

# MICHIGAN FARMLAND AUCTION

HILLSDALE COUNTY, RANSOM TOWNSHIP

10± miles Southeast of  
Hillsdale, MI

8± miles North of  
Pioneer, OH

# 122± *acres*

**Offered in 7 Tracts**

**Productive Tillable Land  
Excellent Frontage on 3 Roads  
Potential Building Sites**

*Monday,*  
**DECEMBER 15 AT 6:00PM** at the Bird Lake Christian Academy,  
Osseo, MI • Online Bidding Available

# INFORMATION *Booklet*



3% Buyer's  
Premium

800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)



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# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, DECEMBER 15, 2025**

**122± 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Monday, December 8, 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**  
**122± Acres • Hillsdale County, Michigan**  
**Monday, December 15, 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, December 15, 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](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto: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, December 8, 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:**

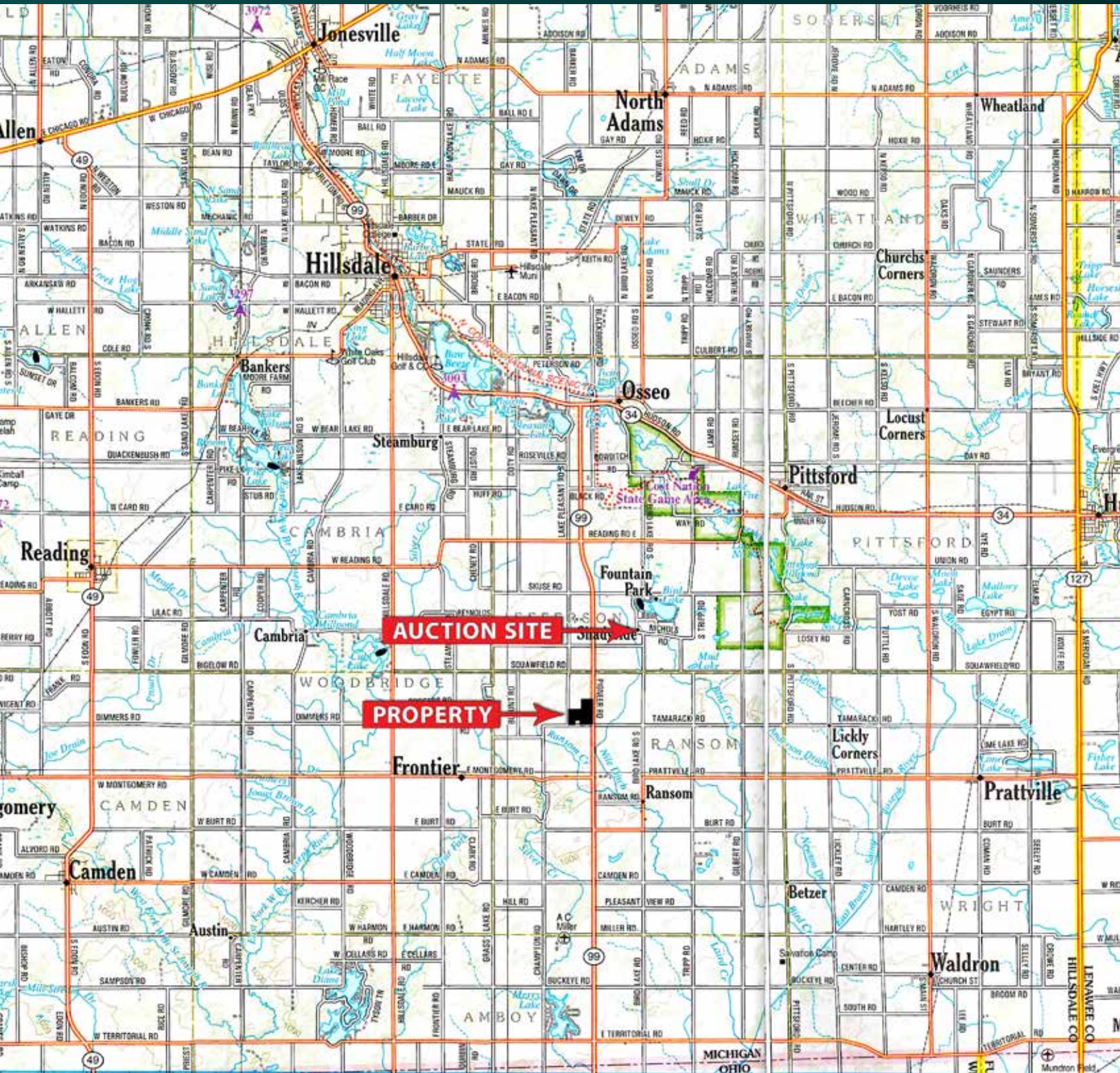
E-mail address of registered bidder: \_\_\_\_\_

