | 92.5 | | | |

Owners: ALM PROPERTY LLC

Other Producers: None

TAX INFORMATION

Michigan
St. Joseph

U.S. Department of Agriculture
Farm Service Agency

FARM: 6552
Prepared: 4/5/18 7:56 AM
Crop Year: 2018
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

| | | |
|--|--|--------------------------------------|
| Operator Name ALM PROPERTY LLC | Farm Identifier 11 div of 4430 | Recon Number 2011 26149 50 |
|--|--|--------------------------------------|

Farms Associated with Operator:
5671

CRP Contract Number(s): None

| | | | | | | | | |
|----------------------------------|----------------------------------|---------------------------------------|------------------------------|-----------------------|----------------------------|-------------------|------------------------------|------------------------------|
| Farmland 58.91 | Cropland 44.6 | DCP Cropland 44.6 | WBP 0.0 | WRP/EWP 0.0 | CRP Cropland 0.0 | GRP 0.0 | Farm Status Active | Number of Tracts 1 |
| State Conservation 0.0 | Other Conservation 0.0 | Effective DCP Cropland 44.6 | Double Cropped 0.0 | MPL/FWP 0.0 | | | | |

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

| | | | | |
|--------------------------|---------------------|------------------------|------------------|------------------------------|
| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
| CORN | 39.2 | | 91 | 0.0 |
| Total Base Acres: | 39.2 | | | |

Tract Number: 12685 **Description:** FLORENCE 23

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| | | | | | | |
|----------------------------------|----------------------------------|---------------------------------------|------------------------------|-----------------------|----------------------------|-------------------|
| Farmland 58.91 | Cropland 44.6 | DCP Cropland 44.6 | WBP 0.0 | WRP/EWP 0.0 | CRP Cropland 0.0 | GRP 0.0 |
| State Conservation 0.0 | Other Conservation 0.0 | Effective DCP Cropland 44.6 | Double Cropped 0.0 | MPL/FWP 0.0 | | |

| | | | | |
|--------------------------|---------------------|------------------------|------------------|------------------------------|
| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
| CORN | 39.2 | | 91 | 0.0 |
| Total Base Acres: | 39.2 | | | |

Owners: ALM PROPERTY LLC

Other Producers: None



PHOTOS

PHOTOS



PHOTOS



PHOTOS



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SCHRADER REAL ESTATE & AUCTION CO., INC.

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

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