

Tillable & Recreational

LAND AUCTION

Certified Organic Farm
Shiawassee County - Bancroft, MI

Monday, May 8 • 6pm

INFORMATION BOOK

238.5±
Acres

Offered in 5 Tracts
or Combinations

- 2023 Growing Season Farming Rights
- Mostly Tillable & Recreational Land
- Possible Building Sites

800.451.2709
www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

DISCLAIMER:

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

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

Seller: Iroquois Valley LLC



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts & as a total 238.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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

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

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

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

PRIVATE ROAD DISCLOSURE: According to a 1996 Agreement, "Hoddy Ln" and "Prior Rd" are private rights-of-way to be maintained by the property owners. Shiawassee Co. Community Dev. advises that Hoddy Ln (on the east

side of Tract 5) has been approved for the construction of a home. However, to construct a home on Prior Rd, the owner must pay for an upgrade to the county's private road specifications and obtain planning and zoning approval.

POSSESSION: Possession is at closing (which will take place approximately 30 days after the auction) or immediate farming rights w/ an additional 5% paid day of auction.

REAL ESTATE TAXES: 2023 taxes will be paid by the buyer.

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

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option &

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

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

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

Schrader Real Estate & Auction Company, Inc.

800.451.2709 | MI Real Estate Broker Lic. #6505397356

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, MAY 8, 2023

238.5± ACRES – SHIAWASSEE COUNTY, MICHIGAN

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, May 1, 2023.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

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

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

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

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
238.5± Acres • Shiawassee County, Michigan
Monday, May 8, 2023

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, May 8, 2023 at 6:00 PM. (EST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, May 1, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



AUCTION LOCATION: Hugh Event Center, 457 Emma Dr, Corunna, MI 48817

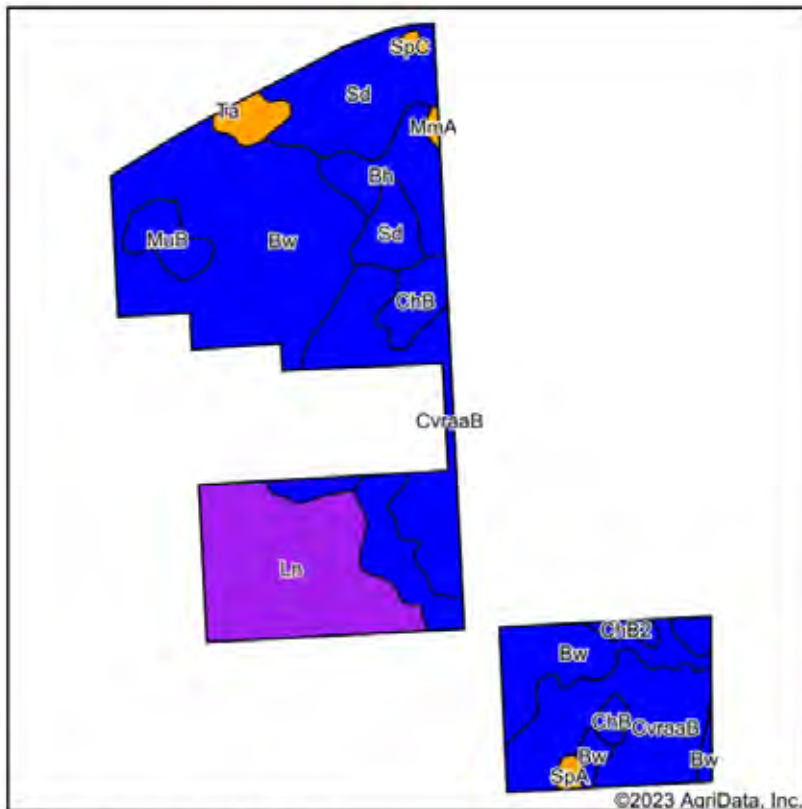
PROPERTY LOCATION: 3095 W Prior Rd, Bancroft, MI 48414 • 1 mile southwest of Bancroft, MI on Lansing Rd to Hoddy Ln (Hoddy Ln becomes Prior Rd) then north to property

LOCATION & TRACT MAPS



MAPS

SURETY SOILS MAP



State: Michigan
 County: Shiawassee
 Location: 27-6N-3E
 Township: Shiawassee
 Acres: 243.04
 Date: 3/15/2023

SCHRADER
 Real Estate and Auction Company, Inc.

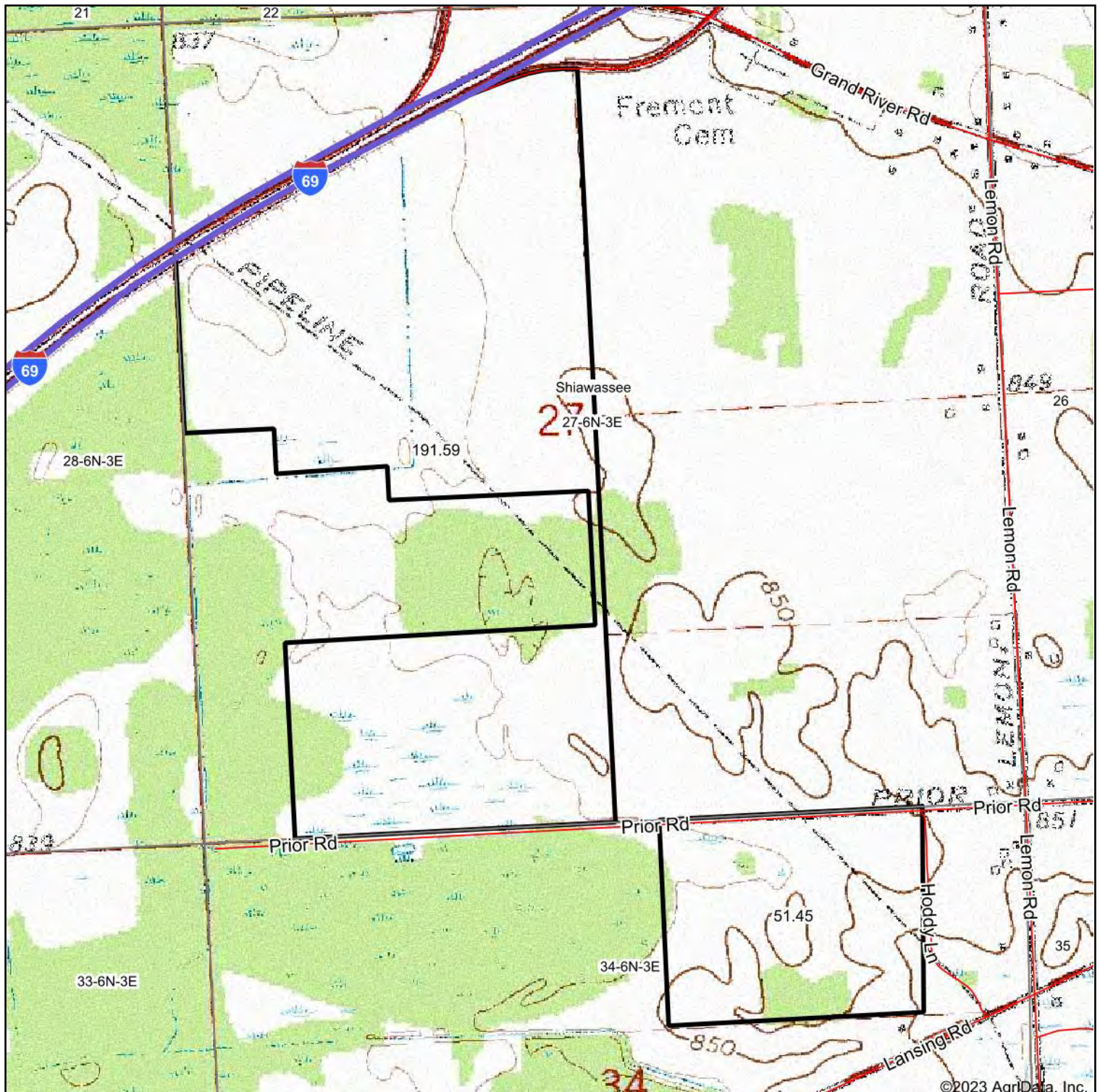
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu
Bw	Brookston loam, 0 to 2 percent slopes	86.40	35.5%		IIw										
CvrasB	Conover loam, 0 to 4 percent slopes	53.12	21.9%		IIw										
Ln	Lenawee silt loam	39.18	16.1%		Vw		6	143	20		100		42		66
Sd	Sebewa loam, 0 to 2 percent slopes	28.21	11.6%		IIw										
Bh	Berville loam	11.97	4.9%		IIw		5.5	154	22		115		45		71
ChB	Celina loam, 2 to 6 percent slopes	7.75	3.2%		Ile		4.8	132	19		95		35		66
MuB	Wawasee loam, 2 to 6 percent slopes	6.17	2.5%		Ile										
Gg	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	3.84	1.6%		IIw			149			5	9.8	42		59
ChB2	Celina loam, 2 to 6 percent slopes, moderately eroded	3.63	1.5%		Ile		4.3	120	17		86		32		60
SpA	Spinks loamy sand, 0 to 2 percent slopes	1.16	0.5%		IIIs	IIIs	3.5	88	14		60		25		33
SpC	Spinks loamy sand, 6 to 12 percent slopes	0.89	0.4%		IIle	IIle									
MmA	Matherton sandy loam, 0 to 2 percent slopes	0.62	0.3%		IIw		4.5	126	19		95		33	19	55
Ta	Timakwa muck	0.10	0.0%		Vw										
Weighted Average					2.51	*-	1.5	39.7	5.3	0.1	26.6	0.2	11.4	*-	18.4

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

TOPOGRAPHY MAP



map center: 42° 53' 6.71, -84° 5' 41.2

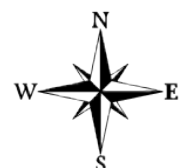
0ft 1008ft 2016ft

Maps Provided By:



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27-6N-3E
Shiawassee County
Michigan



3/15/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP



State: **Michigan**
 Location: **27-6N-3E**
 County: **Shiawassee**
 Township: **Shiawassee**
 Date: **3/15/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 1446ft 2892ft

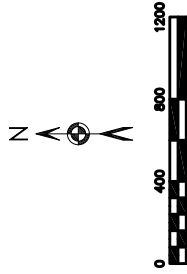
Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	54.13
PFO1C	Freshwater Forested/Shrub Wetland	1.80
R5UBFx	Riverine	0.67
PEM1C	Freshwater Emergent Wetland	0.40
PSS1Cd	Freshwater Forested/Shrub Wetland	0.12
Total Acres		57.12

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

SURVEYS

SURVEY - TRACTS 1-3

JOB NO. 25702	
SCALE 1" = 400'	
DATE 04/19/13	
LANDMARK SURVEYING (989) 725-2452 FAX (989) 725-2452 landmarks@earthlink.net	
LANDMARK SURVEYING 204 N. SHIAWASSEE STREET OWASSO, MI 48867	
Section 27, T6N-R3E Shiawassee County, Michigan	
CERTIFICATE OF LAND SURVEY	
MORNINGSTAR FARMS 9625 MILLER RD. DURAND, MI 48429 ATTN: JOHN ANIBAL	
PREPARED FOR:	



DESCRIPTION:

DESCRIPTION AS PROVIDED: That certain parcel of land within the West 1/4 of Section 27, T6N-R3E, Shiawassee Township, Shiawassee County, Michigan, described as: Commencing at the 1/4 corner at the Southeast corner of said tract and the point of beginning; thence South 89°19'32" W along the section line 2,065.00 feet to the North-South 1/4 line; thence North 89°19'32" W along the section line 1,335.00 feet to the East-West 1/4 line of said Section; thence West 1,047 feet, more or less, to the 1/4 corner; thence Northerly along the Section line 1,047 feet, more or less, to the Southeastly right of way line of Interstate Highway I-69 as now located; thence Northeasterly along said line 2,827 feet, more or less, to the North and South 1/4 line of said Section; thence Southerly along said line 2,139 feet, more or less, to a point that is 2,177 feet from the Southeast corner of said Section; thence Northerly along said line 1,350 feet to the North-South 1/4 line; thence Southerly parallel with said line 840 feet; thence Easterly at right angles to said line to the point of beginning.