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 MAP

# LOCATION MAP



**PROPERTY LOCATION:** From Hillsdale travel south on M-99 11± miles -or- from Pioneer, OH travel north 8.5± miles on M-99 to property at Tamarack Rd. Farm has frontage on M-99, Tamarack and Lake Pleasant Road to the west.

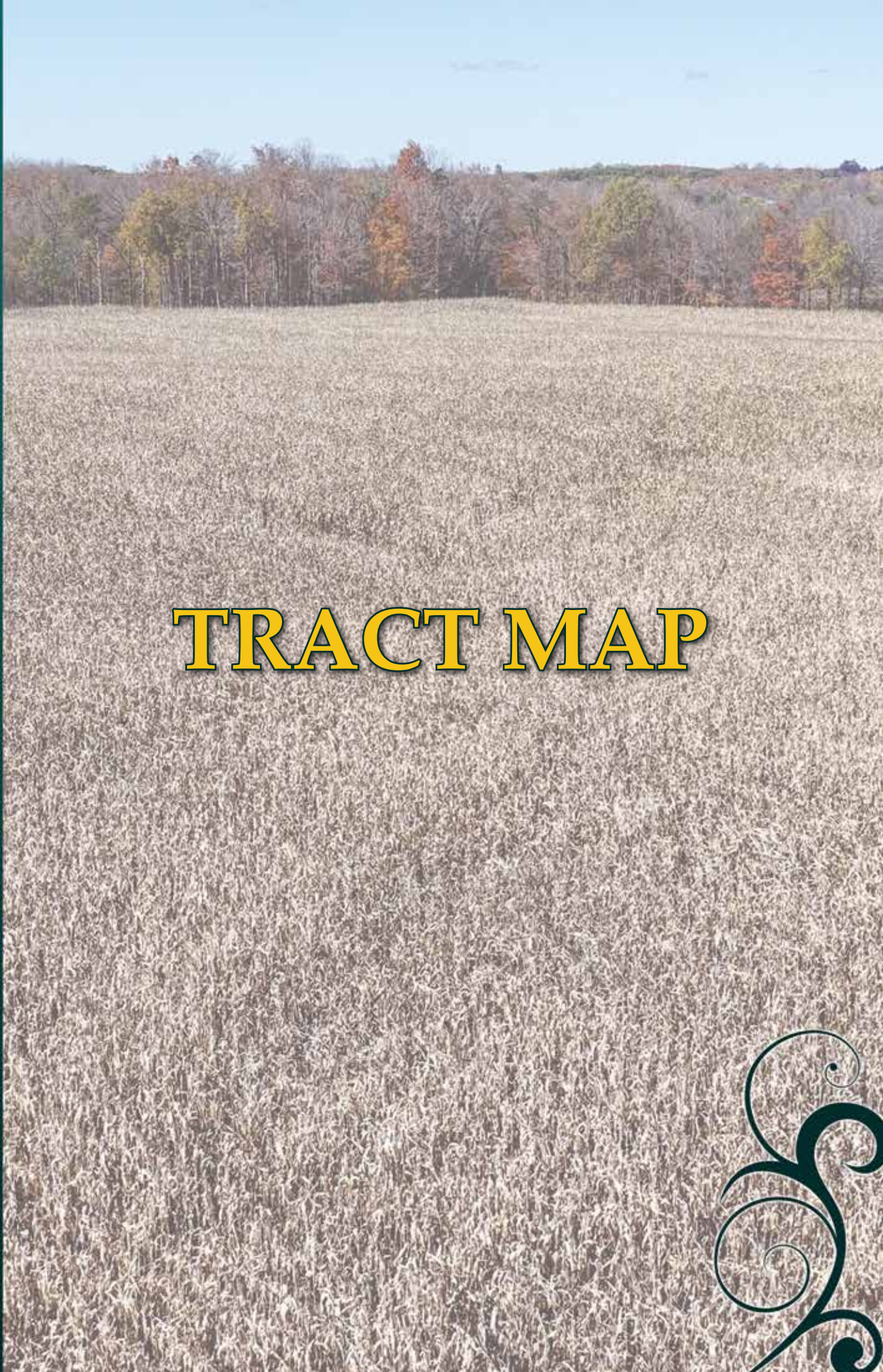
**AUCTION LOCATION:** Bird Lake Christian Academy, 7260 Bird Lake Rd S, Osseo, MI 49266

