

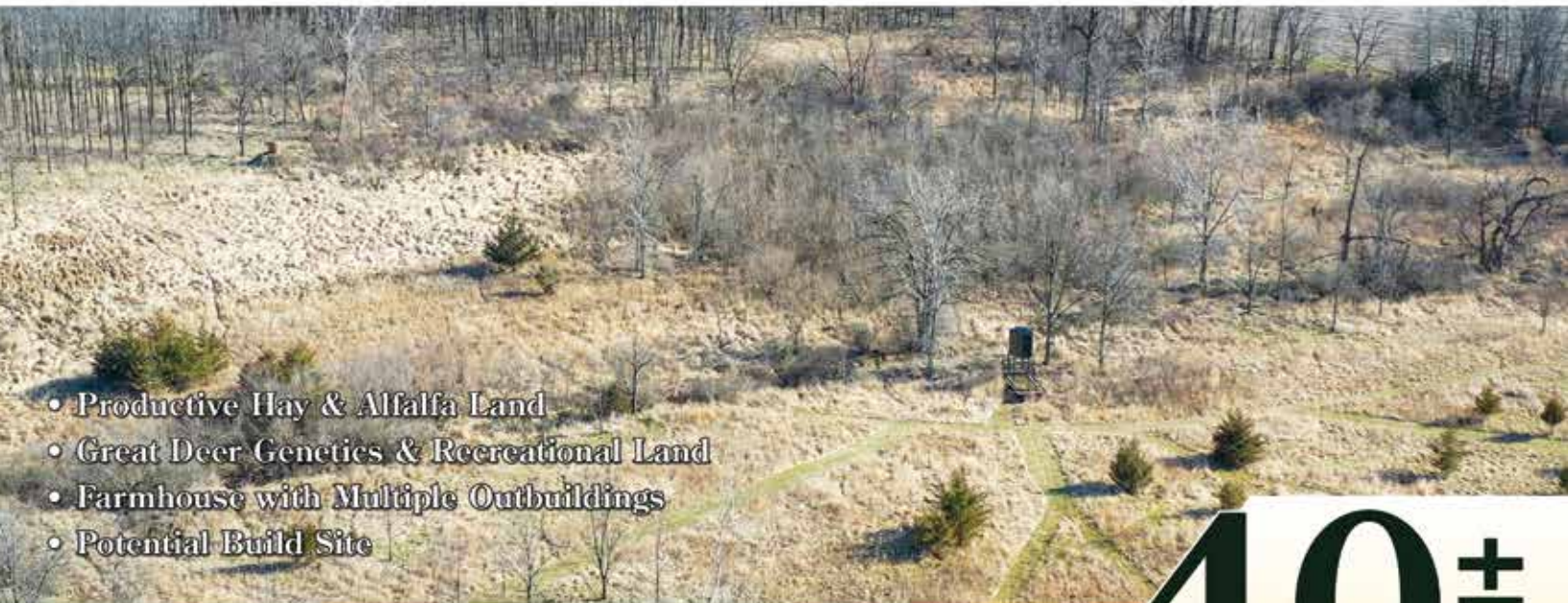
Home & Outbuildings with Sawmill - Jefferson Township, Hillsdale County, MI

REAL ESTATE AUCTION

2± Miles East of Osseo • 6± Miles Southeast of Hillsdale • 9± Miles West of Hudson



INFORMATION BOOK



- Productive Hay & Alfalfa Land
- Great Deer Genetics & Recreational Land
- Farmhouse with Multiple Outbuildings
- Potential Build Site

Monday, September 8 • 6pm


Held at the Lewis Emery Community Center - Hillsdale, MI

40±
Acres

Offered in 4 Tracts

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com
3% Buyer's Premium

 ONLINE BIDDING AVAILABLE

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: David & Jana Wheeler (Owner of Lucky Buck Mineral)



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

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 40± 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.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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.

TOWNSHIP APPROVAL: All tracts in this auction will be subject to Jefferson Township board approval.

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 General Warranty Deed.

POSSESSION: At closing.

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

ACREAGE: All tract acreages, dimensions, & 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 Sellers 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 persons credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Auction Managers: Jon Shaw • 517.945.3142 #6501458992
Kevin Jordan • 800.451.2709 #6502397357

Schrader Real Estate and Auction Company, Inc. #6505397356

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, SEPTEMBER 8, 2025

40± ACRES – HILLSDALE COUNTY, MICHIGAN

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, September 2, 2025.
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
40± Acres • Hillsdale County, Michigan
Monday, September 8, 2025

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, September 8, 2025 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, September 2, 2025**. 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.

