

LENAWEE COUNTY, MICHIGAN

Land Auction



147+ Acres

Offered in 5 Tracts

TRACTS 3-5

- Productive Tillable Farmland
- Pattern Tiled
- Great Hunting
- Potential Timber Value
- Large Storage Shed



TRACT 3

Monday, September 29th • 6pm
at The Centre - Adrian

INFORMATION BOOKLET



3% Buyer's Premium



800-451-2709 • SchraderAuction.com

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.

OWNER: Welden Family

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

Kevin Ray Jordan, 6502397357

Jonathan Aiden Shaw, 6501458992

Schrader Real Estate and Auction Company Inc., 6505397356



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 5 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 147± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and 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.

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

DEED: Seller shall provide Warranty Deed(s).

2 CLOSING: The targeted closing date will be

approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to rights to harvest growing crop.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day 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 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.**

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**For Information Call Auction Managers:
Kevin Jordan, 800-451-2709 & Jon Shaw, 517-945-3142**

**Contact Auction
Company for
Timber Cruise
Report**

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, SEPTEMBER 29, 2025

147± ACRES – LENAWEЕ 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, September 22, 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
147± Acres • Lenawee County, Michigan
Monday, September 29, 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 29, 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 22, 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.

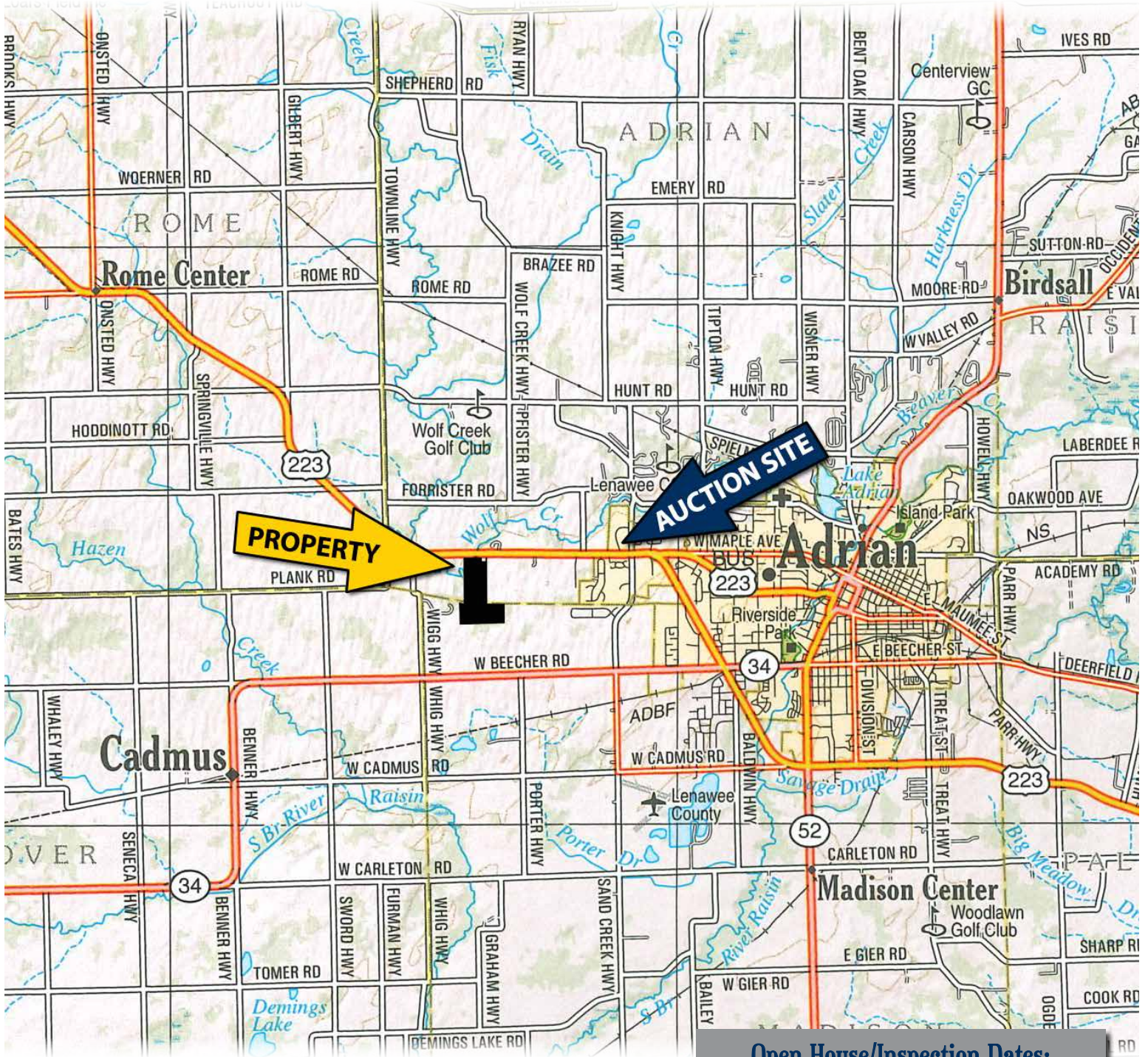
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & AERIAL TRACT MAPS

LOCATION MAP



Property Location: 6305 W US Highway 223, Adrian, MI, 49221. Located just 2 miles west of Adrian on US Highway 223.
Auction Location: The Centre - 1800 W US Highway 223, Adrian, MI, 49221. Located just east of the property.

Open House/Inspection Dates:
Thursday, September 4th • 2pm-4pm
Wednesday, September 17th • 10am-12pm
Meet a Schrader Representative on Tract 3 for more information about the auction!