AND ALSO

Part of the Southwest 1/4 of Section 27, T6N-R3E, Shiawassee Township, Shiawassee County, Michigan, described as beginning at a point on the North-South 1/4 line, which is N00°47'43"E along said 1/4 line, 1,335.00 feet from the South 1/4 corner of said Section 27; thence N89°12'17"W at right angles to said 1/4 line, 1,350.00 feet; thence N00°47'43"E parallel with said 1/4 line, 840.00 feet; thence S89°12'17"E, 1,350.00 feet to a point on said 1/4 line; thence S00°47'43"W along said 1/4 line, 840.00 feet to the point of beginning.

EXCEPT Part of the Southwest 1/4 of Section 27, T6N-R3E, Shiawassee Township, Shiawassee County, Michigan, described as beginning at a point that is N00°47'43"E on the North and South 1/4 line of said Section 27 a distance of 1,295.00 feet and N89°12'17"W 66.00 feet from the South 1/4 corner of said Section 27; thence continuing N89°12'17"W 2004.58 feet to the East line of the West 575.00 feet of the Southwest 1/4 of said Section 27; thence N00°54'58"E on said East line a distance of 1083.44 feet to the centerline of a drainage ditch; thence N89°28'28"E on said centerline a distance of 718.49 feet; thence S00°47'43"W 220.00 feet; thence S89°12'17"E 1,284.00 feet; thence S00°47'43"W 880.00 feet to the point of beginning.

Subject to an easement for ingress and egress over and upon Southerly 33 feet thereof.

ALSO Subject to and together with the Easement for ingress and egress and its terms as described in Liber 856, Page 568, lying and being in Shiawassee County, Michigan.

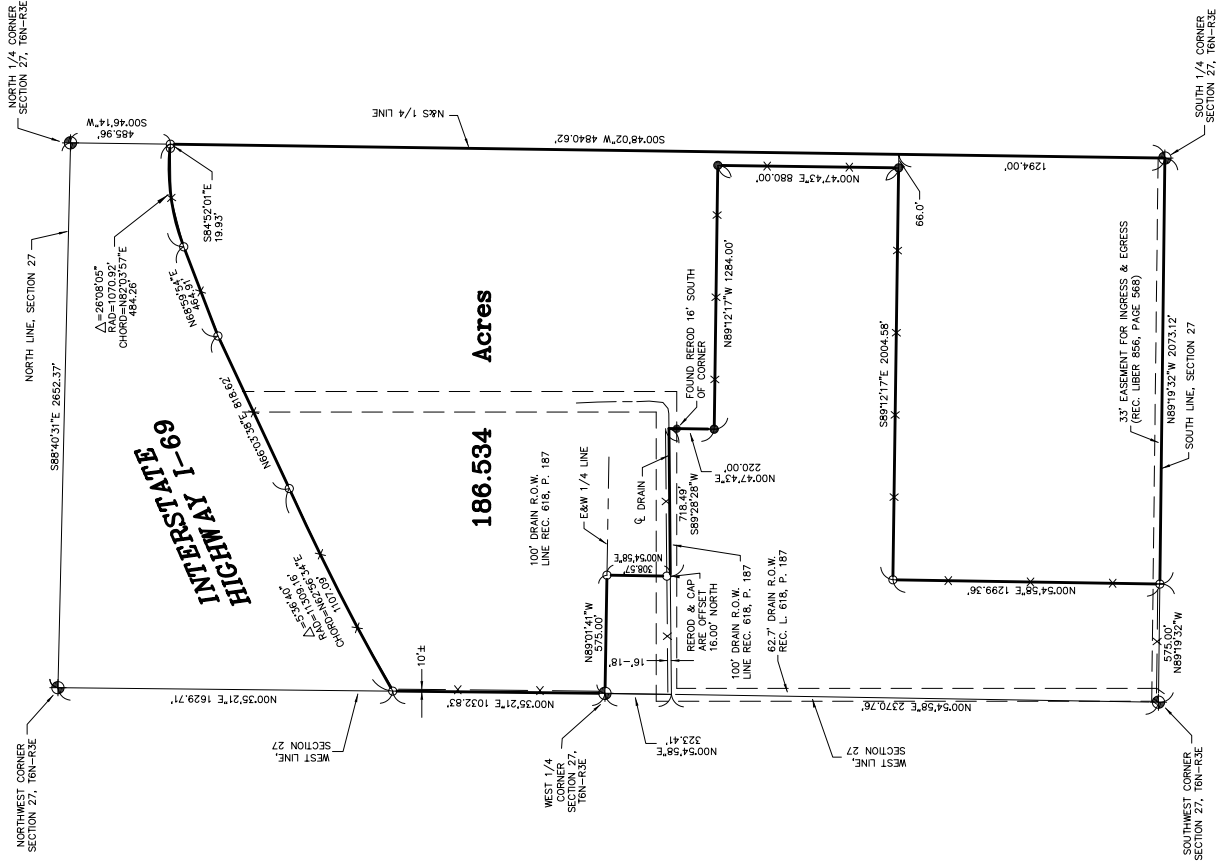
DESCRIPTION AS SURVEYED: Part of the West 1/4 of Section 27, T6N-R3E, Shiawassee Township, Shiawassee County, Michigan, described as beginning at the South 1/4 corner of said Section 27; thence N89°19'32"W on the South line of said Section 27 a distance of 2073.12 feet; thence N00°54'58"E 1,299.36 feet; thence S89°12'17"E 2004.58 feet; thence N00°47'43"E 880.00 feet; thence N89°12'17"W 1284.00 feet; thence N00°47'43"E 220.00 feet; thence S89°28'28"W 718.49 feet; thence N00°54'58"E 308.57 feet; thence N89°01'41"W 575.00 feet to the West 1/4 corner of said Section 27; thence N00°35'21"E on the West line of said Section 27 a distance of 1032.83 feet to the Southerly right of way line of Interstate Highway I-69 as now located; thence Northerly along said line to the right having a central angle of 5°36'40", a radius of 11309.16 feet, and a chord bearing and distance of N82°56'34"E 1107.09 feet; thence N66°03'38"E on said Southerly right-of-way line a distance of 818.62 feet; thence N8°59'54"E on said Southerly right-of-way line a distance of 464.91 feet; thence on said Southerly right-of-way line on a curve to the right having a central angle of 28°08'05", a radius of 1070.92 feet, and a chord bearing and distance of N82°03'57"E 484.26 feet; thence S84°52'01"E 19.93 feet to the North and South 1/4 line of said Section 27; thence S00°48'02"W on said North and South 1/4 line a distance of 4840.62 feet to the point of beginning, containing 186.334 acres, more or less. Subject to all easements and restrictions of record.

NOTES:

-Rerods, 18" in length, with cap #24622, were driven at all points marked thus: O
-The bearing of the South line of Section 27 was assumed N89°19'32"W.

EASEMENT NOTES:

L. 265, P. 165 - BLANKET EASEMENT FOR RIGHT-OF-WAY FOR GAS PIPELINE COVERS ENTIRE PARCEL.
L. 265, P. 167 - BLANKET EASEMENT FOR RIGHT-OF-WAY FOR GAS PIPELINE COVERS ENTIRE PARCEL.



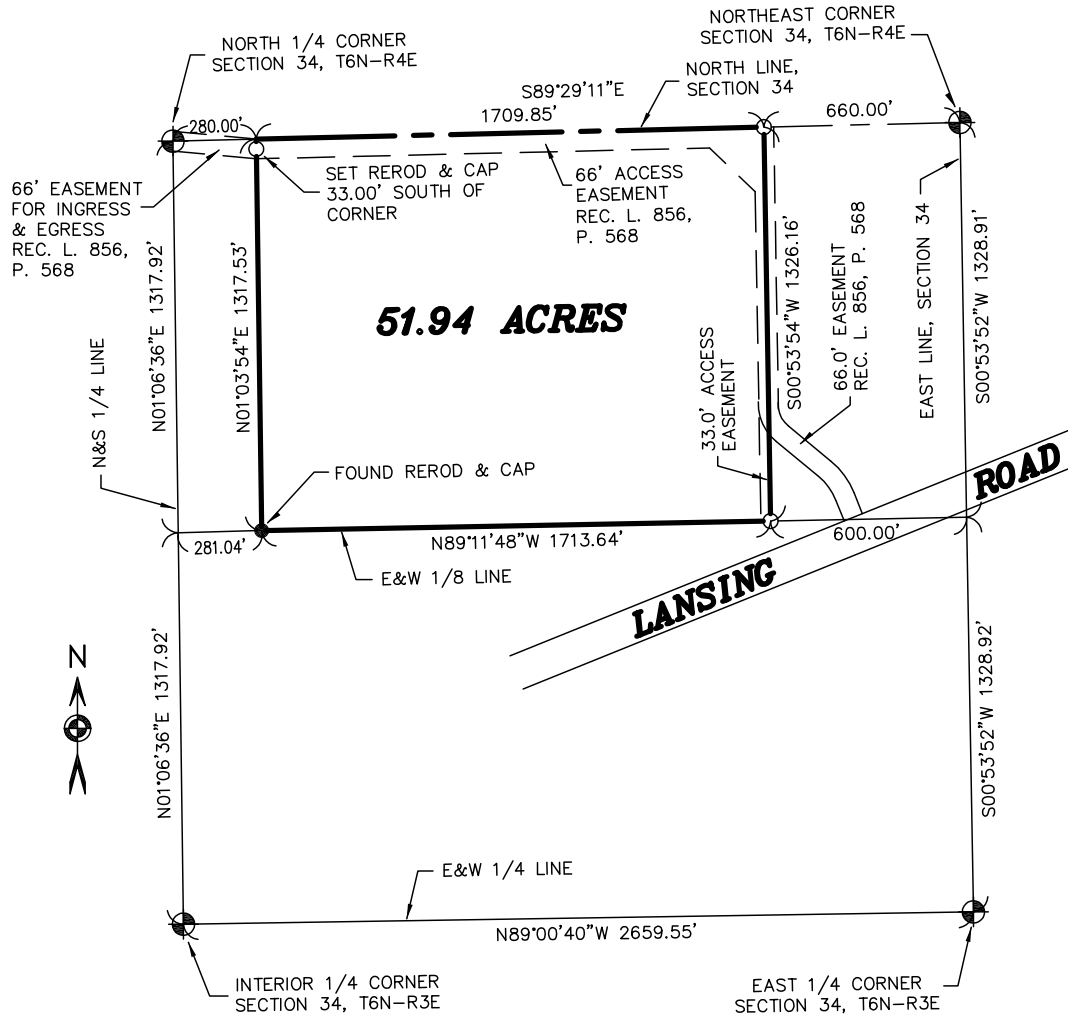
SURVEY - TRACTS 4 & 5

CERTIFICATE OF LAND SURVEY

SEE SHEET #2 OF 2 FOR DESCRIPTIONS.

NOTES:

- Rerods, 18" in length, with cap #24622, were driven at all points marked thus: ○
- The bearing of the North line of Section 34 was assumed S89°29'11"E.

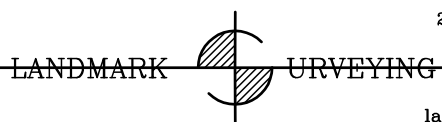


CLIENT: Morningstar Farms
DATE: April 23, 2013
SCALE: 1" = 500' JOB NO. 25702A

Section 34, T6N-R3E,
Shiawassee Township,
Shiawassee County,
Michigan

Sheet #1 of 2

I hereby certify that I have surveyed and mapped the land above platted and/or described on 04/12/13
and that the ratio of closure on the unadjusted field observations of such survey was 1:10,000 and that all
of the requirements of P.A. 132 of 1970 have been complied with.