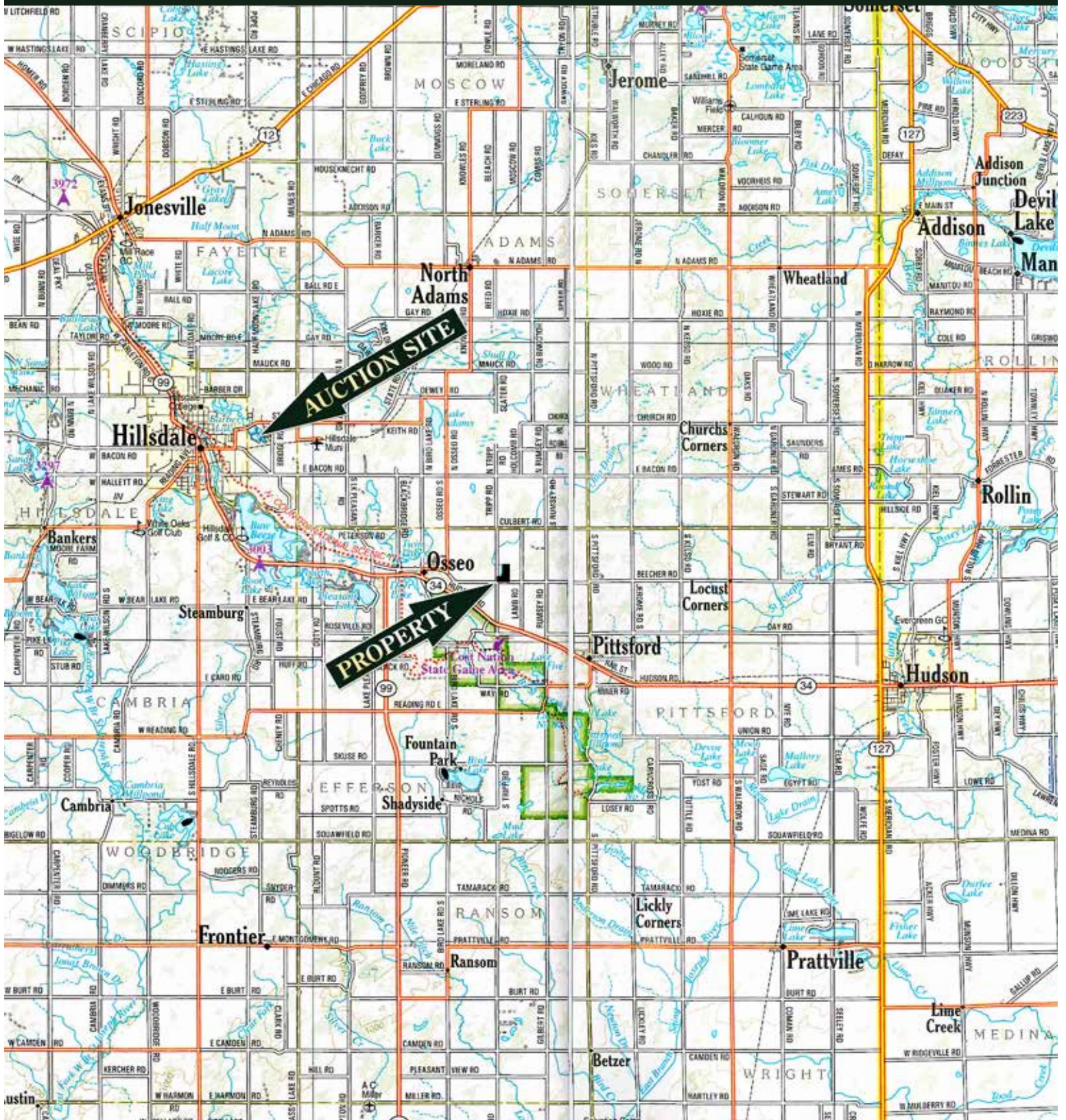
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