**2± Miles West of Adrian • 30± Miles East of Hillsdale
35± Miles Northwest of Toledo, OH**

AERIAL MAP - TRACT 1



Tract Descriptions:

TRACT 1: 12± ACRES mostly tillable land bordered by trees and a creek to the south and east. Frontage on US Highway 223. Consider the farming, recreation, building or business opportunities – this tract has it all.

TRACT 2: 9± ACRES "SWING" TRACT all wooded with outstanding hunting. Consider combining with Tract 1 to have both sides of the creek. This tract must be combined with either Tracts 1 or 3 and cannot be bid on by itself.

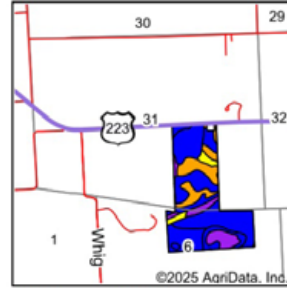
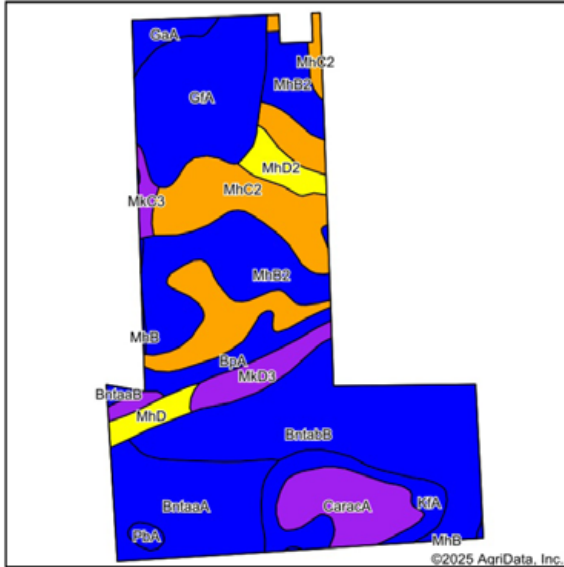
TRACT 3: 58± ACRES mostly tillable including the 50' x 250' free-span shed and frontage on US Highway 223. Approximately 47± acres tillable with primarily Morley and Blount soils. Systematic pattern tiled. Address: 6305 W US Highway 223, Adrian, MI, 49221.

TRACT 4: 48± ACRES "SWING" TRACT all tillable with primarily Blount soils. Systematic pattern tiled. This tract must be combined with Tract 3 or may be bid on by an adjoining neighbor providing road frontage.

TRACT 5: 20± ACRES "SWING" TRACT of wooded land with excellent hunting and potential timber value. This tract must be combined with Tracts 3+4 or may be bid on by an adjoining neighbor providing road frontage.

SOIL INFORMATION

SOIL MAP



State: Michigan
 County: Lenawee
 Location: 31-6S-3E
 Township: Adrian
 Acres: 147.06
 Date: 8/14/2025

SCHRADER
 Real Estate and Auction Company, Inc.