204 N. SHIAWASSEE ST.
OWOSSO, MI 48867
(989) 725-8725
(810) 659-1053
FAX (989) 725-2452
landmark@michonline.net

Mark L. VanRaendonck, Michigan PS 24622

FSA INFORMATION

FSA INFORMATION

MICHIGAN
SHIAWASSEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10558
Prepared : 4/14/23 7:46 AM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : 26-155-2014-160
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
238.40	233.85	233.85	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	233.85	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	116.60	0.00	137	
Soybeans	114.40	0.00	48	0
TOTAL	231.00	0.00		

NOTES

Tract Number : 10999

Description : G10 SEC 34 L-SHIAWASSEE
FSA Physical Location : MICHIGAN/SHIAWASSEE
ANSI Physical Location : MICHIGAN/SHIAWASSEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : IROQUOIS VALLEY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.70	48.70	48.70	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

MICHIGAN
SHIAWASSEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10558
Prepared : 4/14/23 7:46 AM CST
Crop Year : 2023

Tract 10999 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	48.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	25.00	0.00	137
Soybeans	23.40	0.00	48
TOTAL	48.40	0.00	

NOTES

Tract Number : 11660

Description : G10, SEC27 SHIAWASSEE TWP
FSA Physical Location : MICHIGAN/SHIAWASSEE
ANSI Physical Location : MICHIGAN/SHIAWASSEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : IROQUOIS VALLEY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
59.83	59.83	59.83	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	59.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.90	0.00	137
Soybeans	29.40	0.00	48
TOTAL	59.30	0.00	

NOTES

FSA INFORMATION

MICHIGAN
SHIAWASSEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10558
Prepared : 4/14/23 7:46 AM CST
Crop Year : 2023

Tract Number : 11661
Description : G10, SEC27 SHIAWASSEE TWP
FSA Physical Location : MICHIGAN/SHIAWASSEE
ANSI Physical Location : MICHIGAN/SHIAWASSEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : IROQUOIS VALLEY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
129.87	125.32	125.32	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	125.32	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	61.70	0.00	137
Soybeans	61.60	0.00	48

TOTAL 123.30 0.00

NOTES

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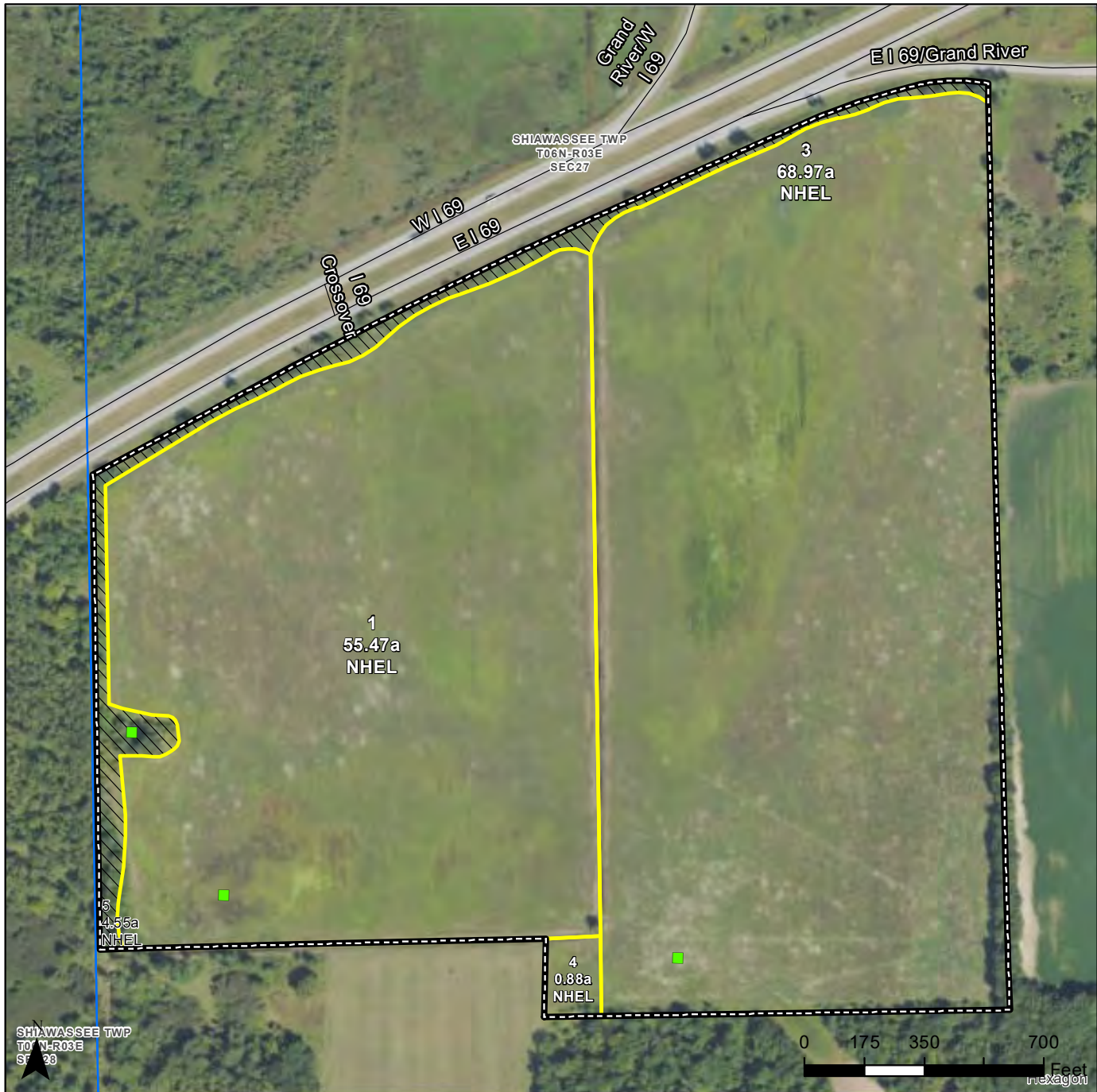
FSA INFORMATION



United States
Department of
Agriculture

Shiawassee County, Michigan

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



Common Land Unit

Common Land Unit*

Non-Cropland

Tract Boundary

Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Areas of Concern
as of 11/1/22

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

☐ Shares - 100% OP

☐ Certified Organic

☐ CORN - YEL/GR

☐ SOYS - COM/GR

☐ DRY BEANS - DE

☐ All Crops - Non-Irrigated

☐ WHEAT - GR (SRW or SWW)

☐ ALFALFA - FG or GZ

☐ MIXFG - FG or GZ

2023 Program Year

CLU Date: November 1, 2022

2022 NAIP Production Imagery*

Farm 10558

Tract 11661

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). *Tracts in other states will reflect NAIP 2020/2021. NAIP Early Access Production Imagery has gone through an initial quality control process but may not be final.

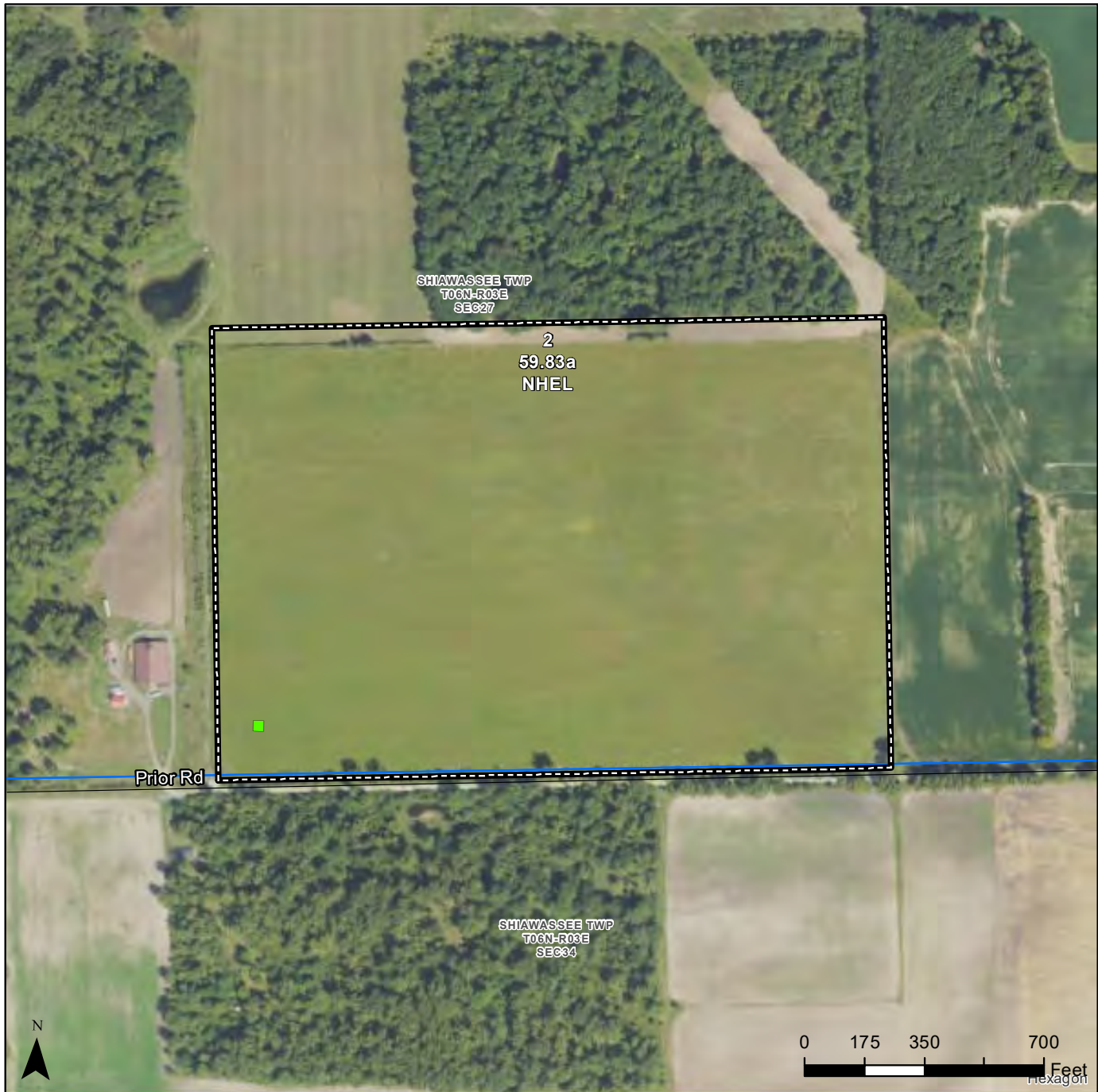
FSA INFORMATION



United States
Department of
Agriculture

Shiawassee County, Michigan

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



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

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

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

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

Farm 10558
Tract 11660

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FSA INFORMATION



United States
Department of
Agriculture

Shiawassee County, Michigan

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



Common Land Unit

Common Land Unit*

Non-Cropland

Tract Boundary

Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Areas of Concern
as of 11/1/22

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

☐ Shares - 100% OP

☐ Certified Organic

☐ CORN - YEL/GR

☐ SOYS - COM/GR

☐ DRY BEANS - DE

☐ All Crops - Non-Irrigated

☐ WHEAT - GR (SRW or SWW)