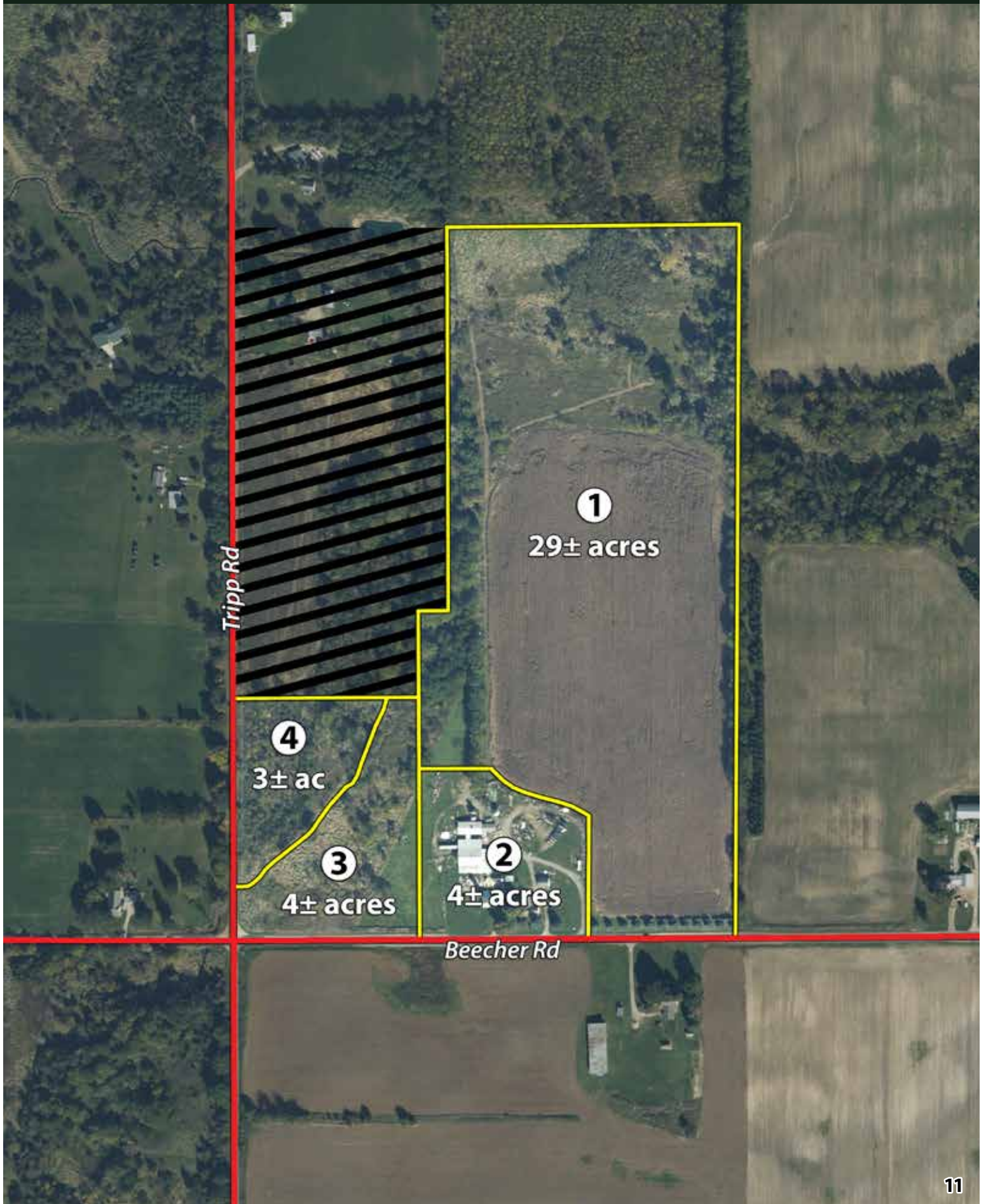
LOCATION MAP



AUCTION LOCATION: The Lewis Emery Park Community Center located at Lewis Emery Park, 2111 State Rd, Hillsdale, MI 49242 • From Downtown Hillsdale travel East on E Carleton Rd for 800 ft to Oak St. Travel North on Oak St. for 0.2 miles to State St. Travel East on State St. for 1 mile to the destination on your right. Community Center is located near the back of the park.

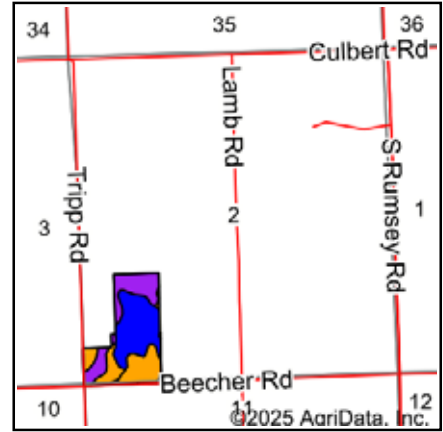
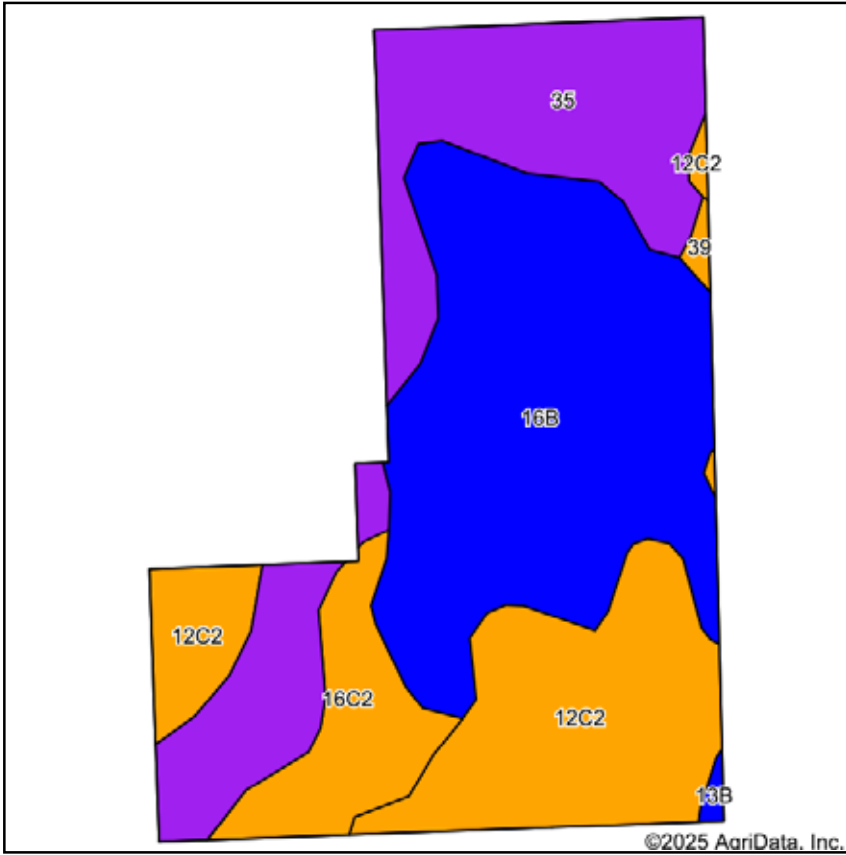
PROPERTY LOCATION: 7160 Beecher Rd, Osseo, MI, 49266 • From Downtown Hillsdale travel South on M99 for 7 miles to Chase Rd. Travel North on Chase Rd for 0.3 miles to Beecher Rd. Travel East on Beecher Rd 1 mile to the property.