**From the property:** Travel east on Tamarack Rd 1 mile to Bird Lake Rd. Turn north on Bird Lake Rd and travel 2 miles to the auction site.



## ONLINE BIDDING AVAILABLE:

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schradler Auction Company, 800.451.2709.



# TRACT MAP



# TRACT MAP

## INSPECTION DATES:

Tuesday, November 25 • 10am-Noon

Thursday, December 11 • 2-4pm

*Meet a Schrader representative at the property.*

99



Tamarack Rd



**TRACT  
DESCRIPTIONS**

# MICHIGAN FARMLAND AUCTION

Monday, DECEMBER 15 AT 6:00PM

at the Bird Lake Christian Academy  
Osseo, MI • Online Bidding Available

**122<sup>±</sup>**  
*acres*  
**Offered in 7 Tracts**

Mostly all tillable with good productive soils and gently rolling topography. Mostly Williamstown Conover, Wawasee Loam and Wolcott Silt Loam soils. Potential building sites with great frontage on 3 sides: M-99 (Pioneer Rd), Tamarack Rd and Lake Pleasant Rd. Imagine the possibilities!

**TRACT 1:** 18± acres mostly tillable with a small amount of wooded area in the NW corner. Recreational and homesite potential with frontage on M-99.

**TRACT 2:** 18± acres “swing” tract mostly tillable. This Tract must be combined with another adjoining tract in the auction and cannot be purchased by itself.

**TRACT 3:** 20± acres mostly tillable w/ frontage on M-99 and Tamarack Rd.

**TRACT 4:** 20± acres mostly tillable w/ frontage on Tamarack Rd. Consider combining with Tracts 2 and 3.

**TRACT 5:** 14± acres mostly tillable w/ frontage on Tamarack Rd.

**TRACT 6:** 16± acres mostly tillable w/ frontage on the corner of Tamarack and Lake Pleasant.

**TRACT 7:** 16± acres mostly tillable w/ frontage on Lake Pleasant Rd. Nice setting up against a neighboring woods.

**SELLERS:** Stoney Acres Land, LLC, Joseph B. Draper and Angela N. Draper Living Trust, DDAJ Land LLC

3% Buyer's  
Premium

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 7 individual tracts or any combination of tracts (subject to “swing” tract limitations) within groups of Tracts 1-4 or 5-7. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and tract combinations 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 cashiers check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and 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 owners title insurance policy in the amount of the purchase price.

**DEED:** Property to be conveyed by Warranty Deeds.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** At closing, subject to the harvest of the 2025 growing crop.

**REAL ESTATE TAXES:** Sellers pay the Winter taxes due in December 2025 with Buyers to pay taxes thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed w/ auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and 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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