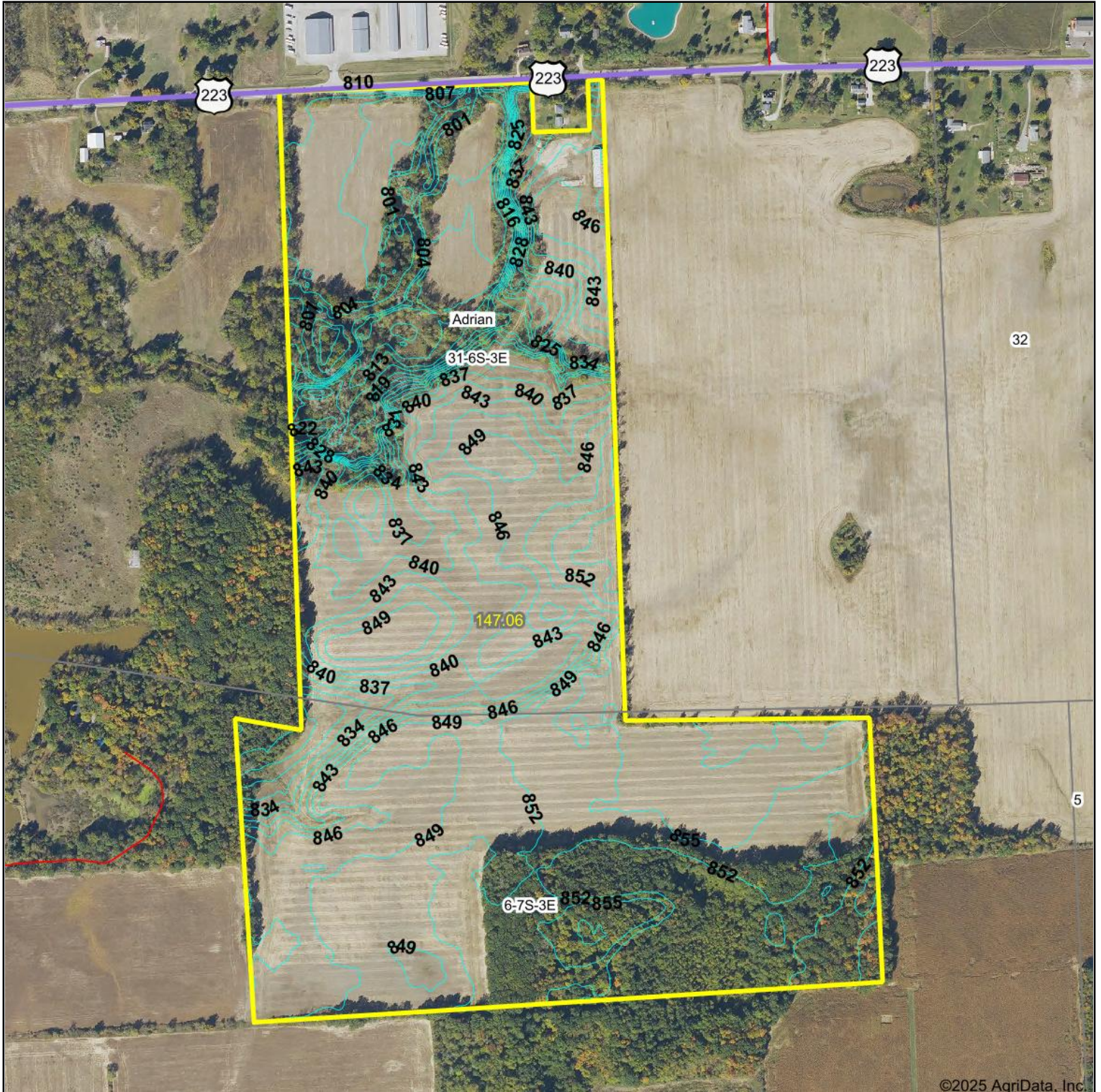
Map Provided by:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: MI091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
BntabB	Blount loam, 2 to 6 percent slopes, eroded	31.50	21.4%		Ile		137	19	4.5			9		44	61	
MhC2	Morley loam, 6 to 12 percent slopes, eroded	23.48	16.0%		IIle	3	113	10.8	4	7	51			43	55	
MhB2	Glywood loam, 2 to 6 percent slopes, eroded	19.63	13.3%		Ile	4.7	128	18	4.2	8.1	78			41	55	
GIA	Griffin and Genesee loams, 0 to 3 percent slopes	18.92	12.9%		IIw		130							46	8.6	
BntaaA	Blount loam, 0 to 2 percent slopes	16.37	11.1%		IIw		141	19.2	4.6			9.3		46	63	
CaracA	Carlisle muck, disintegration moraine, 0 to 2 percent slopes	9.12	6.2%		Vw											
KIA	Kokomo and Barry loams, 0 to 3 percent slopes	7.36	5.0%		IIw		135							47	8.8	
BpA	Brookston loam, overwashed, 0 to 3 percent slopes	4.57	3.1%		IIw		145		4.8					51	9.6	
MkD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	4.46	3.0%		Vle		92	15	3	6.5				33	42	
MhD2	Morley loam, 12 to 25 percent slopes, moderately eroded	3.05	2.1%		IVe		87				54				39	
GaA	Genesee loam, 0 to 2 percent slopes, occasionally flooded	2.45	1.7%		IIw		127		3.9	9				45	39	
MhD	Morley loam, 12 to 25 percent slopes	2.44	1.7%		IVe		90				56				41	
MkC3	Morley soils, 7 to 15 percent slopes, severely eroded	2.22	1.5%		Vle											
PbA	Pewamo clay loam, 0 to 2 percent slopes	0.84	0.6%		IIw	5.7	154	19.4	5.1	10.2	57			43	62	
BntaaB	Blount loam, 2 to 6 percent slopes	0.44	0.3%		Ile		140	19	4.6			9.2		46	63	
MhB	Glywood loam, 2 to 6 percent slopes	0.21	0.1%		Ile	4.9	133	17	4.4	8.2	79			43	57	
Weighted Average						2.60	1.1	117.8	11	3	2.6	21	3	38.9	1.8	51.7