TRACT MAP



SOIL, TOPOGRAPHY & WETLANDS MAPS

SOIL MAP



State: **Michigan**
 County: **Hillsdale**
 Location: **2-7S-2W**
 Township: **Jefferson**
 Acres: **39.99**
 Date: **3/24/2025**

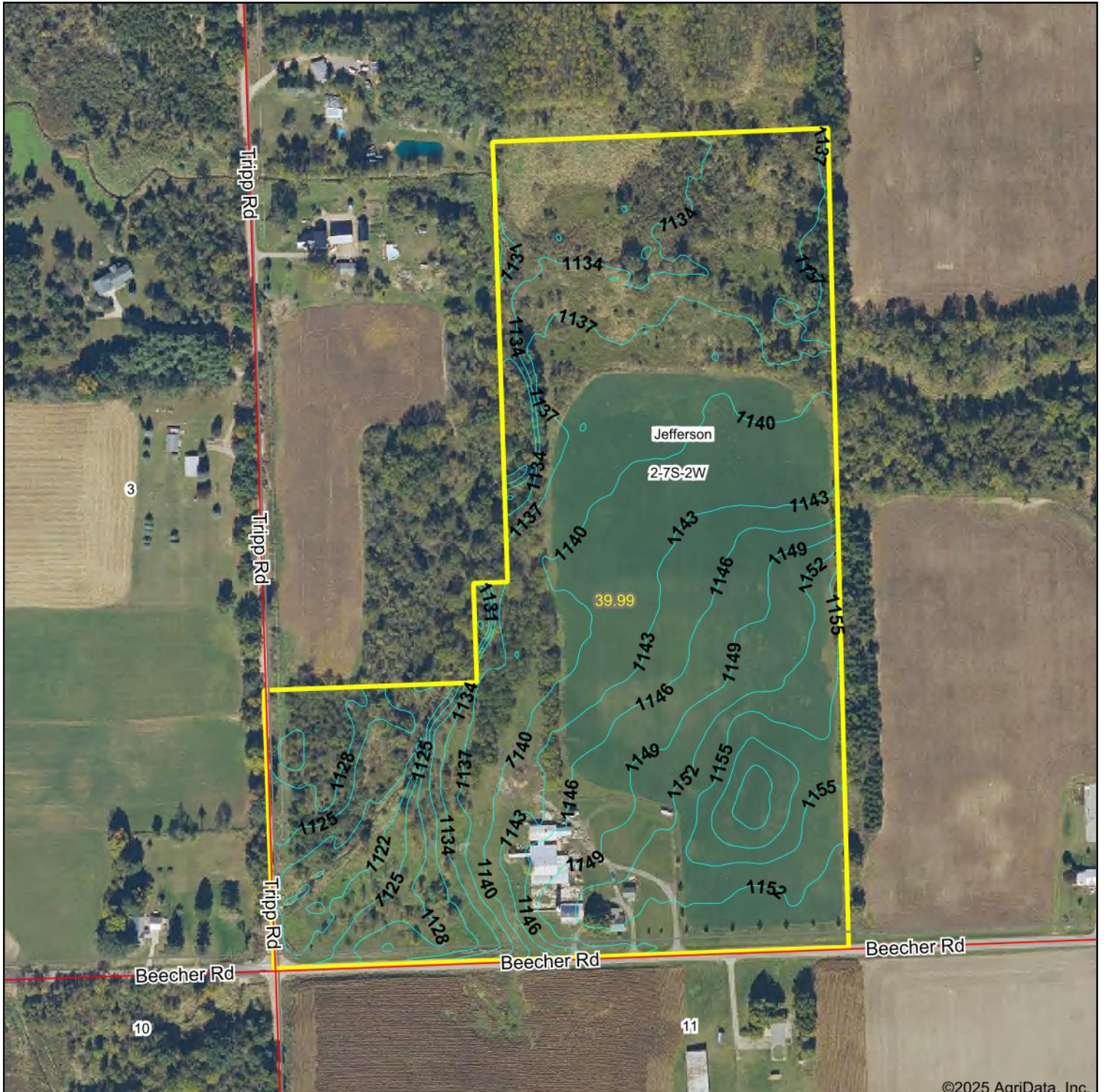


Soils data provided by USDA and NRCS.