☐ ALFALFA - FG or GZ

☐ MIXFG - FG or GZ

2023 Program Year

CLU Date: November 1, 2022

2022 NAIP Production Imagery*

Farm 10558

Tract 10999

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COUNTY TAX INFORMATION

COUNTY TAX INFO - TRACTS 1-3

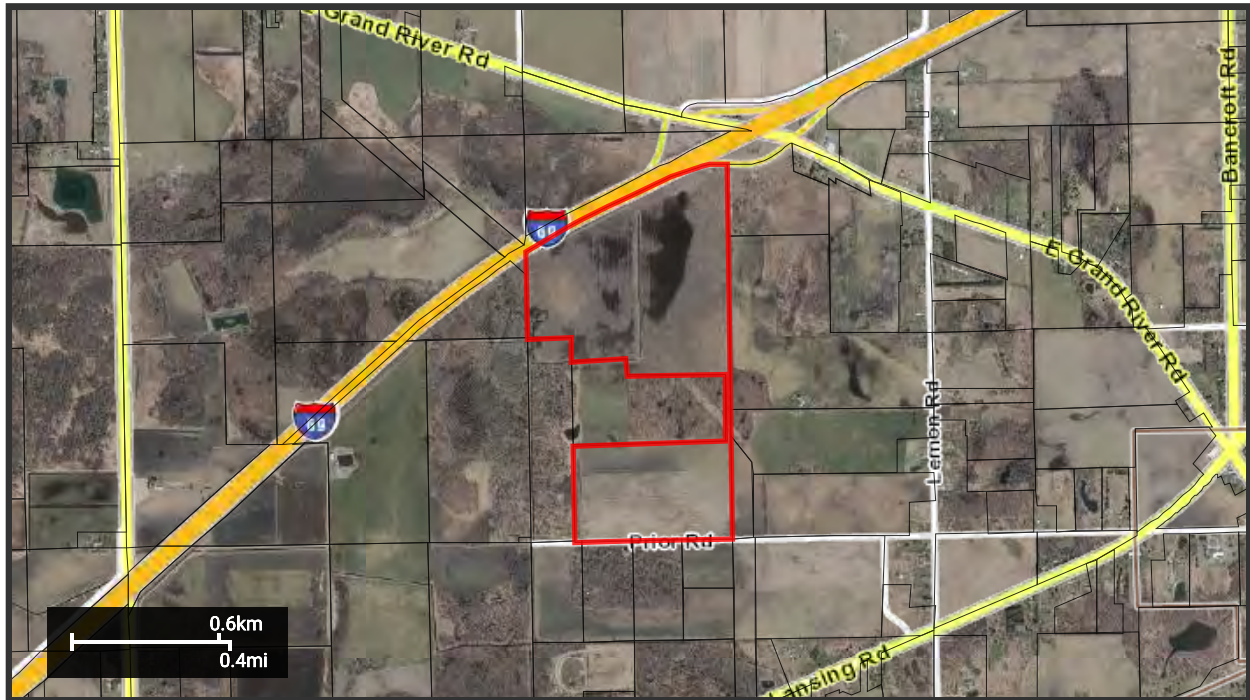


Shiawassee GIS

Parcel Report: 011-27-100-001-02

4/14/2023

11:48:03 AM



Property Address

--

BANCROFT, MI, 48414

Owner Address

IROQUOIS VALLEY FARMS LLC

--

BOX 5850

EVANSTON, IL 60204

Unit: 011

Unit Name: SHIAWASSEE TWP

General Information for 2022 Tax Year

Parcel Number: 011-27-100-001-02

COUNTY TAX INFO - TRACTS 1-3

Property Class:	102
Class Name:	AG VACANT
School Dist Code:	78030
School Dist Name:	DURAND AREA SCHOOLS

PRE 2021:	100%
PRE 2022:	100%

Assessed Value:	\$382,400
Taxable Value:	\$106,731
State Equalized Value:	\$382,400

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$349,800	\$349,800	\$103,322
2020	\$363,700	\$363,700	\$101,896

Land Information

Acreage:	208
Zoning:	A-2

Legal Description

COUNTY TAX INFO - TRACTS 1-3

SEC 27, T6N, R3E COM AT S 1/4 POST OF SEC, W'LY 2065 FT TO PT WHICH IS 575 FT E'LY OF SW COR OF SEC, N'LY 2640 FT TO E&W 1/4 LN OF SEC, W'LY 575 FT TO 1/4 CORNER, N'LY ALG SEC LN 1047 FT TO SE'LY R/WY LN OF I-69, NE'LY 2827 FT TO N&S 1/4 LN OF SEC, S'LY TO BEG EX COM AT PT WHICH IS N00°47'43"E ON N&S 1/4 LN OF SEC 1295 FT & N89°12'17"W 66 FT FROM S 1/4 POST OF SEC, CONTINUING N89°12'17"W 2004.58 FT TO E LN OF W 575 FT OF SW 1/4, N00°54'58"E ON SD E LN 1083.44 FT TO C/LN OF DRAIN, N89°28'28"E ON SD C/LN 718.49 FT, S00°47'43"W 220 FT, S89°12'17"E 1284 FT, S00°47'43"W 880 FT TO BEG 208 ACRESSUBJECT TO EASEMENT FOR INGRESS & EGRESS OVER & UPON SLY 33 FT THEREOF SUBJECT TO & TOGETHER WITH EASEMENT FOR INGRESS & EGRESS AND ITS TERMS AS DESC IN L856-568

Sales Information

Sale Date: 05-08-2013

Sale Price: 746136

Instrument: WD

Grantor: ANIBAL JOHN B TRUST

Grantee: IROQUOIS VALLEY FARMS LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Sale Date: 01-01-2005

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Tax History

*Total Due as of settlement date

Tax Details 2021 Winter

COUNTY TAX INFO - TRACTS 1-3

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date:	December 20, 2021
--------------------	-------------------

Base Tax:	\$1,940.65
Admin Fees:	\$19.40
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,960.05
Assessed Value:	\$349,800
Taxable Value:	\$103,322
State Equalized Value:	\$349,800
Exemption Percent:	100%

Base Paid:	\$1,940.65
Admin Fees Paid:	\$19.40
Interest Fees Paid:	\$0
Total Paid:	\$1,960.05

Tax Items 2021 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SENIOR SERV	0.4918	50.81	\$50.81
SHIA MCF	1.9834	204.92	\$204.92
MSU EXT	0.0745	7.69	\$7.69
VET PA214	0.0991	10.23	\$10.23
VET SERV	0.1972	20.37	\$20.37
TWP OPER	0.9894	102.22	\$102.22
TWP FIRE	0.9894	102.22	\$102.22
TWP SATA	0.1158	11.96	\$11.96
SCH OPER	18	0.00	\$0.00
SCH DEBT	7.94	820.37	\$820.37
SCHOOL OPER FC	18	0.00	\$0.00
SRES D	0.2404	24.83	\$24.83
SRES D SP ED	4.1611	429.93	\$429.93
COM DIST LIBRARY	0.6936	71.66	\$71.66
LGR	0	83.44	\$83.44

Tax Details 2021 Summer

COUNTY TAX INFO - TRACTS 1-3

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date:	July 26, 2021
--------------------	---------------

Base Tax:	\$1,184.55
Admin Fees:	\$11.84
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,196.39
Assessed Value:	\$349,800
Taxable Value:	\$103,322
State Equalized Value:	\$349,800
Exemption Percent:	100%

Base Paid:	\$1,184.55
Admin Fees Paid:	\$11.84
Interest Fees Paid:	\$0
Total Paid:	\$1,196.39

Tax Items 2021 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S.E.T.	6	619.93	\$619.93
COUNTY OPERATING	5.4647	564.62	\$564.62

Tax Details 2020 Winter

COUNTY TAX INFO - TRACTS 1-3

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date:	January 25, 2021
--------------------	------------------

Base Tax:	\$2,075.58
Admin Fees:	\$20.75
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,096.33
Assessed Value:	\$363,700
Taxable Value:	\$101,896
State Equalized Value:	\$363,700
Exemption Percent:	100%

Base Paid:	\$2,075.58
Admin Fees Paid:	\$20.75
Interest Fees Paid:	\$0
Total Paid:	\$2,096.33

Tax Items 2020 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SENIORS	0.496	50.54	\$50.54
MED CARE	2	203.79	\$203.79
MSU EXT	0.0752	7.66	\$7.66
VETERANS	0.1	10.18	\$10.18
VETERAN SERVICES	0.1989	20.26	\$20.26
TWP OPER	0.9973	101.62	\$101.62
TWP FIRE	0.9973	101.62	\$101.62
TWP SATA	0.1166	11.88	\$11.88
SCH OPER	18	0.00	\$0.00
SCH DEBT	7.94	809.05	\$809.05
INTER SCH	4.4393	452.34	\$452.34
SCHOOL OPER FC	18	0.00	\$0.00
COM DIST LIBRARY	0.7	71.32	\$71.32
BOWLES & OBERT	0	103.28	\$103.28
LOOKING GLASS RI	0	132.04	\$132.04

Tax Details 2020 Summer

COUNTY TAX INFO - TRACTS 1-3

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date:	August 31, 2020
--------------------	-----------------

Base Tax:	\$1,172.86
Admin Fees:	\$11.72
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,184.58
Assessed Value:	\$363,700
Taxable Value:	\$101,896
State Equalized Value:	\$363,700
Exemption Percent:	100%

Base Paid:	\$1,172.86
Admin Fees Paid:	\$11.72
Interest Fees Paid:	\$0
Total Paid:	\$1,184.58

Tax Items 2020 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S.E.T.	6	611.37	\$611.37
COUNTY OPERATING	5.5105	561.49	\$561.49

Tax Details 2019 Winter

COUNTY TAX INFO - TRACTS 1-3

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date:	December 23, 2019
--------------------	-------------------

Base Tax:	\$1,970.27
Admin Fees:	\$19.70
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,989.97
Assessed Value:	\$363,700
Taxable Value:	\$99,997
State Equalized Value:	\$363,700
Exemption Percent:	100%

Base Paid:	\$1,970.27
Admin Fees Paid:	\$19.70
Interest Fees Paid:	\$0
Total Paid:	\$1,989.97

Tax Items 2019 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SENIORS	0.46	45.99	\$45.99
MED CARE	1.9948	199.47	\$199.47
MSU EXT	0.0757	7.56	\$7.56
VETERANS	0.1	9.99	\$9.99
TWP OPER	0.9982	99.81	\$99.81
TWP FIRE	0.9982	99.81	\$99.81
SCH OPER	18	0.00	\$0.00
SCH DEBT	6.7	669.97	\$669.97
INTER SCH	4.4668	446.66	\$446.66
SCHOOL OPER FC	18	0.00	\$0.00
COM DIST LIBRARY	0.6941	69.40	\$69.40
VETERAN SERVICES	0.2	19.99	\$19.99
TWP SATA	0.1168	11.67	\$11.67
LOOKING GLASS RI	0	186.38	\$186.38
BOWLES & OBERT	0	103.57	\$103.57

Tax Details 2019 Summer

COUNTY TAX INFO - TRACTS 1-3

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT
Last Payment Date:	July 23, 2019
Base Tax:	\$1,154.01
Admin Fees:	\$11.54
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,165.55
Assessed Value:	\$363,700
Taxable Value:	\$99,997
State Equalized Value:	\$363,700
Exemption Percent:	100%

Base Paid:	\$1,154.01
Admin Fees Paid:	\$11.54
Interest Fees Paid:	\$0
Total Paid:	\$1,165.55

Tax Items 2019 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S.E.T.	6	599.98	\$599.98
COUNTY OPERATING	5.5405	554.03	\$554.03

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COUNTY TAX INFO - TRACTS 4 & 5



Shiawassee GIS

Parcel Report: 011-34-200-001-01

4/14/2023

11:47:08 AM



Property Address

--

BANCROFT, MI, 48414

Owner Address

IROQUOIS VALLEY FARMS LLC

--

BOX 5850

EVANSTON, IL 60204

Unit: 011

Unit Name: SHIAWASSEE TWP

General Information for 2022 Tax Year

Parcel Number: 011-34-200-001-01

COUNTY TAX INFO - TRACTS 4 & 5

Property Class:	102
Class Name:	AG VACANT
School Dist Code:	78030
School Dist Name:	DURAND AREA SCHOOLS

PRE 2021:	100%
PRE 2022:	100%

Assessed Value:	\$106,500
Taxable Value:	\$33,513
State Equalized Value:	\$106,500

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$97,400	\$97,400	\$32,443
2020	\$101,300	\$101,300	\$31,996

Land Information

Acreage:	51.9
Zoning:	A-2

Legal Description

SEC 34, T6N, R3E COM AT NE COR OF SEC & W ALG N LN OF SEC 660 FT TO PT OF BEG, S 1326.16 FT, W ALG S LN OF NE 1/4 OF NE 1/4 & NW 1/4 OF NE 1/4 1713.64 FT, N 1317.53 FT TO A PT ON N SEC LN, E 1709.85 FT TO BEG 51.9 ACRES SUBJECT TO & TOGETHER WITH 66 FT EASEMENT ALG N SIDE & 33 FT ALG E SIDE EASEMENT FOR INGRESS & EGRESS L856-568 & L862-207 & L863-209 LANDLOCKED PROPERTY

COUNTY TAX INFO - TRACTS 4 & 5

Sales Information

Sale Date: 05-08-2013

Sale Price: 207760

Instrument: WD

Grantor: ANIBAL JOHN B TRUST

Grantee: IROQUOIS VALLEY FARMS LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Tax History *Total Due as of settlement date