TOPO CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

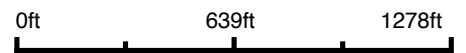
Min: 797.7

Max: 859.9

Range: 62.2

Average: 839.6

Standard Deviation: 17.29 ft



8/14/2025

31-6S-3E
Lenawee County
Michigan

Boundary Center: 41° 54' 1.43, -84° 6' 35.77

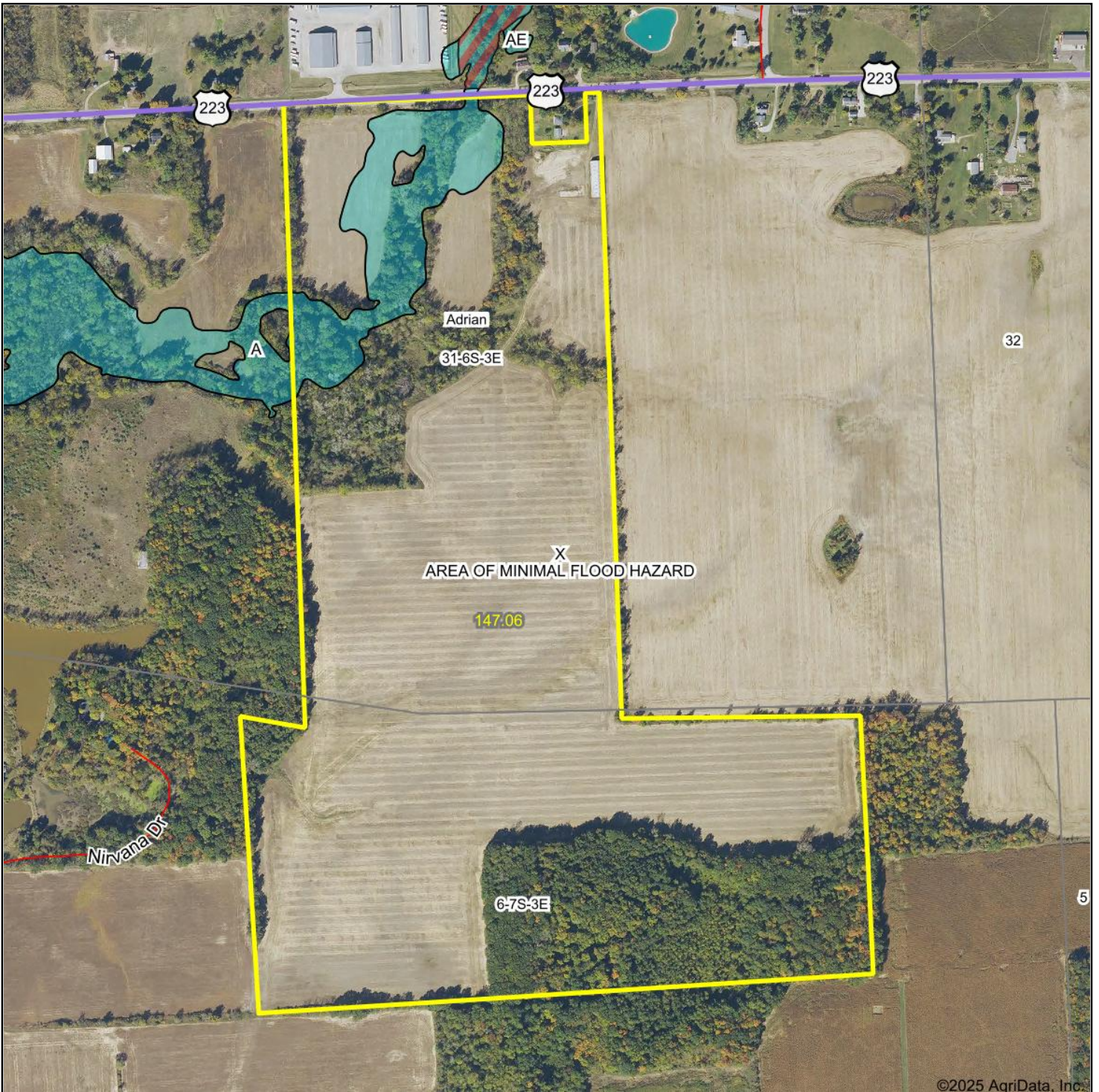
Maps Provided By:



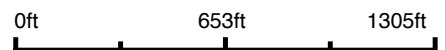
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www.AgriDataInc.com

FLOOD ZONE



Boundary Center: 41° 54' 1.43, -84° 6' 35.77



31-6S-3E
Lenawee County
Michigan



8/14/2025

Flood related information provided by FEMA

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Info

AD0-131-4600-00

[Zoom](#)

Tax Parcels

Tax Parcel Fields

Tax ID	AD0-131-4600-00
Libert/Page	2648-702
Owner 1	WELDEN, STUART M & JENNIFER B
Owner 2	SCOTT A & MARY K WELDEN
Prop Address	6305 W US-223
Prop Address Note	
Prop Address City	ADRIAN
BSA Link	View
GIS Calculated Acres	79.765
BSA Recorded Acres	80.000
Gov Unit	AD0
Tax Unit	AD0