Area Symbol: MI059, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfafa Tons	Alfalfa hay Tons	Bromegrass alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Soybeans Bu	Winter wheat Bu
16B	Fox sandy loam, till plain, 2 to 6 percent slopes	16.16	40.3%		Ile	4.3			98	18	3.2	6.5		36	48
35	Palms muck	10.79	27.0%		Vw										
12C2	Wawasee loam, 6 to 12 percent slopes, eroded	9.35	23.4%		IIle				124	16.7	4.5	8.5		37	51
16C2	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes, eroded	3.38	8.5%		IIle	4.1			89	14.4	2.7	6		29	43
39	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	0.18	0.5%		IIIw				146		4.9	9.6		33	59
13B	Conover loam, 1 to 4 percent slopes	0.13	0.3%		Ile		5	4	120	18			100	36	60
Weighted Average					3.13	2.1	*-	*-	77.2	12.5	2.6	5.2	0.3	25.9	35.4

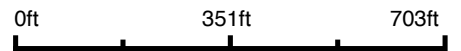
TOPOGRAPHY CONTOURS MAP



©2025 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 1,118.3
 Max: 1,161.8
 Range: 43.5
 Average: 1,140.1
 Standard Deviation: 9.15 ft



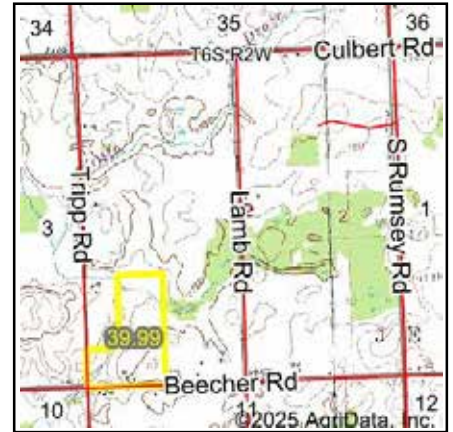
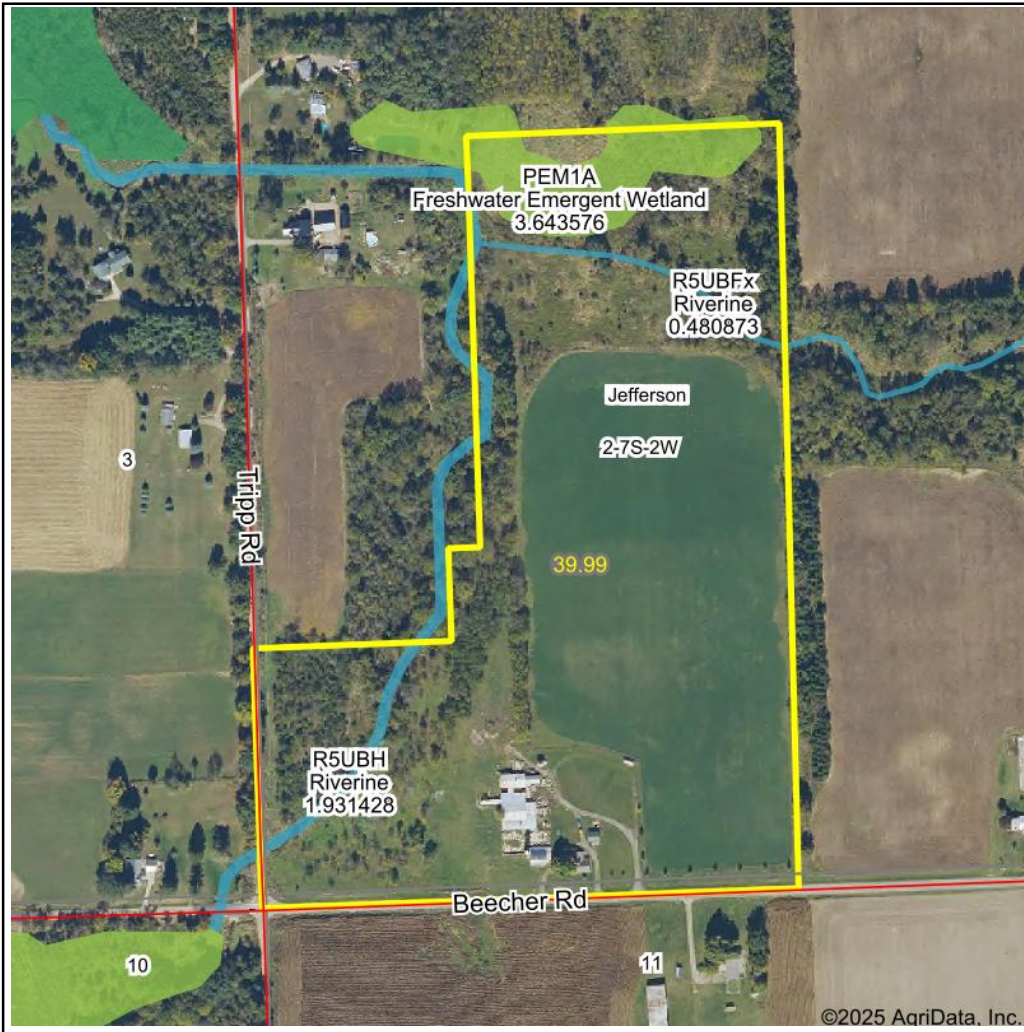
3/24/2025

2-7S-2W
Hillsdale County
Michigan



Boundary Center: 41° 53' 8.89, -84° 30' 45.47

WETLANDS MAP



State: **Michigan**
 Location: **2-7S-2W**
 County: **Hillsdale**
 Township: **Jefferson**
 Date: **3/24/2025**