Tax Details 2021 Winter

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT
Last Payment Date:	December 20, 2021
Base Tax:	\$606.17
Admin Fees:	\$6.06
Interest Fees:	\$0.00
Total Tax & Fees:	\$612.23
Assessed Value:	\$97,400
Taxable Value:	\$32,443
State Equalized Value:	\$97,400
Exemption Percent:	100%
Base Paid:	\$606.17
Admin Fees Paid:	\$6.06
Interest Fees Paid:	\$0
Total Paid:	\$612.23

Tax Items 2021 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SENIOR SERV	0.4918	15.95	\$15.95
SHIA MCF	1.9834	64.34	\$64.34
MSU EXT	0.0745	2.41	\$2.41
VET PA214	0.0991	3.21	\$3.21
VET SERV	0.1972	6.39	\$6.39

COUNTY TAX INFO - TRACTS 4 & 5

TWP OPER	0.9894	32.09	\$32.09
TWP FIRE	0.9894	32.09	\$32.09
TWP SATA	0.1158	3.75	\$3.75
SCH OPER	18	0.00	\$0.00
SCH DEBT	7.94	257.59	\$257.59
SCHOOL OPER FC	18	0.00	\$0.00
SRES D	0.2404	7.79	\$7.79
SRES D SP ED	4.1611	134.99	\$134.99
COM DIST LIBRARY	0.6936	22.50	\$22.50
LGR	0	23.07	\$23.07

Tax Details 2021 Summer

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date: July 26, 2021

Base Tax:	\$371.94
Admin Fees:	\$3.71
Interest Fees:	\$0.00
Total Tax & Fees:	\$375.65
Assessed Value:	\$97,400
Taxable Value:	\$32,443
State Equalized Value:	\$97,400
Exemption Percent:	100%

Base Paid:	\$371.94
Admin Fees Paid:	\$3.71
Interest Fees Paid:	\$0
Total Paid:	\$375.65

Tax Items 2021 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S.E.T.	6	194.65	\$194.65
COUNTY OPERATING	5.4647	177.29	\$177.29

Tax Details 2020 Winter

COUNTY TAX INFO - TRACTS 4 & 5

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date:	January 25, 2021
--------------------	------------------

Base Tax:	\$657.22
Admin Fees:	\$6.57
Interest Fees:	\$0.00
Total Tax & Fees:	\$663.79
Assessed Value:	\$101,300
Taxable Value:	\$31,996
State Equalized Value:	\$101,300
Exemption Percent:	100%

Base Paid:	\$657.22
Admin Fees Paid:	\$6.57
Interest Fees Paid:	\$0
Total Paid:	\$663.79

Tax Items 2020 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SENIORS	0.496	15.87	\$15.87
MED CARE	2	63.99	\$63.99
MSU EXT	0.0752	2.40	\$2.40
VETERANS	0.1	3.19	\$3.19
VETERAN SERVICES	0.1989	6.36	\$6.36
TWP OPER	0.9973	31.90	\$31.90
TWP FIRE	0.9973	31.90	\$31.90
TWP SATA	0.1166	3.73	\$3.73
SCH OPER	18	0.00	\$0.00
SCH DEBT	7.94	254.04	\$254.04
INTER SCH	4.4393	142.03	\$142.03
SCHOOL OPER FC	18	0.00	\$0.00
COM DIST LIBRARY	0.7	22.39	\$22.39
BOWLES & OBERT	0	35.22	\$35.22
LOOKING GLASS RI	0	44.20	\$44.20

Tax Details 2020 Summer

COUNTY TAX INFO - TRACTS 4 & 5

School Dist. Code:	78030		
School Dist. Name:	DURAND AREA SCHOOLS		
Property Class:	102		
Class Name:	AG VACANT		
Last Payment Date:	August 31, 2020		
Base Tax:	\$368.28		
Admin Fees:	\$3.68		
Interest Fees:	\$0.00		
Total Tax & Fees:	\$371.96		
Assessed Value:	\$101,300		
Taxable Value:	\$31,996		
State Equalized Value:	\$101,300		
Exemption Percent:	100%		
Base Paid:	\$368.28		
Admin Fees Paid:	\$3.68		
Interest Fees Paid:	\$0		
Total Paid:	\$371.96		
Tax Items 2020 Summer			
Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S.E.T.	6	191.97	\$191.97
COUNTY OPERATING	5.5105	176.31	\$176.31
Tax Details 2019 Winter			

COUNTY TAX INFO - TRACTS 4 & 5

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date:	December 23, 2019
--------------------	-------------------

Base Tax:	\$609.42
Admin Fees:	\$6.09
Interest Fees:	\$0.00
Total Tax & Fees:	\$615.51
Assessed Value:	\$101,300
Taxable Value:	\$31,400
State Equalized Value:	\$101,300
Exemption Percent:	100%

Base Paid:	\$609.42
Admin Fees Paid:	\$6.09
Interest Fees Paid:	\$0
Total Paid:	\$615.51

Tax Items 2019 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SENIORS	0.46	14.44	\$14.44
MED CARE	1.9948	62.63	\$62.63
MSU EXT	0.0757	2.37	\$2.37
VETERANS	0.1	3.14	\$3.14
TWP OPER	0.9982	31.34	\$31.34
TWP FIRE	0.9982	31.34	\$31.34
SCH OPER	18	0.00	\$0.00
SCH DEBT	6.7	210.38	\$210.38
INTER SCH	4.4668	140.25	\$140.25
SCHOOL OPER FC	18	0.00	\$0.00
COM DIST LIBRARY	0.6941	21.79	\$21.79
VETERAN SERVICES	0.2	6.28	\$6.28
TWP SATA	0.1168	3.66	\$3.66
LOOKING GLASS RI	0	46.50	\$46.50
BOWLES & OBERT	0	35.30	\$35.30

Tax Details 2019 Summer

COUNTY TAX INFO - TRACTS 4 & 5

School Dist. Code:	78030
School Dist. Name:	DURAND AREA SCHOOLS
Property Class:	102
Class Name:	AG VACANT

Last Payment Date:	July 23, 2019
--------------------	---------------

Base Tax:	\$362.37
Admin Fees:	\$3.62
Interest Fees:	\$0.00
Total Tax & Fees:	\$365.99
Assessed Value:	\$101,300
Taxable Value:	\$31,400
State Equalized Value:	\$101,300
Exemption Percent:	100%

Base Paid:	\$362.37
Admin Fees Paid:	\$3.62
Interest Fees Paid:	\$0
Total Paid:	\$365.99

Tax Items 2019 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S.E.T.	6	188.40	\$188.40
COUNTY OPERATING	5.5405	173.97	\$173.97

Application Use and Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Shiawassee 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. Shiawassee County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

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PRIVATE ROAD INFORMATION

PRIVATE ROAD INFORMATION

Private Road Information from SCCD

Private Road Information From Shiawassee County Dept. of Community Development

(Contents of April 13, 2023 email from Peter Preston, Director)

Please be advised as it concerns properties with exclusive access to Hoddy Lane or parcels intended to obtain access to Hoddy Lane.

According to our records, a special use permit was issued by our office for the development of private road in 1996. The 1996 private road approval provided access to eight (8) parcels, none of which were developed at that time for residential purposes.

The 1996 special use permit approval was accompanied by a maintenance agreement between the owners of the eight (8) parcels in question and the Shiawassee County Road Commission ("SCRC"). This 1996 maintenance agreement permitted the use of a twelve (12) foot wide lane "only for so long as the parcels of land... do not have homes or mobile homes established... for residential use".

The 1996 maintenance agreement also stated that, "if any of the owners of said parcels of land construct a residential structure on their parcel, then such owner shall be required to assume and pay for the cost of the upgrade of the right-of-way as a private road to the specifications of the SCRC and the approval of the zoning and planning authorities of Shiawassee County."

The first application for a residential structure with access from Hoddy Lane was received by our office on October 1, 2001. On March 29, 2002, the previous Zoning Administrator, Don Platt, issued a memo to address the history of the road and current request for new home development on the parcel herein know as property "16". He concluded the following:

- The special use permit issued in 1996 had expired (no documentation was found verifying this detail).
- The 1996 maintenance agreement was still valid.
- Due to the expiration of the original special use permit, an application for private road was resubmitted on January 4, 2002. This was done as a site plan, not a special use permit review, as the number of parcels to be served per the application was for less than six (6) residential dwellings.
- A meeting of the site plan review committee was held and a plot plan for the "improvement of the lane to a private road" was approved (no documentation aside from Platt's memo to verify this detail).
- With the approval of the plot plan by the site plan review committee, Mr. Platt provided concluding statements regarding the status of the road and parcels served by it.
- Mr. Platt permitted the construction on the parcel of land described as "16".

The previous memo constitutes an interpretation by the previous Zoning Administrator. The approval by the Site Plan Review Committee and issuance of the building permit for the parcel of land described as "16" is action taken by the previous Zoning Administrator as compliance with the Zoning Administrator at the time of application and construction.

On April 2, 2021, our staff visited Hoddy Lane and traveled its entire length. It appears that the previous approval for a private road included the entrance onto Lansing Rd. and the private road to the north at or about the northern property line of the parcel of land described as "16". This length of private road from the access onto Lansing Rd. to the northern property line of "16" is the only portion of the private road that appears to have been improved. By improved, I am indicating that that portion of road appears to have a different material content and has been increased in width from the 12' lane previously described in the original Special Use Permit. Therefore, it is my opinion, that the previous approval only extended from the access onto Lansing Rd. to a point on or near the northern property line of "16".

In conclusion, in order to construct a single family residential structure beyond the improved portion of the private road, it will be necessary to petition our office for a private road with less than six (6) dwelling units. The private road will need to be improved to beyond the parcel intended to be developed prior to issuance of any building permits for a single-family residential structure.

PRIVATE ROAD INFORMATION

1996 Private Lane Agreement

LIBER 856 PAGE 568

RECORDED

96 JUL -8 PM 2:47

REGISTER OF DEEDS

Ray Hunter
SHIAWASSEE COUNTY, MICH.

AGREEMENT

THIS AGREEMENT made this 17th day of May, 1996, between George W. Hoddy, the Shiawassee County Road Commission and the owners of Parcel Numbers 1, 2, 4, 6, 13, 14, 15 and 16 acquired at the public auction of the property of George W. Hoddy located in Shiawassee Township, Shiawassee County, Michigan,
WITNESSETH:

WHEREAS the parties hereto desire to establish a right-of-way for ingress and egress to said parcels of land, and

WHEREAS said parcels of land are going to be used for purposes other than residential building sites,

NOW, THEREFORE, It is hereby agreed as follows:

1. The owners of Parcel Numbers 1, 2, 4, 6, 13, 14, 15 and 16 as herein described in Exhibit A hereto attached hereby agree to establish a twelve (12) foot lane for ingress and egress to said parcels of land as a private right-of-way to be located on a sixty-six (66) foot deeded right-of-way strip of land, commencing at Lansing Road and terminating at a cul-de-sac located on Parcel Numbers 4 and 6 as delineated in Exhibit A.

2. The owner of Parcel 15 further agrees to establish an additional right-of-way for the establishment of a 150 foot radius curve to meet the requirements and specifications of the Shiawassee County Road Commission.

3. For so long as the twelve (12) foot lane is used within the private right-of-way, the establishment of a ninety (90°) degree turn will be permitted.

ml TITLE OFFICE - Owosso

8731

PRIVATE ROAD INFORMATION

1996 Private Lane Agreement

LIBER 856 PAGE 569

4. The configuration of the right-of-way to be established across Parcel Numbers 15 and 17 shall be adequate to permit the curve required as the right-of-way transforms into a north and south direction.

5. A permit will be required and a private road approach constructed in accordance with the specifications of the Shiawassee County Road Commission from Lansing Road north through the public right-of-way to the beginning of the private right-of-way herein established.

6. The twelve (12) foot lane for ingress and egress shall be permitted only for so long as the parcels of land herein described do not have homes or mobile homes established thereon for residential use.

7. If any of the owners of said parcels of land construct or build a home on their parcel, then such owner shall be required to assume and pay for the cost of the upgrade of the right-of-way as a private road to the specifications of the Shiawassee County Road Commission and the approval of the zoning and planning authorities of Shiawassee County.