## DISCLAIMER AND ABSENCE OF WARRANTIES:

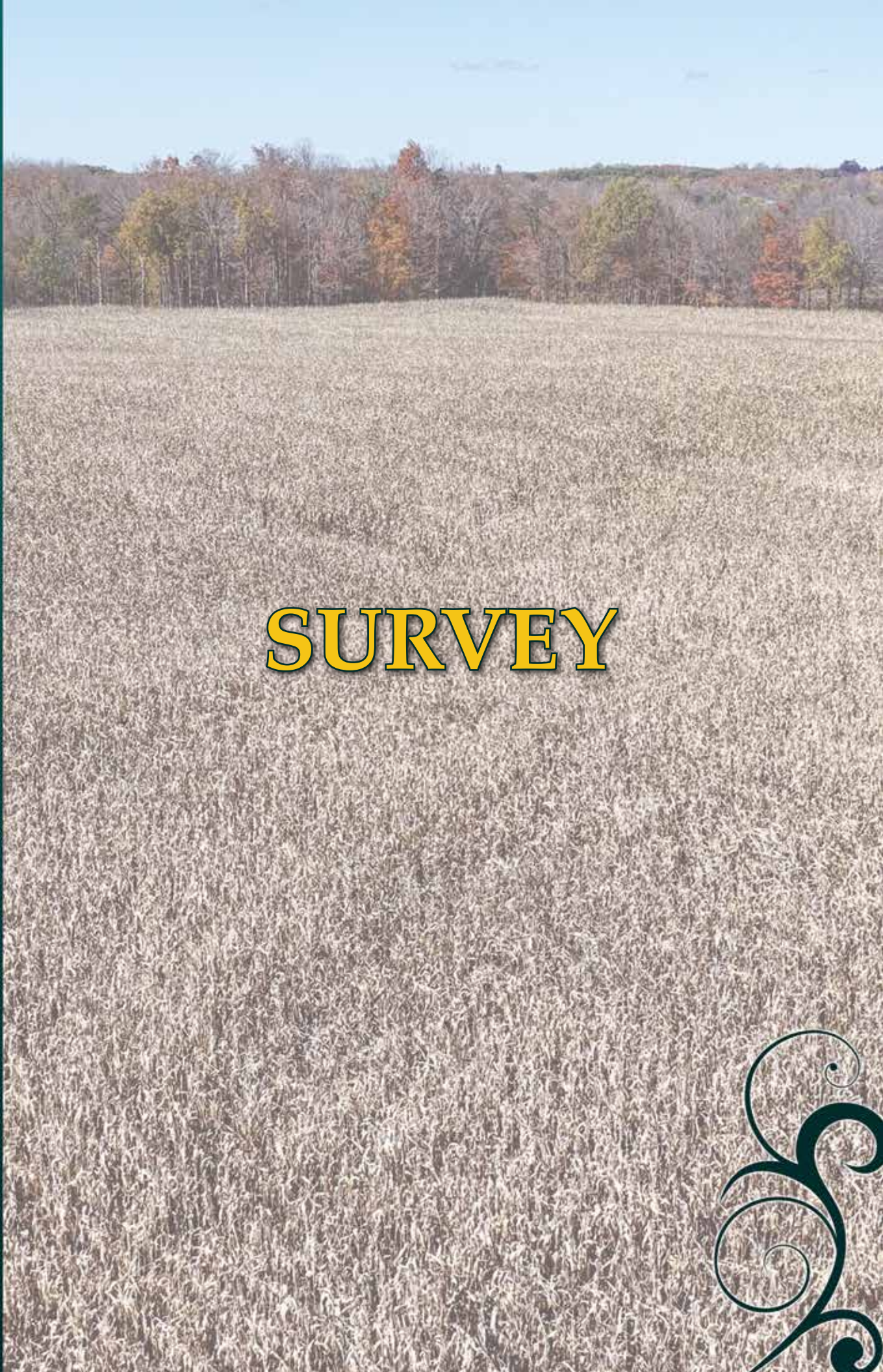
All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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 Manager:**  
Kevin Jordan