Townships: Adrian

COUNTY TAX INFORMATION

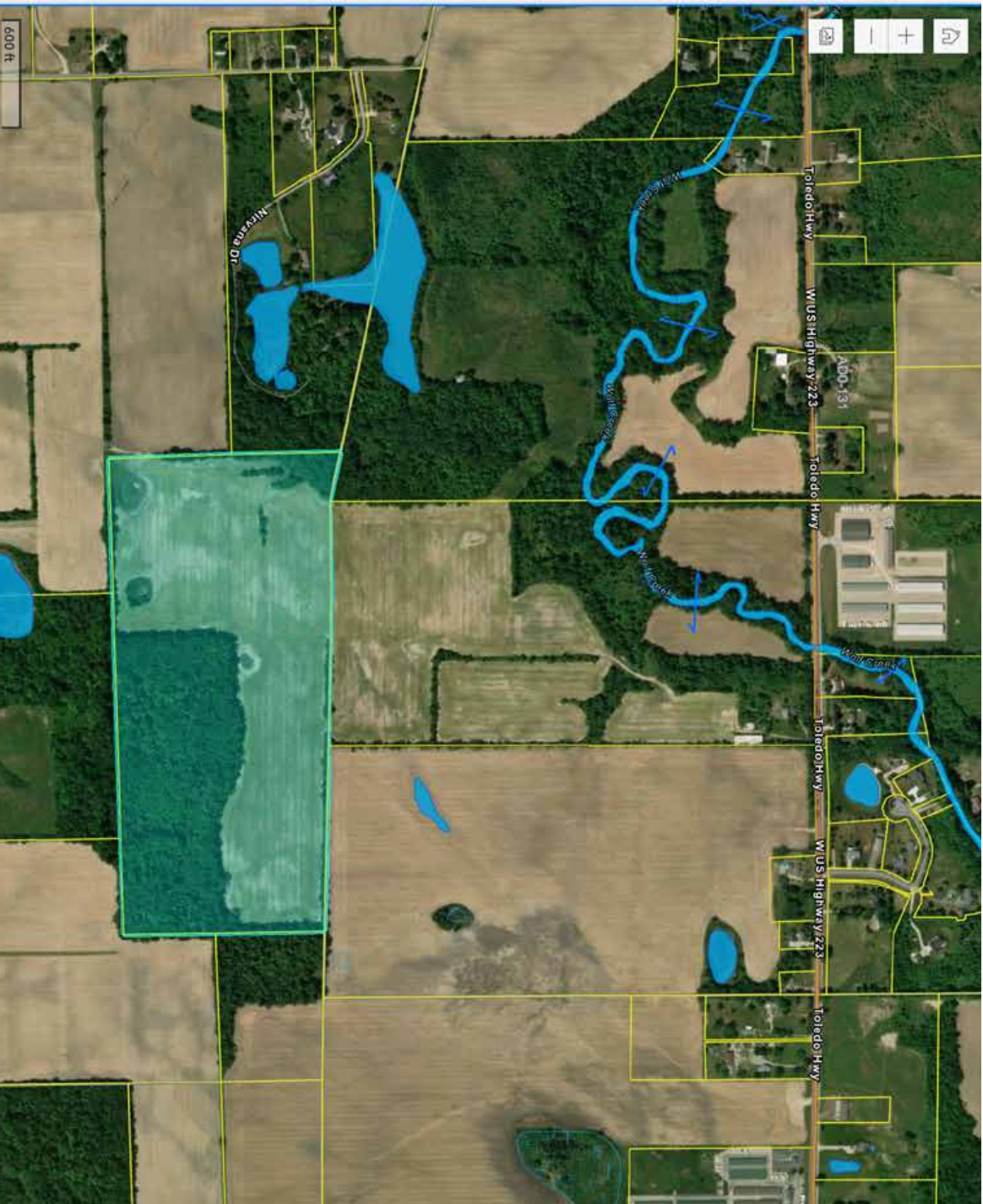
Info

MD0-106-2650-00

Zoom

Tax Parcels
Tax Parcel Fields

Tax ID	MD0-106-2650-00
Libor/Page	2648-703
Owner 1	WELDEN, STUART M & JENNIFER B
Owner 2	SCOTT A & MARY K WELDEN
Prop Address	1000 WHIG HWY BLK
Prop Address Note	BLK
Prop Address City	ADRIAN
BSA Link	View
GIS Calculated Acres	68.302
BSA Recorded Acres	68.330
Gov Unit	MD0
Tax Unit	MD0



FSA INFORMATION

FSA INFORMATION

MICHIGAN
LENAWEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 17290
Prepared : 8/26/25 8:53 AM CST
Crop Year : 2025

Tract Number : 2981
Description : G6 SE1/4 SEC 31 ADRIAN & NE 1/4 SEC 6 MADISON
FSA Physical Location : MICHIGAN/LENAWEE
ANSI Physical Location : MICHIGAN/LENAWEE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SCOTT ANDREW WELDEN, MR STUART MICHAEL WELDEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
148.75	93.97	93.97	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	93.97	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	39.40	0.00	72
Corn	49.50	0.00	118
Soybeans	5.07	0.00	39
TOTAL	93.97	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, audiotope, 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.

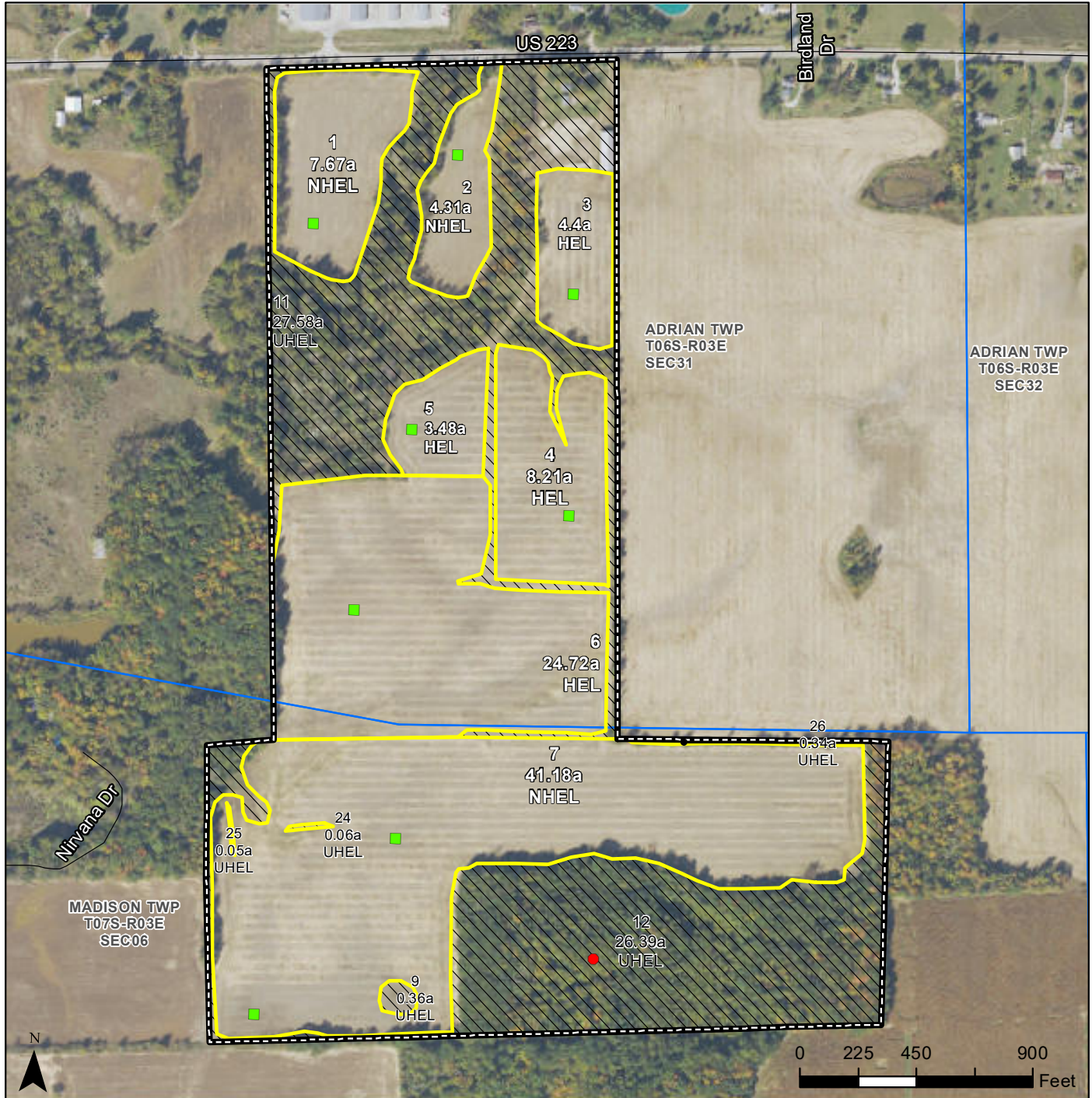
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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.