8. All other parcels established as a result of the public auction of the property of George W. Hoddy have access to a public right-of-way under the jurisdiction of the Shiawassee County Road Commission and the development of said access would have to be approved by the Shiawassee County Road Commission and zoning and planning authorities of Shiawassee County.

9. The twelve (12) foot lane in the private right-of-way will be maintained by the adjoining property owners. The construction of the private right-of-way will be

PRIVATE ROAD INFORMATION

1996 Private Lane Agreement

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the responsibility of ~~the adjoining property owners~~ ^{GEORGE HODDY *th*}. The private road approach will be constructed in accordance with specifications of the Shiawassee County Road Commission and will be paid by George W. Hoddy ~~and/or the owners of Parcel~~ ^{*13/14/15*} ~~Numbers 1, 2, 4, 6, 13, 14, 15 and 16.~~

10. The cost of the private road approach is Two Thousand Four Hundred Fifty-three and No/100 (\$2,453.00) Dollars and will be paid at the time of the execution of this Agreement to the Shiawassee County Road Commission. In the event future maintenance work is required for said road approach, the owners of Parcel Numbers 1, 2, 4, 6, 13, 14, 15 and 16 will equally share and pay for the work upon invoice from the Shiawassee County Road Commission.

11. The private road approach shall be constructed to specifications of the Shiawassee County Road Commission with the exception that asphalt paving shall not be required. If the private lane becomes a public right-of-way, then the road approach would be required to be paved to specification of the Shiawassee County Road Commission and would be paid by the owners of Parcels 1, 2, 4, 6, 13, 14, 15 and 16. The failure to pay for such improvement by the owners would result in closure of the road approach.

12. The foregoing shall be a covenant appurtenant to the parcels of land of the parties hereto and shall be executed in recordable form and upon recording shall become a covenant binding upon said parcels of land and the heirs and assigns of the parties hereto.

PRIVATE ROAD INFORMATION

1996 Private Lane Agreement

LIVER 856 PAGE 571

13. The following attachments are made a part hereof and incorporated as the design, plan and specification of the road right-of-way.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed the day and year first above written.

WITNESSES: (FOR WILLARD S. HOWES)

Mary Ann Lupu
MARY ANN LUPU
Kathryn Noonan
KATHRYN NOONAN
John B. Anibal
Owner, Parcel No. 1 JOHN B. ANIBAL
R.H.H. Properties
Rick Hansen
Owner, Parcel No. 4 RICK HANSEN
Rebekah Smith
Owner, Parcel No. 13 REBEKAH SMITH
John B. Anibal
Owner, Parcel No. 15 JOHN B. ANIBAL
George W. Hoddy
OWNER, PARCEL 13, G.W. HODDY, INC.
STATE OF MICHIGAN) ss.
COUNTY OF SHIAWASSEE)

SHIAWASSEE COUNTY
ROAD COMMISSION

BY: Willard S. Howes
WILLARD S. HOWES
George W. Hoddy
George W. Hoddy, INDIVIDUALLY AND AS
SECRETARY OF G.W. HODDY, INC.
John B. Anibal
Owner, Parcel No. 2 JOHN B. ANIBAL
MCMA PROPERTIES
Michael McMan
Owner, Parcel No. 6 MICHAEL MCMAN
George J. Kubala & Elizabeth M. Kubala
Owner, Parcel No. 14 GEORGE J. KUBALA AND
ELIZABETH M. KUBALA
Thomas E. Telford
Owner, Parcel No. 16 THOMAS E. TELFORD

Subscribed and sworn to before me, a Notary Public in and for said County this
BY Willard S. Howes BY WILLARD S. HOWES Notary Public
17TH day of MAY, 1996.

Mary Ann Lupu
Willard S. Howes
MARY ANN LUPU Notary Public
Shiawassee County, Michigan
My commission expires: 6-14-2000
1-19-2001

(SEE ATTACHED FOR WITNESSES AND NOTARY ACKNOWLEDGEMENT FOR ALL OTHER PARTIES.)

PRIVATE ROAD INFORMATION

1996 Private Lane Agreement

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WITNESSES:

Jerry L. Jones
JERRY L. JONES

Elaine S. Eisenhauer
ELAINE S. EISENHAUER

STATE OF MICHIGAN

COUNTY OF SHIAWASSEE

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY
THIS 17th DAY OF May, 1996, BY GEORGE W. HODDY, JOHN B.
ANIBAL, MICHAEL MCMAHON, REBEKAH SMITH, GEORGE J. KUEALA, ELIZABETH M.
KUEALA, AND THOMAS E. TELFORD, AND RICK HANSEN, PRESIDENT OF R.H.H. PROPERTIES, AND
GEORGE W. HODDY, SECRETARY OF G.W. HODDY, INC.

Elaine S. Eisenhauer
ELAINE S. EISENHAUER
NOTARY PUBLIC, SHIAWASSEE COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 2-21-2000

PRIVATE ROAD INFORMATION

1996 Private Lane Agreement

LIVER 856 PAGE 573

DESCRIPTION FOR EASEMENT FOR INGRESS AND EGRESS FOR PARCELS IN SECTIONS 27, 28, 33 AND 34, T6N-R3E, SHIAWASSEE TOWNSHIP, SHIAWASSEE COUNTY, MICHIGAN:

EASEMENT DESCRIPTION: A 66 foot wide strip of land lying 33.00 feet on both sides of the following described centerline: Beginning at a point that is East on the North line of Section 34, T6N-R3E, a distance of 280.00 feet and South parallel with the North and South $\frac{1}{4}$ line of said Section 34 a distance of 33.00 feet from the North $\frac{1}{4}$ corner of said Section 34; thence Northwesterly to the North $\frac{1}{4}$ corner of said Section 34 and the terminus of said centerline.

ALSO the South 33.00 feet of the Southwest $\frac{1}{4}$ of Section 27, T6N-R3E.

ALSO the North 33.00 feet of the Northwest $\frac{1}{4}$ of Section 34, T6N-R3E.

ALSO the North 66.00 feet of the Northeast $\frac{1}{4}$ of Section 34, T6N-R3E, EXCEPT the East 660 feet thereof. ALSO EXCEPT the West 280 feet thereof.

ALSO the South 75 feet of the East 150 feet of the Southeast $\frac{1}{4}$ of Section 28, T6N-R3E.

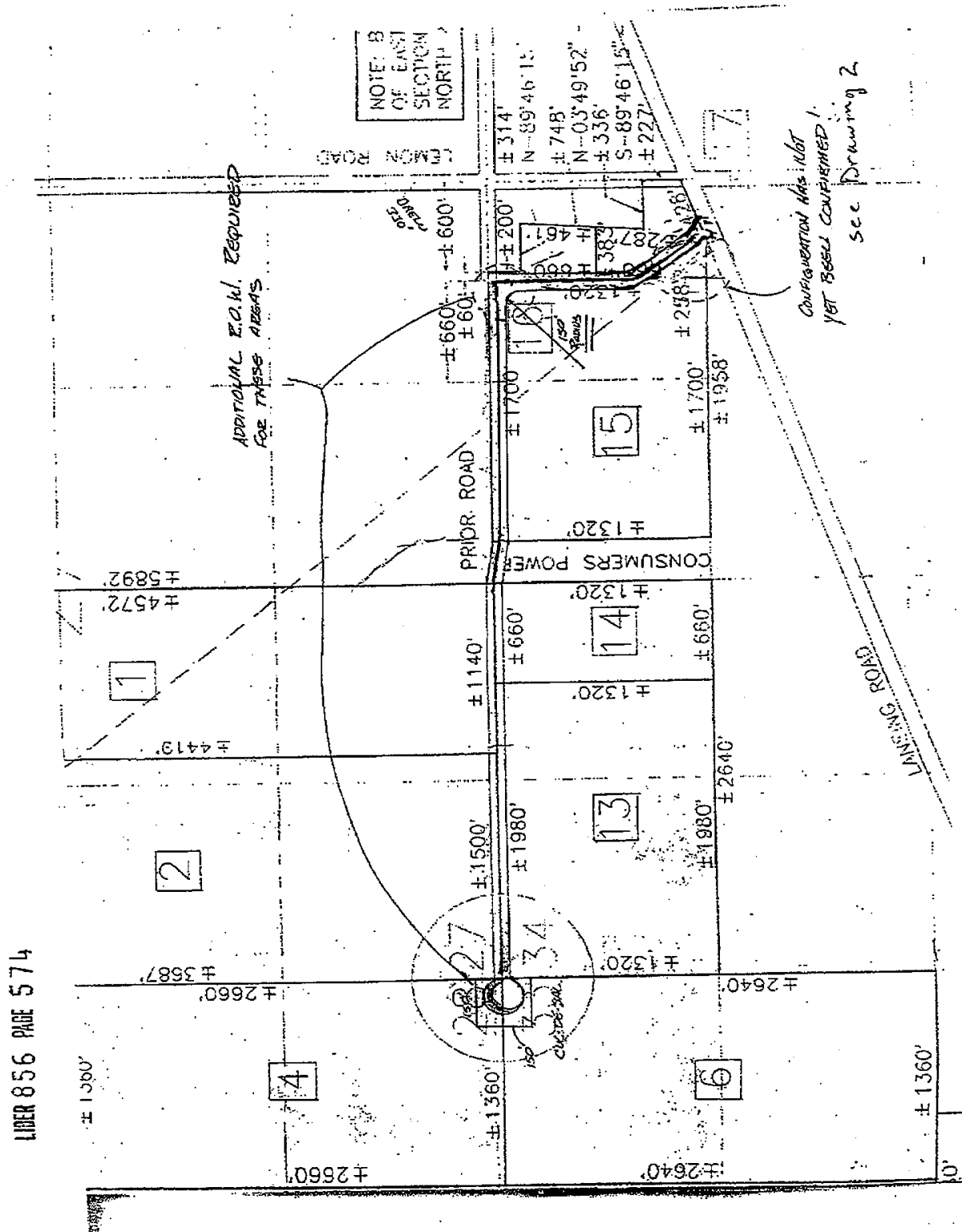
ALSO the North 75 feet of the East 150 feet of the Northeast $\frac{1}{4}$ of Section 33, T6N-R3E.

ALSO a strip of land 66 feet wide lying 33.00 feet on both sides of the following described centerline: Beginning at a point that is N68°21'E on the Northerly right-of-way line of Lansing Road a distance of 33.00 feet from the intersection of the East and West $\frac{1}{8}$ line in the Southeast $\frac{1}{4}$ of Section 34, T6N-R3E, with the Northerly right-of-way line of Lansing Road; thence N21°39'W 75.00 feet; thence on a curve to the left having a radius of 233.26 feet, a central angle of 28°51'00" and a chord bearing and distance of N36°04'30"W 116.22 feet; thence N50°30'W 185 feet more or less; thence on a curve to the right having a radius of 130.37 feet, a central angle of 53°00'00" and a chord bearing and distance of N24°00'00"W 116.34 feet to a line that is 660.00 feet West of, as

measured at right angles to and parallel with the East line of said Section 34; thence N02°30'E on said parallel line to the North line of said Section 34 and the terminus of said centerline.