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com



Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	2.48
R5UBH	Riverine	0.60
R5UBFx	Riverine	0.24
	Total Acres	3.32

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

FSA INFORMATION

FSA INFORMATION

MICHIGAN
HILLSDALE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4960
Prepared : 8/12/25 6:49 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

**Includes Land
Not Being Sold
at Auction**

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
53.64	15.93	15.93	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	15.93	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.10	0.00	38	
Corn	2.70	0.00	88	0
TOTAL	3.80	0.00		

NOTES

Tract Number : 2502

Description : 17 2 JEFFERSON
FSA Physical Location : MICHIGAN/HILLSDALE
ANSI Physical Location : MICHIGAN/HILLSDALE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JANA J WHEELER, DAVID B WHEELER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
53.64	15.93	15.93	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

MICHIGAN
HILLSDALE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4960
Prepared : 8/12/25 6:49 AM CST
Crop Year : 2025

Tract 2502 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	15.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.10	0.00	38
Corn	2.70	0.00	88
TOTAL	3.80	0.00	

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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

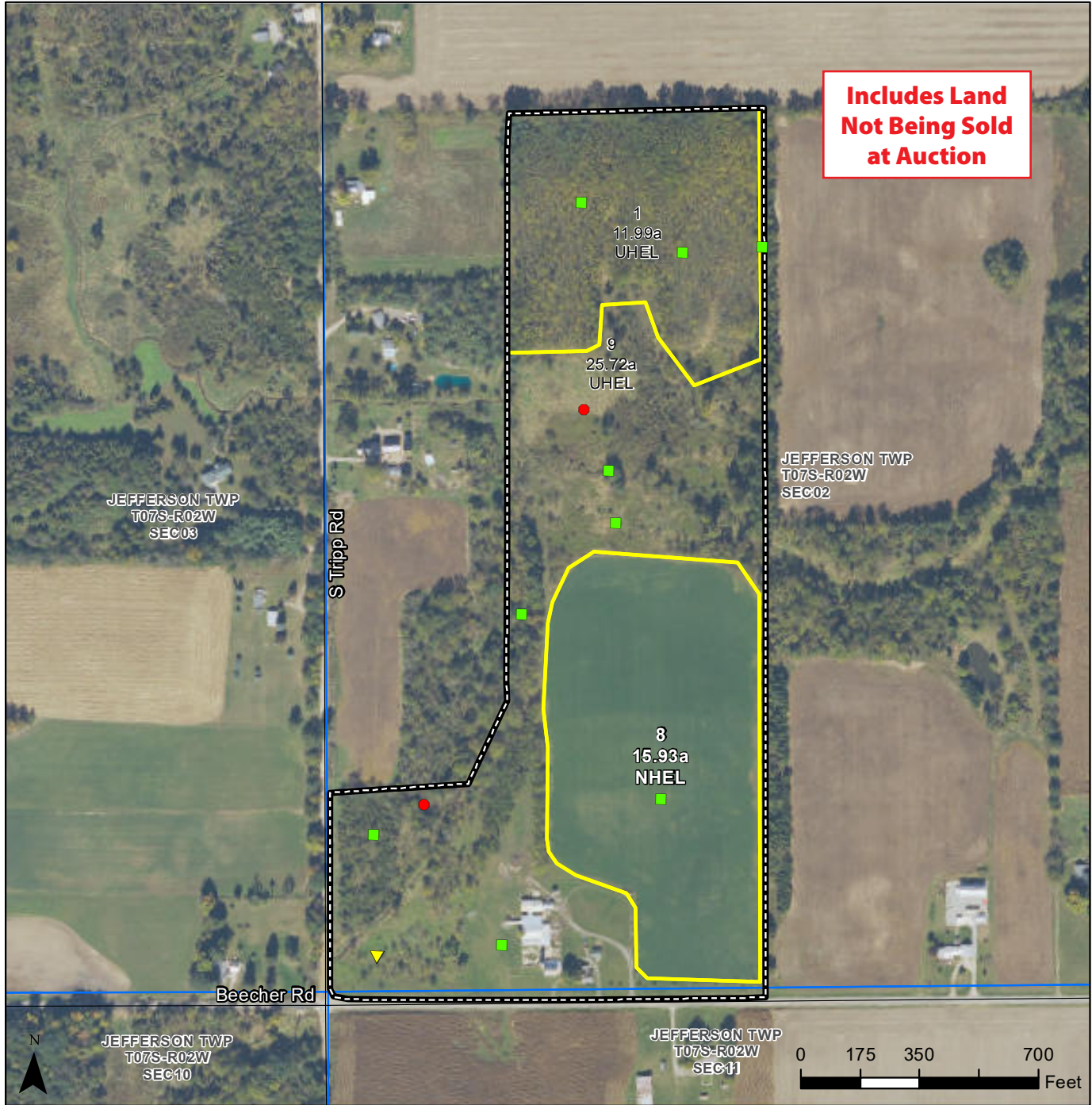
**Includes Land
Not Being Sold
at Auction**