FSA INFORMATION



Lenawee 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 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 17290
Tract 2981

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.

PRELIMINARY TITLE

PRELIMINARY TITLE

Includes 1± Ac which is not Included in the auction



American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: ATA National Title Group, LLC
Issuing Office: 32 East Bacon Street
Hillsdale, MI 49242
Ph:(517) 437-7345 Fax:(517) 439-1659
Issuing Office's ALTA® Registry ID: 1033513
Issuing Office File Number: 46-25965068-HIL
Property Address: 6305 W. US-223, Adrian, MI 49221, 1000 Whig Hwy. BLK, Adrian, MI 49221
Revision Number:

SCHEDULE A

1. Commitment Date: August 12, 2025, at 8:00 am
2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA® OWNERS POLICY WITH STANDARD EXCEPTIONS **TBD**
Proposed Insured:
 - (b) ALTA® LOAN POLICY WITHOUT STANDARD EXCEPTIONS **TBD**
Proposed Insured:
3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in:
Stuart M. Welden and Jennifer B. Welden, husband and wife, and Scott A. Welden and Mary K. Welden, husband and wife, as tenants in common
5. The Land is described as follows: Situated in the Township of Adrian and in the Township of Madison, all in the County of Lenawee, State of Michigan

SEE EXHIBIT A

ATA National Title Group, LLC

By: Paul C. Anast
AUTHORIZED SIGNATORY

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

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PRELIMINARY TITLE

Includes 1± Ac which is not Included in the auction

File No: 46-25965068-HIL

Exhibit "A"

The Land is described as follows: Situated in the Township of Adrian and in the Township of Madison, all in the County of Lenawee, State of Michigan

THE FOLLOWING DESCRIBED PARCEL LOCATED IN THE TOWNSHIP OF ADRIAN

PARCEL 1:

The West 1/2 of the Southeast 1/4 of Section 31, Town 6 South, Range 3 East, Township of Adrian, Lenawee County, Michigan.

THE FOLLOWING DESCRIBED PARCEL LOCATED IN THE TOWNSHIP OF MADISON

PARCEL 2:

The Fractional Northeast 1/4, except the East 20 acres, thereof, AND the East 20 acres of the Fractional Northwest 1/4 of Section 6, Town 7 South, Range 3 East, Township of Madison, Lenawee County, Michigan.

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

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PRELIMINARY TITLE

Includes 1± Ac which is not Included in the auction

File No: 46-25965068-HIL

SCHEDULE B, PART I REQUIREMENTS

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. Discharge of the equity line/future advance/revolving line of credit mortgage executed by Stuart M. Welden and Jennifer B. Welden, husband and wife, and Scott A. Welden and Mary K. Welden, husband and wife to County National Bank dated December 9, 2022 and recorded December 14, 2022 in Liber 2648, Page 700, in the original amount of \$600,000.00.

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. Release of assignment of lease and rents executed by Stuart M. Welden and Jennifer B. Welden, husband and wife, and Scott A. Welden and Mary K. Welden, husband and wife to County National Bank dated December 9, 2022 and recorded December 14, 2022 in Liber 2648, Page 701.

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7. Warranty Deed from recited owner to recited purchaser.
8. 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.
9. Mortgage executed by recited purchaser to recited mortgagee in the amount indicated.

NOTE: PARCEL 2 as situated is landlocked. Ingress and egress to an established street or road is through an adjacent parcel insured herein.

PARCEL 1:

10. PAYMENT OF TAXES: Tax Parcel No.: AD0-131-4600-00
(6305 W US-223)

2025 Summer Taxes in the amount of \$1,810.28 are DUE

2024 Winter Taxes in the amount of \$2,959.09 are PAID

Special Assessments: None

- 2025 State Equalized Value: \$273,100.00
- 2025 Taxable Value: \$157,225.00
- 2025 Principal Residence Exemption: 76%
- School District: Onsted Community Schools

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

PARCEL 2:

11. PAYMENT OF TAXES: Tax Parcel No.: MD0-106-2650-00
(1000 Whig Hwy BLK)

2025 Summer Taxes in the amount of \$893.45 are DUE

2024 Winter Taxes in the amount of \$637.51 are PAID

- 2025 State Equalized Value: \$145,000.00
- 2025 Taxable Value: \$50,577.00
- 2025 Principal Residence Exemption: 100%
- School District: Adrian City School District

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

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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. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
7. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
8. 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.
9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
10. 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.
11. Any provision 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.