**800.451.2709**  
**SchraderAuction.com**





# SURVEY



# SURVEY

CERTIFIED TO:  
 ADAM ABFALL  
 5342 BARTON RD.  
 NORTH RIDGEVILLE, OH. 44039

## MAP OF SURVEY

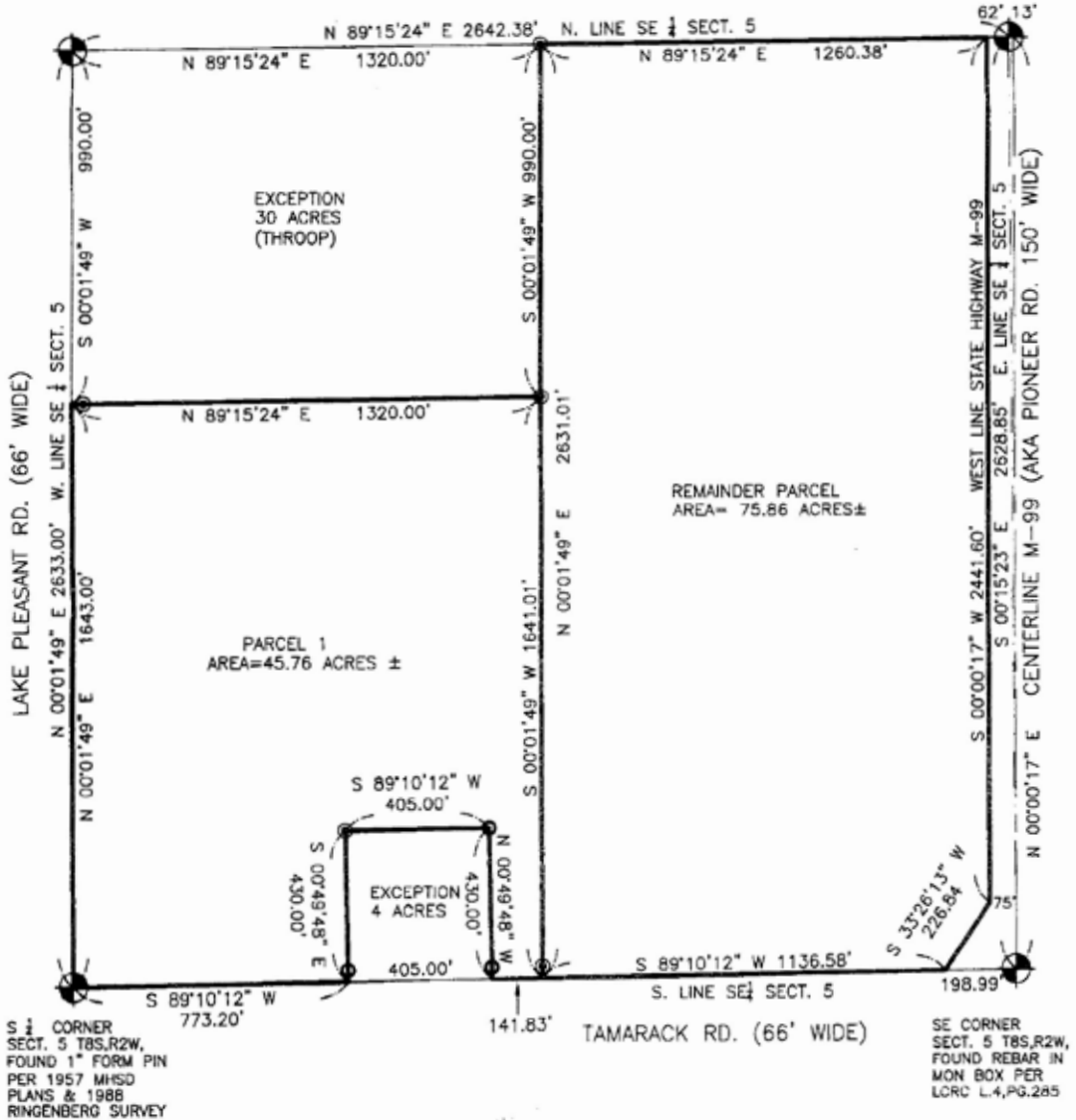
**PARCEL INFO:**

OWNER: ADAM ABFALL  
 ADDRESS: VACANT LAND PIONEER RD.  
 PARCEL ID: 30-16-005-400-003-05-8-2  
 VESTING DEED: L. 1030, PG. 858

SEE PAGE 2 FOR LEGAL DESCRIPTIONS

CENTER OF SECT. 5 T8S,R2W,  
 SET 3/4" REBAR  
 WITNESSES:  
 N85W 28.62' DH NAIL N. SIDE 28" MAPLE  
 N80W 46.11' PK SW SIDE P. POLE  
 N80E 22.94' DH NAIL N. SIDE 8" MAPLE  
 EAST 29.97' DH NAIL S. SIDE RR TIE FENCE POST

EAST 1/4 CORNER  
 SECT. 5 T8S,R2W,  
 FOUND REBAR IN  
 MON BOX PER  
 LCRC L.4, PG.286



BEARINGS ARE BASED ON GPS  
 NORTH. ALL DISTANCES SHOWN ARE  
 MEASURED.