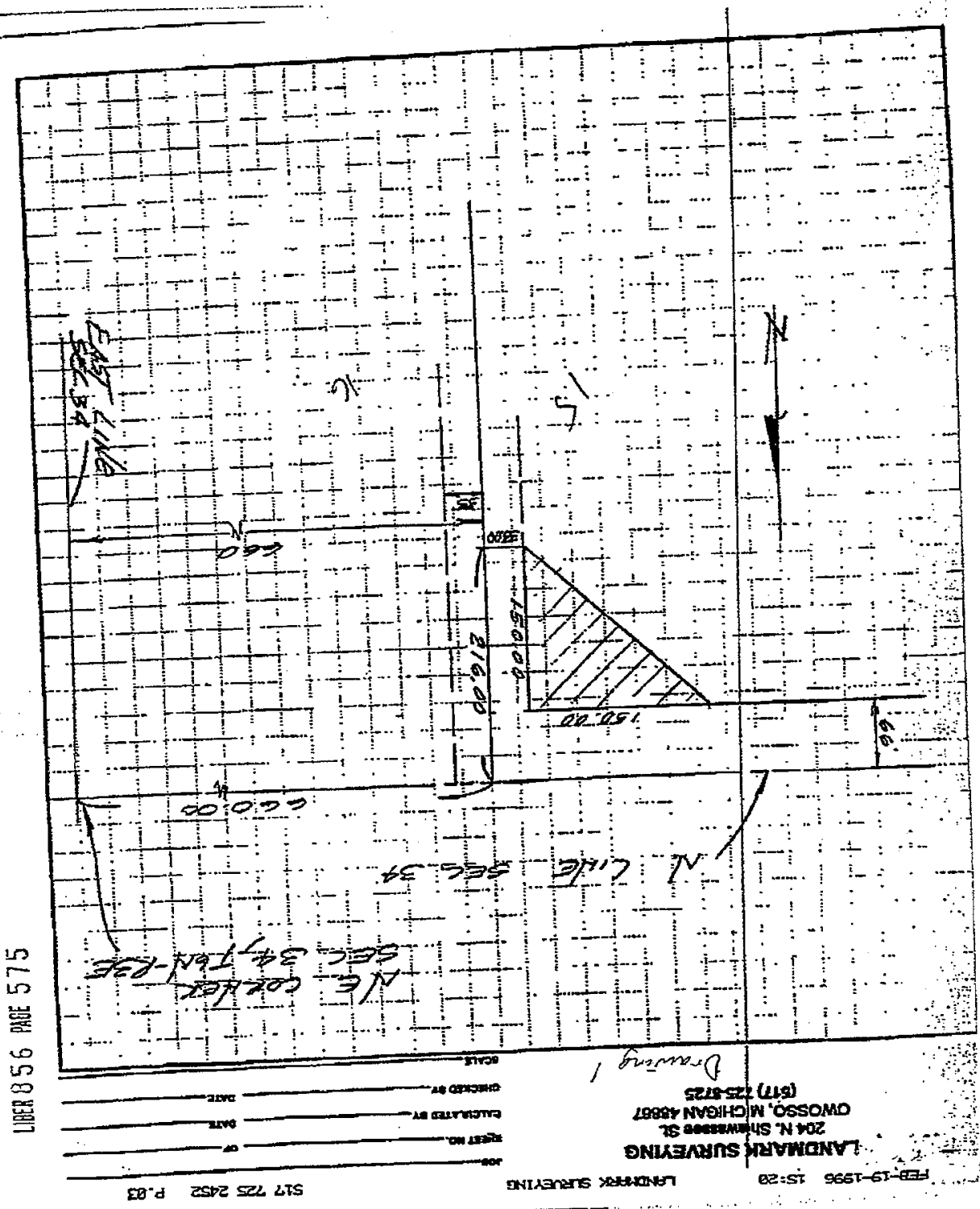
ALSO a triangular piece of land in the Northeast $\frac{1}{4}$ of Section 34, T6N-R3E, described as beginning at a point that is West on the North line of said Section 34 a distance of 660.00 feet and South parallel with the East line of said Section 34 a distance of 216.00 feet and West parallel with said North line a distance of 33.00 feet from the Northeast corner of said Section 34; thence North parallel with said East line a distance of 150.00 feet; thence West parallel with said North line a distance of 150.00 feet; thence Southeasterly to the point of beginning.

1996 Private Lane Agreement



PRIVATE ROAD INFORMATION

1996 Private Lane Agreement



LIRER 856 PAGE 575

JOB NO. _____
 SHEET NO. _____
 CALCULATED BY _____
 DATE _____
 CHECKED BY _____
 DATE _____
 SCALE _____

SL7 725 2452 P.03

LANDMARK SURVEYING

LANDMARK SURVEYING
 204 N. SHAWANEE ST.
 OMAHA, NE 68107
 (402) 725-4725

FEB-19-1996 15:20

PRIVATE ROAD INFORMATION

1996 Private Lane Agreement

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PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 27, AND RUN WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1140.0 FEET, MORE OR LESS; THENCE DEFLECT RIGHT AND RUN NORTH PARALLEL WITH THE WEST LINE OF SECTION 27 A DISTANCE OF 4419.0 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 69 RAMP FOR THE GRAND RIVER ROAD INTERCHANGE; THENCE DEFLECT RIGHT AND RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 1157.0 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 27; THENCE DEFLECT RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4, SECTION 27, A DISTANCE OF 4572.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

SAID PARCEL NO. 1 BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 27, TOWN 6 NORTH, RANGE 3 EAST, SHIAWASSEE COUNTY, MICHIGAN.

PARCEL 2:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 27, TOWN 6 NORTH, RANGE 3 EAST, AND RUN EAST ALONG THE SOUTH LINE OF SECTION 27 A DISTANCE OF 1500.0 FEET, MORE OR LESS; THENCE DEFLECT LEFT AND RUN NORTH PARALLEL WITH THE WEST LINE OF SECTION 27 A DISTANCE OF 4419.0 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 69; THENCE DEFLECT LEFT AND RUN SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 69 A DISTANCE OF 1670.0 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WEST LINE OF SECTION 27; THENCE DEFLECT LEFT AND RUN SOUTH ALONG THE WEST LINE OF SECTION 27 A DISTANCE OF 3687.0 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING

SAID PARCEL NO. 2 BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 27, TOWN 6 NORTH, RANGE 3 EAST, SHIAWASSEE COUNTY, MICHIGAN,

PARCEL 4:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 28, TOWN 6 NORTH, RANGE 3 EAST, LYING AND BEING IN SHIAWASSEE COUNTY, MICHIGAN.

PARCEL 6:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWN 6 NORTH, RANGE 3 EAST, LYING AND BEING IN SHIAWASSEE COUNTY, MICHIGAN

PRIVATE ROAD INFORMATION

1996 Private Lane Agreement

PARCEL 13: LIBER 856 PAGE 578

BEGIN AT THE NORTHWEST CORNER OF SECTION 34, TOWN 6 NORTH, RANGE 3 EAST, AND RUN EAST ALONG THE NORTH LINE OF SECTION 34 A DISTANCE OF 1980.0 FEET, MORE OR LESS; THENCE DEFLECT RIGHT AND RUN SOUTH PARALLEL WITH THE WEST LINE OF SECTION 34 A DISTANCE OF 1320.0 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEFLECT RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 34, A DISTANCE OF 1980.0 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SECTION 34; THENCE DEFLECT RIGHT AND RUN NORTH ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 1320.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

SAID PARCEL NO. 13, BEING THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 34, TOWN 6 NORTH, RANGE 3 EAST,

PARCEL 14:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 34, TOWN 6 NORTH, RANGE 3 EAST,

PARCEL 15:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWN 6 NORTH, RANGE 3 EAST, AND RUN WEST ALONG THE NORTH LINE OF SECTION 34 A DISTANCE OF 660.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING DEFLECT LEFT AND RUN SOUTH PARALLEL WITH THE EAST LINE OF SECTION 34 A DISTANCE OF 1320.0 FEET, MORE OR LESS; THENCE DEFLECT RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1700.0 FEET, MORE OR LESS; THENCE DEFLECT RIGHT AND RUN NORTH PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1320.0 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE DEFLECT RIGHT AND RUN EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 34 A DISTANCE OF 1700.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

SAID PARCEL NO. 15 BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 34, TOWN 6 NORTH, RANGE 3 EAST,

PARCEL 16:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWN 6 NORTH, RANGE 3 EAST, AND RUN WEST ALONG THE NORTH LINE OF SECTION 34 A DISTANCE OF 600.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING DEFLECT LEFT AND RUN SOUTH PARALLEL WITH THE EAST LINE OF SECTION 34 A DISTANCE OF 200.0 FEET, MORE OR LESS; THENCE DEFLECT LEFT AND RUN NORTH 89 DEGREES 46 MINUTES 15 SECONDS EAST A DISTANCE OF 314.0 FEET, MORE OR LESS; THENCE DEFLECT RIGHT AND RUN SOUTH 03 DEGREES 49 MINUTES 52 SECONDS WEST A DISTANCE OF 461.0 FEET, MORE OR LESS; THENCE DEFLECT RIGHT AND RUN WEST PARALLEL WITH THE NORTH LINE OF SECTION 34 A DISTANCE OF 383.0 FEET, MORE OR LESS, THENCE DEFLECT RIGHT AND RUN NORTH PARALLEL WITH THE EAST LINE OF SECTION 34 A DISTANCE OF 660.0 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SECTION 34; THENCE DEFLECT RIGHT AND RUN EAST ALONG THE NORTH LINE OF SECTION 34, A DISTANCE OF 60.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

SAID PARCEL NO. 16 BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 34, TOWN 6 NORTH RANGE 3 EAST

PRELIMINARY TITLE

PRELIMINARY TITLE



ALTA® COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Issued by
Old Republic National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: ATA National Title Group, LLC
Issuing Office: 208 North Washington
Owosso, MI 48867
Ph:(989) 743-5616 Fax:(989) 743-4434
ALTA® Universal ID: 1033513
Issuing Office File Number: 78-23870078-OWO
Property Address: V/L Prior Road, Bancroft, MI 48414, V/L Prior Road, Bancroft, MI 48414
Revision Number: Revision # 1

1. Commitment Date: April 10, 2023, at 8:00 am
2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA® Owner's Policy TBD
Proposed Insured:
 - (b) ALTA® LOAN POLICY
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. The Title is, at Commitment Date, vested in:
Iroquois Valley Farms, LLC, an Illinois Limited Liability Company
5. The land referred to in this commitment is situated in the Township of Shiawassee, County of Shiawassee, State of Michigan, as follows:
SEE EXHIBIT A

ATA National Title Group, LLC

By: Paul C. Anast
AUTHORIZED SIGNATORY

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

File No: 78-23870078-OWO

Exhibit "A"

The land referred to in this commitment is described as follows: Township of Shiawassee, County of Shiawassee, State of Michigan

Parcel 1

A portion of the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 34, T6N, R3E, Shiawassee Township, Shiawassee County, Michigan, described as Commence at the Northeast corner of Section 34, T6N, R3E, Shiawassee Township, Shiawassee County, Michigan and run West along the North line of Section 34 a distance of 660.0 feet, more or less to the point of beginning. From said point of beginning deflect left and run South parallel with the East line of Section 34 a distance of 1,320.0 feet, more or less; thence deflect right and run West along the South line of the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 a distance of 1,700.00 feet, more or less; thence deflect right and run North parallel with the West line of the Northwest 1/4 of the Northeast 1/4 a distance of 1,320.0 feet, more or less, to a point on the North line of the Northwest 1/4 of the Northeast 1/4; thence deflect right and run East along the North line of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4, Section 34 a distance of 1,700.00 feet, more or less to the point of beginning.

Being subject to and together with an access easement 66.0 feet in width along the North side and 33.0 feet along the East side of the property.

ALSO Subject to and together with the Easement for ingress and egress and its terms as described in Liber 856, Page 568, lying and being in Shiawassee County, Michigan

NOW BY SURVEY, MORE PRECISELY DESCRIBED AS:

Part of the Northeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 34, T6N, R3E, Shiawassee Township, Shiawassee County, Michigan, described as beginning at a point that is North 89°29'11" West on the North line of said Section 34 a distance of 660.00 feet from the Northeast corner of said Section 34; thence South 00°53'54" West 1326.16 feet to the East and West 1/8 line in the Northeast 1/4 of said Section 34; thence North 89°11'48" West on said East and West 1/8 line a distance of 1713.64 feet; thence North 01°03'54" East 1317.53 feet to the North line of said Section 34; thence South 89°29'11" East on said North line a distance of 1709.85 feet to the point of beginning

Being subject to and together with an access easement 66.0 feet in width along the North side and 33.0 feet along the East side of the property.