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12. Any rights, title, interest in or claims thereof to that portion of the land lying within any drain.
13. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
14. Any inaccuracy in the area, square footage, or acreage of land described herein or on attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
15. Rights, if any, of the United States government, the State of Michigan, any other governmental entity, riparian owners, the public or private persons existing in or with respect to the present and past bed, banks, bottomland and waters of Wolf Creek.
16. Rights, if any, of the United States government, the State of Michigan, any other governmental entity, riparian owners, the public or private persons existing in or with respect to the present and past bed, banks, bottomland and waters of unnamed river, stream, creek, drain, body of water, marsh or swamp as evidenced by Lenawee County aerial maps.
17. Any adverse claim based upon the assertion that some portion of the Land is bottom land or has been created by artificial means or has accreted to such portion so created.
18. Easement for highway purposes vested in the State Highway Commissioner of the State of Michigan and the terms, conditions and provisions which are recited in Release of Right of Way recorded in Liber 306, Page 9.
19. Oil and Gas Lease recorded in Liber 2363, Page 152, Lenawee County Records together with any Assignments, Assignments of Working Interest, Assignments of Overriding Royalty Interest, Pooling Agreements, and/or Mortgages and Security Assignments affecting said lease, whether recorded or unrecorded.
20. Easement for pipe lines and other equipment and appurtenance purposes vested in Rover Pipeline LLC and the terms, conditions and provisions which are recited in Permanent Easement Agreement recorded in Liber 2505, Page 721. Affidavit of As-Built Drawings and Construction recorded in Liber 2562, Page 651.
21. Easement for pipe lines and other equipment and appurtenance purposes vested in Rover Pipeline LLC and the terms, conditions and provisions which are recited in Permanent Easement Agreement recorded in Liber 2505, Page 722. Affidavit of As-Built Drawings and Construction recorded in Liber 2562, Page 652.
22. Terms, conditions and provisions which are recited in Affidavit Attesting That Qualified Agricultural Property Shall Remain Qualified Agricultural Property recorded in Liber 2648, Page 702.
23. Terms, conditions and provisions which are recited in Affidavit Attesting That Qualified Agricultural Property Shall Remain Qualified Agricultural Property recorded in Liber 2648, Page 703.
24. Notwithstanding the covered risks as set forth in the policy, the Company does not insure against loss or damage by reason of a lack of a right of access to and from the Land.

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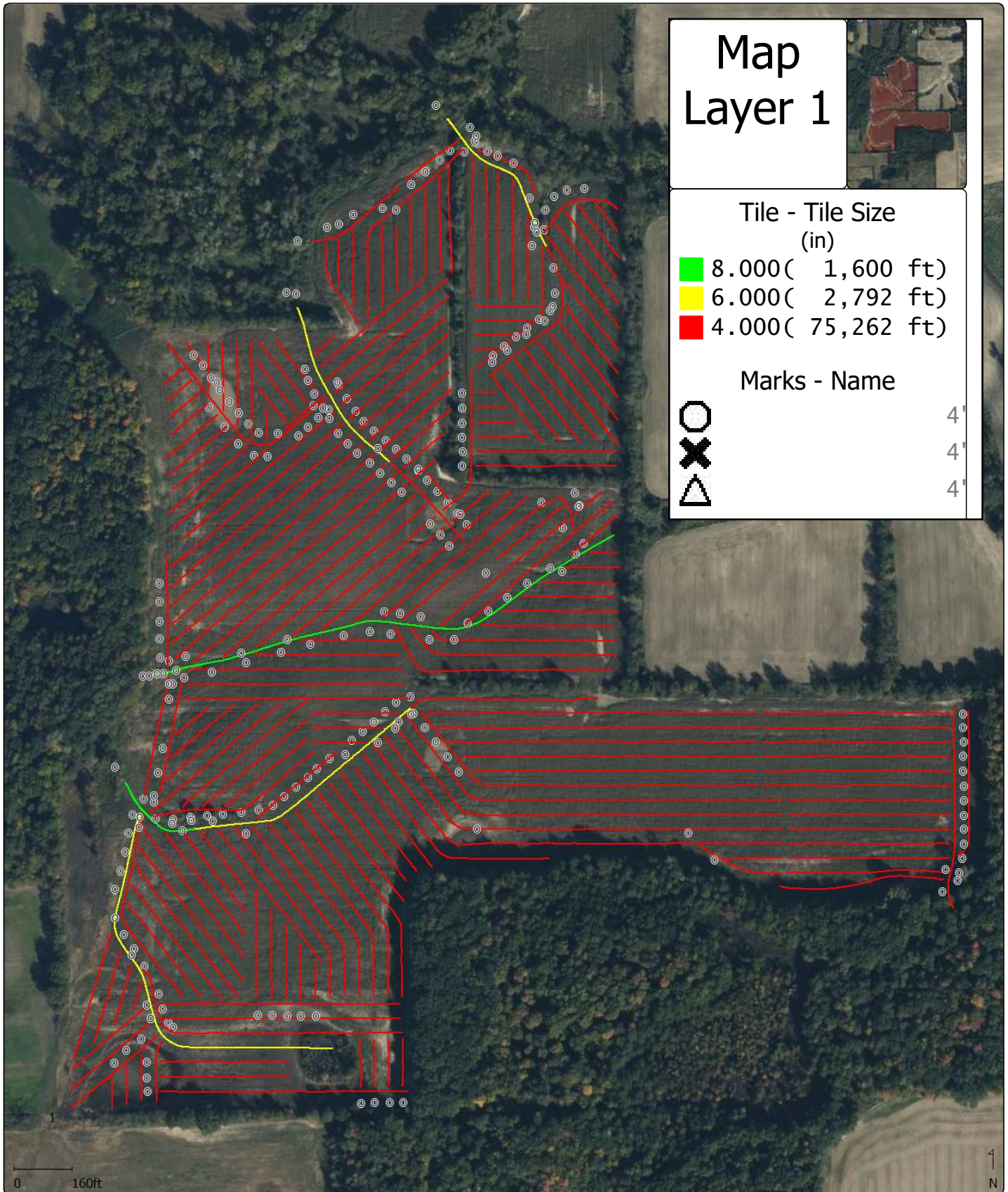
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TILE MAP