FSA INFORMATION



Hillsdale County, Michigan

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



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

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - ⊕ Areas of Concern as of 4/23/25

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

2025 Program Year
 CLU Date: April 23, 2025
2024 NAIP Production Imagery

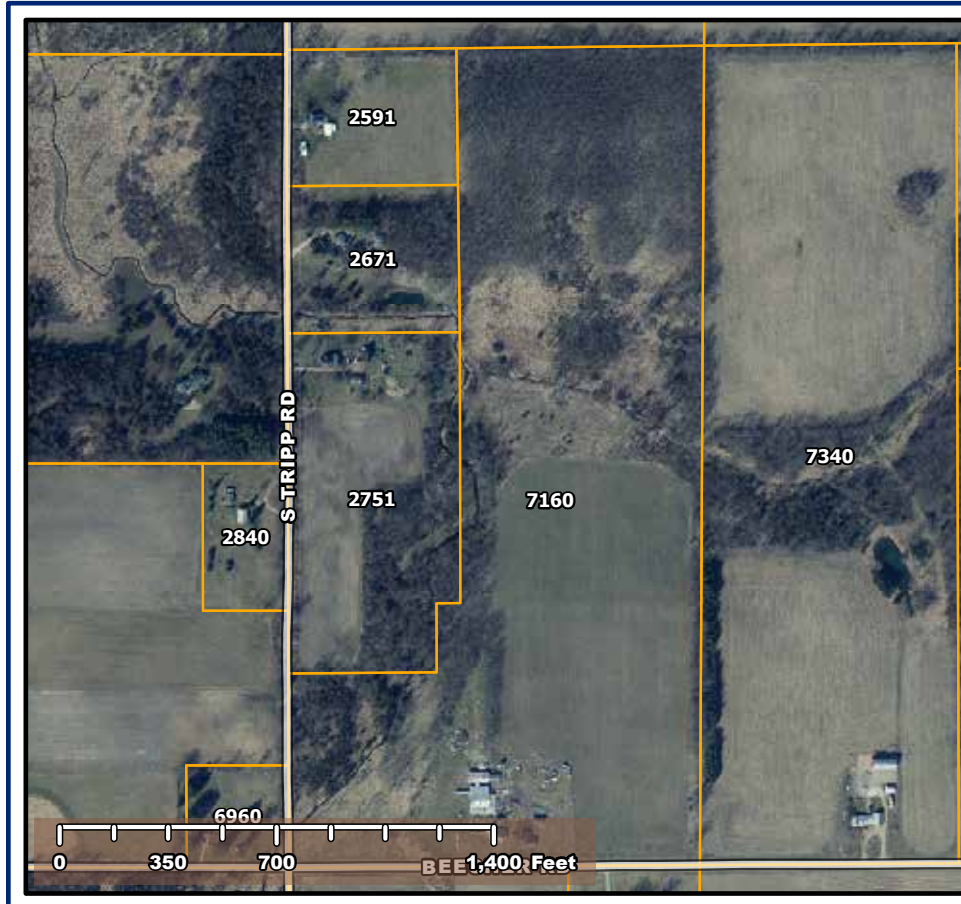
Farm 4960
Tract 2502

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 2022/2023. NAIP Early Access Production Imagery has gone through an initial quality control process but may not be final.

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Includes Land Not Being Sold at Auction



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of May 1, 2025

Aerial Imagery: March 2024

Parcel ID: 30 12 002 300 004 02 7 2
Property Address: 7160 BEECHER RD
City/Township: JEFFERSON TOWNSHIP
Village (If Applicable):

Property Class Code: 101
Property Class Desc: AGRICULTURAL-IMPROVED
School District Code: 30060
School District Name: PITTSFORD AREA SCHOOLS

PRE/Qual Ag %:	Last Recorded Deed/Document		State Equalized	Taxable
Assessed Acres:	Liber/Page:	Document Date:	Value (S.E.V.)	Value
0%	645/607	11/26/1991	*2025: 224,900	62,240
219,857			2024: 191,800	60,369
5,152			2023: 166,200	57,495
224,788			2022: 147,700	54,758
449,797				

Tax Description

COM 1798.5 FT N OF SE COR W1/2 SW1/4 TH W 764.94 FT TH N 841.5 FT TH E 764.94 FT TH S 841.5 FT TO POB ALSO COM AT SW COR RNG TH E 1320 FT TH N 1798.5 FT TH W 764.94 FT TH S 948.75 FT TH W 76.56 FT TO LITTLE ST JOE RIVER TH SLY TO PT 627 FT N & 478.5 FT E OF SW COR TH W 478.5 FT TH S 627 FT TO POB SEC 2 T7S R2W 54.74 A M/L

	Summer Taxes *** 2024	Winter Taxes *** 2024	Village Taxes *** 2024
Base Tax:	\$655.36	\$1,675.47	\$0.00
Special Asmt:	\$0.00	\$208.95	\$0.00
Admin Fee:	\$6.55	\$16.75	\$0.00
Total Tax:	\$661.91	\$1,901.17	\$0.00
Amount Paid:	\$661.91	\$1,901.17	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/30/2024	1/31/2025	
Balance Due:	\$0.00	\$0.00	\$0.00