ALSO Subject to and together with the Easement for ingress and egress and its terms as described in Liber 856, Page 568, lying and being in Shiawassee County, Michigan

PARCEL 2

That certain parcel of land within the West 1/2 of Section 27, T6N, R3E, Shiawassee Township, Shiawassee County, Michigan, described as: Commencing at the 1/4 corner at the Southeast corner of said tract as the point of beginning; thence Westerly along the Section line 2,065 feet, more or less to a point that is 575 feet Easterly of the Section corner at the Southwest corner of said tract; thence Northerly 2,640 feet, more or less, to the East-West 1/4 line of said Section; thence Westerly along said line 575 feet to the 1/4 corner; thence Northerly along the Section line 1,047 feet, more or less, to the Southeasterly right of way line of Interstate Highway I-69 as now located; thence Northeasterly along said line 2,827 feet, more or less, to the North and South 1/4 line of said Section; thence Southerly along said line 2,397 feet, more or less, to a point that is 2,175 feet Northerly of the Southeast corner of said tract; thence Westerly at right angles to said line 1,350 feet; thence Southerly parallel with said line 840 feet; thence Easterly at right angles to said line 1,350 feet to the North-South 1/4 line; thence Southerly along said line 1,335 feet along said line to the point of beginning

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AND ALSO

Part of the Southwest 1/4 of Section Section 27, T6N, R3E, Shiawassee Township, Shiawassee County, Michigan, described as beginning at a point on the North-South 1/4 line, which is North 00°47'43" East along said 1/4 line, 1335.00 feet from the South 1/4 corner of said Section 27; thence North 89°12'17" West at right angles to said 1/4 line, 1350.00 feet; thence North 00°47'43" East parallel with said 1/4 line, 840.00 feet; thence South 89°12'17" East, 1,350.00 feet to a point on said 1/4 line; thence South 00°47'43" West along said 1/4 line, 840.00 feet to the point of beginning.

EXCEPT Part of the Southwest 1/4 of Section 27, T6N, R3E, Shiawassee Township, Shiawassee County, Michigan, described as beginning at a point that is North 00°47'43" East on the North and South 1/4 line of said Section 27, a distance of 1295.00 feet and North 89°12'17" West 66.00 feet from the South 1/4 corner of said Section 27; thence continuing North 89°12'17" West 2004.58 feet to the East line of the West 575.00 feet of the Southwest 1/4 of said Section 27; thence North 00°54'58" East on said East line a distance of 1083.44 feet to the centerline of a drainage ditch; thence North 89°28'28" East on said centerline a distance of 718.49 feet; thence South 00°47'43" West 220.00 feet; thence South 89°12'17" East 1284.00 feet; thence South 00°47'43" West 880.00 feet to the point of beginning.

Subject to an easement for ingress and egress over and upon Southerly 33 feet thereof.

ALSO Subject to and together with the Easement for ingress and egress and its terms as described in Liber 856, Page 568, lying and being in Shiawassee County, Michigan

NOW BY SURVEY, MORE PRECISELY DESCRIBED AS:

Part of the West 1/2 of Section 27, T6N, R3E, Shiawassee Township, Shiawassee County, Michigan, described as beginning at the South 1/4 corner of said Section 27; thence North 89°19'32" West on the South line of said Section 27 a distance of 2073.12 feet; thence North 00°54'58" East 1299.36 feet; thence South 89°12'17" East 2004.58 feet; thence North 00°47'43" East 880.00 feet; thence North 89°12'17" West 1284.00 feet; thence North 00°47'43" East 220.00 feet; thence South 89°28'28" West 718.49 feet; thence North 00°54'58" East 308.57 feet; thence North 89°01'41" West 575.00 to the West 1/4 corner of said Section 27; thence North 00°35'21" East on said West line of said Section 27 a distance of 1032.83 feet to the Southerly right-of-way line of Interstate Highway I-69; thence on said Southerly right-of-way line on a curve to the right having a central angle of 5°36'40", a radius of 11309.16 feet and a chord bearing and distance of North 62°56'34" East 1107.09 feet; thence North 66°03'38" East on said Southerly right-of-way line a distance of 818.62 feet; thence North 68°59'54" East on said Southerly right-of-way line a distance of 464.91 feet; thence on said Southerly right-of-way line on a curve to the right having a central angle of 26°08'05", a radius of 1070.92 feet and a chord bearing and distance of North 82°03'57" East 484.26 feet; thence South 84°52'01" East 19.93 feet to the North and South 1/4 line of said Section 27; thence South 00°48'02" West on said North and South 1/4 line a distance of 4840.62 feet to the point of beginning

Subject to an easement for ingress and egress over and upon Southerly 33 feet thereof.

ALSO Subject to and together with the Easement for ingress and egress and its terms as described in Liber 856, Page 568, lying and being in Shiawassee County, Michigan

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SCHEDULE B, PART I REQUIREMENTS

1. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.
2. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.
3. Pay the agreed amounts for the Title and/or the mortgage to be insured.
4. Pay us the premiums, fees and charges for the policy.
5. Discharge of the equity line/future advance/revolving line of credit mortgage executed by Iroquois Valley Farms, LLC, an Illinois limited liability company to Compeer Financial, PCA dated May 1, 2018 and recorded May 2, 2018 in [Liber 1245, Page 787](#), in the original amount of \$[REDACTED].

NOTE: RELATIVE TO THE ABOVE-IDENTIFIED MORTGAGE, THE DISCHARGE OF SAME MAY BE PRESENTED AT CLOSING, OR, IN LIEU THEREOF, ALL OF THE FOLLOWING ACTIONS MUST BE PERFORMED:

PRE-CLOSING:

- a) Execution by the subject borrower of an "Equity Line/Future Advance/Revolving Line of Credit Mortgage - Notice of Account Suspension and Request for Payoff Statement" form ("**Freeze Letter/Payoff**" form) at least five (5) business days before the closing date.
- b) Delivery by the Company of the executed Freeze Letter/Payoff form to the current mortgagee at least five (5) business days before the closing date by fax or email.
- c) Retention by the Company of a copy of the Freeze Letter/Payoff form delivered to the current mortgagee and a copy of the fax "confirmation" or email read receipt.
- d) Receipt by the Company of the Payoff Statement from the current mortgagee.

CLOSING:

- e) Execution by the subject borrower of an "Equity Line/Future Advance/Revolving Line of Credit Mortgage - Notice of Account Closure and Request for Discharge of Mortgage" form ("**Account Closure/Discharge**" form).
 - f) Delivery by the Company of the executed Account Closure/Discharge form to the current mortgagee by:
 - i) fax or email, at the time of disbursement, and
 - ii) overnight mail, immediately following disbursement.
 - g) Retention by the Company of a copy of the Account Closure/Discharge form delivered to the current mortgagee and a copy of the fax "confirmation" or email read receipt.
6. Record a Release of the State of Michigan- Farmland Development Rights Agreement dated February 23, 2016, recorded April 18, 2016 in [Liber 1221, Page 764](#).

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7. Submit evidence, satisfactory to the Company, that Iroquois Valley Farms, LLC, an Illinois Limited Liability Company is a legal entity.
8. Submit a copy of the Articles of Organization duly filed with the Illinois Department of Commerce Corporation and Securities Bureau establishing Iroquois Valley Farms, LLC, an Illinois Limited Liability Company. This commitment may be subject to such further requirements as deemed necessary after examination of the aforementioned document.
9. Submit a copy of the Operating Agreement of Iroquois Valley Farms, LLC, an Illinois limited liability company, together with all amendments thereto and Resolution authorizing sale of subject property. This commitment may be subject to such further requirements as deemed necessary after examination of the aforementioned document.
10. Upon supplying the identity of the Proposed Insured and/or the amount of the policy to the Company, this commitment may be subject to such further requirements as may then be deemed necessary.

The Land Division Act, specifically MCL 560.261, requires that in the event access to the land is by means of a private road which is not maintained by the County Road Commission, a Private Road Notice, executed by the Grantee(s), should be attached to the Deed.

11. PAYMENT OF TAXES: Tax Parcel No.: 011-34-200-001-01 as to Parcel 1

2022 Winter Taxes in the amount of \$647.57 are PAID, Includes \$7.60 for Looking Glass River Drain (1 yr)

2022 Summer Taxes in the amount of \$386.59 are PAID

Special Assessments: NONE

- 2022 State Equalized Value: \$106,500.00
- 2022 Taxable Value: \$33,513.00
- 2022 Principal Residence Exemption: 100%
- School District: 78030

The amounts shown as due do not include collection fees, penalties or interest.

12. PAYMENT OF TAXES: Tax Parcel No.: 011-27-100-001-02 as to Parcel 2

2022 Winter Taxes in the amount of \$2,065.77 are PAID, Includes \$27.47 for Looking Glass River Drain(1 yr)

2022 Summer Taxes in the amount of \$1,231.26 are PAID

Special Assessments: NONE

- 2022 State Equalized Value: \$382,400.00
- 2022 Taxable Value: \$106,731.00
- 2022 Principal Residence Exemption: 100%

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PRELIMINARY TITLE

File No: 78-23870078-OWO

- School District: 78030

The amounts shown as due do not include collection fees, penalties or interest.

13. NOTE: NO PERSONAL PROPERTY TAXES EXAMINED.

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PRELIMINARY TITLE

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SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
8. Terms, conditions and provisions which are recited in State of Michigan- Farmland Development Rights Agreement dated February 23, 2016, recorded April 18, 2016 in [Liber 1221, Page 764](#).
9. Any tax and/or special assessment due or that may become due, which constitutes a lien upon the subject property as a result of any termination of the Farmland and Open Space Development Rights Agreement identified in exception above.
10. Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property as recorded in [Liber 1190, Page 571](#).
11. Terms, conditions and provision which are recited in Warranty Deed recorded in [Liber 947, Page 814](#).
12. Terms, conditions and provisions which are recited in Agreement recorded in [Liber 947, Page 815](#), as to Parcel 2
13. Terms, conditions and provisions which are recited in Agreement recorded in [Liber 856, Page 568](#)

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14. Terms, conditions and provisions which are recited in Easement recorded in [Liber 878, Page 28](#).
15. Terms and conditions of an easement for ingress and egress as disclosed in [Liber 862, Page 207, Liber 862, Page 208, and Liber 862, Page 209](#), Shiawassee County Records.
16. Release of Right of Way to Hoddy Branch of the Bowles & Obert Drainage District, a body corporate in the County of Shiawassee as recorded in [Liber 618, Page 184 and Liber 619, Page 613](#), as to Parcel 1
17. Easement granted to Consumers Power Company disclosed by instrument recorded in [Liber 612, Page 6](#), as to Parcel 1
18. Easement to Consumers Power Company in [Liber 439, Page 622 and Liber 347, Page 413](#).
19. Easement and Right to Cross Consumers Power Company Owned Land as recorded in [Liber 432, Page 409](#).
20. Release of Right of Way to Hoddy Branch of the Bowles & Obert Drainage District, a body corporate in the County of Shiawassee as recorded in [Liber 618, Page 187](#), as to Parcel 2
21. Terms, conditions and provisions which are recited in Right of Way Agreement to Ford, Bacon & Davis, Inc., a New Jersey Corporation recorded in [Liber 263, Page 7 and Liber 263, Page 9](#), which was Assigned to Austin Field Pipe Line Company, a Michigan Corporation in [Liber 266, Page 205 and Liber 265, Page 401](#), as to Parcel 1
22. Terms, conditions and provisions which are recited in Right of Way Agreement to Ford, Bacon & Davis, Inc., a New Jersey Corporation recorded in [Liber 265, Page 165 and Liber 265, Page 167](#), which was Assigned to Austin Field Pipe Line Company, a Michigan Corporation in [Liber 266, Page 205](#), as to Parcel 2
23. Right of Way to Austin Field Pipeline as recorded in [Liber 270, Page 477](#).
24. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in [Liber 197, Page 302](#).
25. Any rights, title, interest in or claims thereof to that portion of the land lying within the drain.
26. Rights of others for ingress and egress over the easement reflected in the legal description to be insured herein.
27. Outstanding oil, gas and mineral rights whether recorded or unrecorded.
28. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
29. Subject property abuts a private road easement which is not required to be maintained by the Board of County Road Commissioners of the County of Shiawassee.

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PHOTOS

PHOTOS

TRACTS 1-3



TRACTS 1-3



PHOTOS



PHOTOS

TRACTS 4 & 5



TRACTS 4 & 5



PHOTOS

TRACTS 4 & 5



TRACTS 4 & 5



PHOTOS

DITCH ON TRACTS 1 & 2



PRIOR RD (NOT A PUBLIC ROAD)



PHOTOS

TRACTS 1 & 2



LANE TO TRACT 1



PHOTOS

NORTHERN BOUNDARY OF TRACTS 1 & 2



LANE TO TRACT 1



PHOTOS





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