TILE MAP

US 223 Welden Farm



PHOTOS

PHOTOS



TRACT 1



TRACT 4

PHOTOS



TRACTS 3 & 4



TRACT 3

PHOTOS



TRACT 3



TRACT 3

PHOTOS



TRACT 3



TRACTS 4 & 5

PHOTOS



PHOTOS



TRACTS 3 & 4



TRACTS 4 & 5

PHOTOS



TRACTS 3 & 4



TRACT 3

PHOTOS



TRACT 3



ACCESS TO SMALL FIELD ON TRACT 3

PHOTOS



WOLF CREEK - BOUNDARY OF TRACTS 1-3

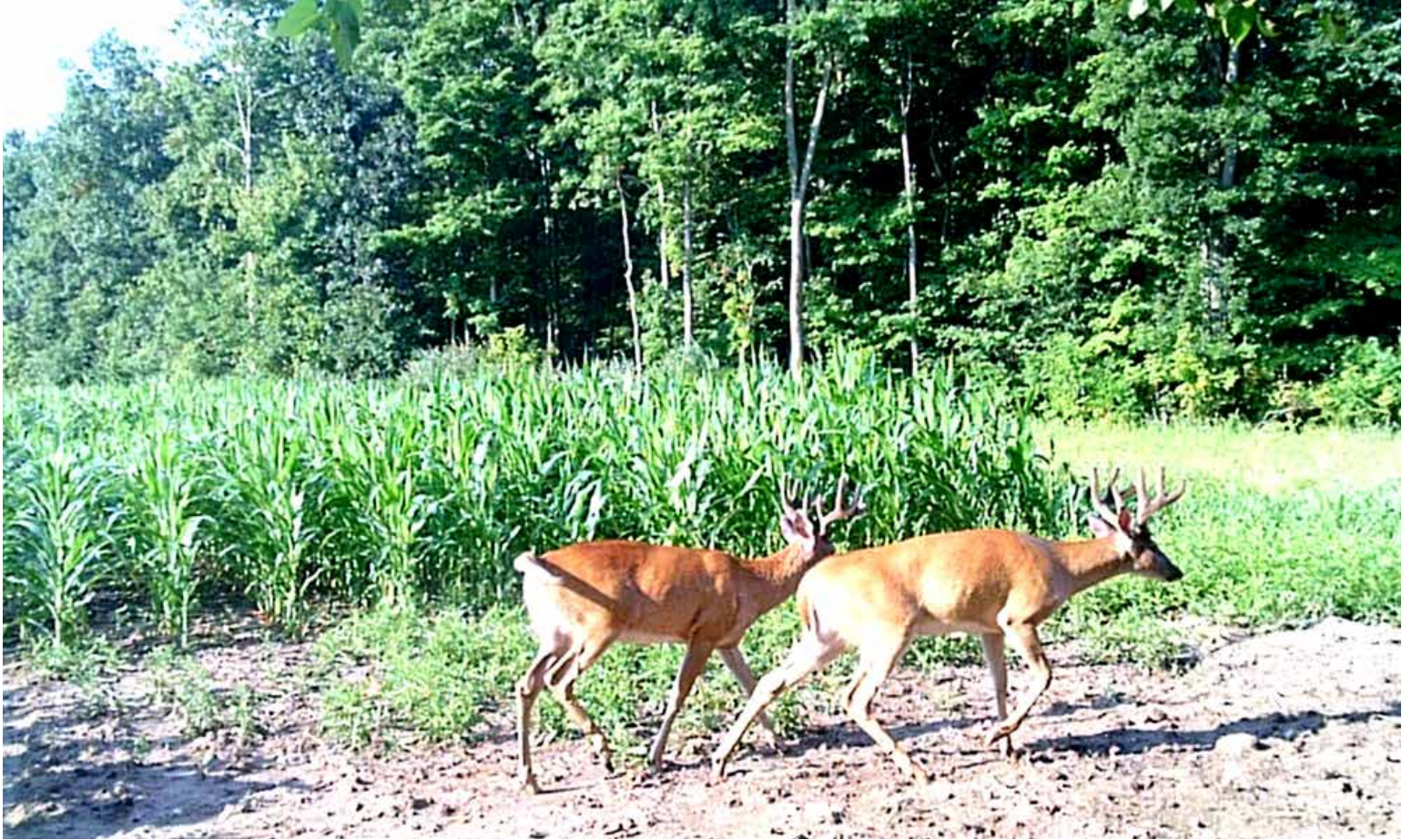


WOLF CREEK - BOUNDARY OF TRACTS 1-3

PHOTOS



PHOTOS



TRACT 5
46



TRACTS 4 & 5



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