**** Total Delinquent Tax:** \$0.00
**** PRE Denial Amount Due:** \$0.00

* 2025 Values are considered Tentative until Final State Equalization on May 27, 2025

** The amount of Delinquent Tax/PRE Denials above is as of: May 1, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

*** Contact the appropriate City/Village/Township Treasurer for up to date information.

PRELIMINARY TITLE

PRELIMINARY TITLE

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

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 192466

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records
5. REQUIREMENT: RECORD DEED FROM DAVID B. WHEELER, ALSO KNOWN AS DAVID BRYAN WHEELER, ALSO KNOWN AS DAVID WHEELER and JANA J. WHEELER, ALSO KNOWN AS JANA WHEELER, FORMERLY KNOWN AS JANA J. GOERING, HUSBAND AND WIFE TO PARTY TO BE INSURED.
6. NOTE: If property to be insured contains a manufactured housing unit or mobile home, contact American Title Company of Jackson. Further requirements will be made at that time regarding the housing unit.
7. A Mortgage for [REDACTED] was given by David Wheeler and Jana Wheeler, husband and wife to Daniel Peyerk, trustee of the Daniel A. Peyerk Living Trust dated December 30, 1980 dated May 27, 2004 and recorded September 22, 2006, in Liber 1280, Page 328, Hillsdale County Records.
REQUIREMENT: RECORD DISCHARGE OF ABOVE MORTGAGE AS TO SUBJECT PROPERTY OR IT SHALL BE SHOWN ON POLICY.
8. Security interest of Hillsdale County National Bank as given by David Bryan Wheeler and Jana J. Wheeler in Walnut Trees as evidenced by UCC Financing Statement recorded January 25, 2017 in Liber 1646, Page 23, Hillsdale County Records.
REQUIREMENT: SATISFACTORY TERMINATION OF ABOVE INTEREST OR ABOVE TO BE SHOWN ON POLICY.

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

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File No.: 192466

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



PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 192466

Policy No.: PRE-192466

SCHEDULE B, PART II Exceptions

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

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

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

SEE SCHEDULE B, PART II CONTINUED

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



192466

PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

9. NOTICE: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
10. Subject to the rights of the public or any governmental unit over any part of subject property taken, deeded or used for S. Tripp Road and Beecher Road.
11. Subject to the rights of the public or other riparian owners in and to those portions of subject property lying in the waters of St. Joseph River.
12. Easement in favor of Consumers Energy Company as evidenced by instrument recorded in Liber 1056, Page 895, Hillsdale County Records.
13. Subject to any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
14. Subject to liens for any tax and/or assessment which become due and payable on or after the effective date of this commitment.
REQUIREMENT: NONE - ABOVE TO BE SHOWN ON POLICY.
15. 2025 summer taxes in the amount of \$679.37 unpaid, now due and payable.
2024 winter taxes in the amount of \$1,901.17 paid, which includes \$50.00 for fire protection and \$158.95 for Pleasant Lake drain
All previous taxes paid. Tax ID # 30-12-002-300-004-02-7-2
2025 SEV: \$224,900.00 2025 TAXABLE VALUE: \$62,240.00
School District: Pittsford
2025 Principal Residence Exemption: 0 %
NOTE: The Principal Residence Exemption status shown above is for informational purposes only, the accuracy of which is neither guaranteed nor insured.
SPECIAL ASSESSMENTS: AND UTILITIES: NONE OF RECORD
16. NOTE: If property is deemed commercial and/or contains assessed personal property located on same, contact American Title Company of Jackson with the name of the business located on said property, so that adequate personal property tax information can be obtained.
17. THIS PRELIMINARY COMMITMENT IS FOR INFORMATIONAL PURPOSES ONLY, AND THIS COMPANY ASSUMES NO LIABILITY UNTIL THIS COMMITMENT IS CONVERTED TO AN ACTUAL TITLE INSURANCE ORDER.

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



192466

PRELIMINARY TITLE

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to is described as follows:

Land in Township of Jefferson, Hillsdale County, Michigan described as:

Commencing at the Southwest corner of Section 2, Town 7 South, Range 2 West, Jefferson Township, Hillsdale County, Michigan; and running thence East 80 rods; thence North 109 rods; thence West 46 rods 9 links; thence South 57 1/2 rods; thence West 4 rods 16 links to the little St. Joe River; thence Southwesterly to a point 38 rods North and 29 rods East of the Southwest corner of said Section 2; thence West 29 rods to the Section line; thence South on the Section line 38 rods to the place of beginning

ALSO Commencing at a point 109 rods North of the Southeast corner of the West 1/2 of the Southwest 1/4 of Section 2, Town 7 South, Range 2 West and running thence West, 46 rods 6 1/2 feet; thence North 51 rods; thence East 46 rods 6 1/2 feet; thence South 51 rods to the place of beginning. ✓



192466

PHOTOS

PHOTOS



28.86 inHg - 80°F) 07/28/2025 08:13PM CAMERA1



30 29.10 inHg - 68°F ● 07/18/2182 08:23PM CAMERA1

PHOTOS



29.03 inHg - 73°F 08/05/2025 08:16PM CAMERA1



29.09 inHg - 73°F 08/01/2025 07:28PM CAMERA1

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