○ = FOUND REBAR #15103  
 ⊙ = SET CAPPED REBAR #47961

Job No.: 18s01108  
 Drawn by: MJL  
 Checked by: MJL  
 Date: 01/27/18  
 Scale: 1" = 400'  
 Page: 1 of 2

### LODZINSKI & ASSOCIATES, LLC

P.O. BOX 129  
 SOMERSET CENTER, MI 49282  
 Phone: (517) 320-1087

E-Mail: Lodzinski@comcast.net

*Michael J. Lodzinski*  
 Michael J. Lodzinski, P.S. #47961

I HEREBY CERTIFY THAT I HAVE SURVEYED  
 THE PARCEL OF LAND AS ABOVE SHOWN  
 OR DESCRIBED DURING JANUARY 2018 AND  
 THAT THE RATIO OF CLOSURE ON THE  
 UNADJUSTED FIELD OBSERVATIONS WAS  
 1:5,000 OR BETTER. NO TITLE REPORT  
 WAS FURNISHED TO THE SURVEYOR.

# SURVEY

CERTIFIED TO:  
ADAM ABFALL  
5342 BARTON RD.  
NORTH RIDGEVILLE, OH. 44039

## MAP OF SURVEY

### PARCEL 1 LEGAL DESCRIPTION ( 45.76 ACRES ±):

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 5, T8S,R2W, RANSOM TOWNSHIP, HILLSDALE COUNTY, MICHIGAN. SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, T8S,R2W, THENCE SOUTH 89°10'12" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 5, 1335.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°10'12" WEST, ALONG SAID SOUTH LINE, 141.83 FEET; THENCE NORTH 00°49'48" WEST 430.00 FEET; THENCE SOUTH 89°10'12" WEST 405.00 FEET; THENCE SOUTH 00°49'48" EAST 430.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 5; THENCE SOUTH 89°10'12" WEST, ALONG SAID SOUTH LINE, 773.20 FEET TO THE WEST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 5; THENCE NORTH 00°01'49" EAST, ALONG SAID WEST LINE, 1643.00 FEET; THENCE NORTH 89°15'24" EAST, ALONG A LINE PARALLEL WITH AND 990.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 5, 1320.00 FEET; THENCE SOUTH 00°01'49" WEST 1641.01 FEET TO THE POINT OF BEGINNING.

### REMAINDER PARCEL LEGAL DESCRIPTION ( 75.86 ACRES ±):

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 5, T8S,R2W, RANSOM TOWNSHIP, HILLSDALE COUNTY, MICHIGAN. SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, T8S,R2W, THENCE SOUTH 89°10'12" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 5, 198.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°10'12" WEST, ALONG SAID SOUTH LINE, 1136.58 FEET; THENCE NORTH 00°01'49" EAST 2631.01 FEET TO THE NORTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 5; THENCE NORTH 89°15'24" EAST, ALONG SAID NORTH LINE, 1260.38 FEET TO THE WEST LINE OF STATE HIGHWAY M-99 (AKA PIONEER RD.); THENCE SOUTH 00°00'17" WEST, ALONG SAID WEST LINE OF STATE HIGHWAY M-99, 2441.60 FEET; THENCE SOUTH 33°26'13" WEST, ALONG SAID WEST LINE OF STATE HIGHWAY M-99, 226.84 FEET TO THE POINT OF BEGINNING.



Job No.: 18s01108  
Drawn by: MJL  
Checked by: MJL  
Date: 01/27/18  
Scale: 1" = 400'  
Page: 2 of 2

### **LODZINSKI & ASSOCIATES, LLC**

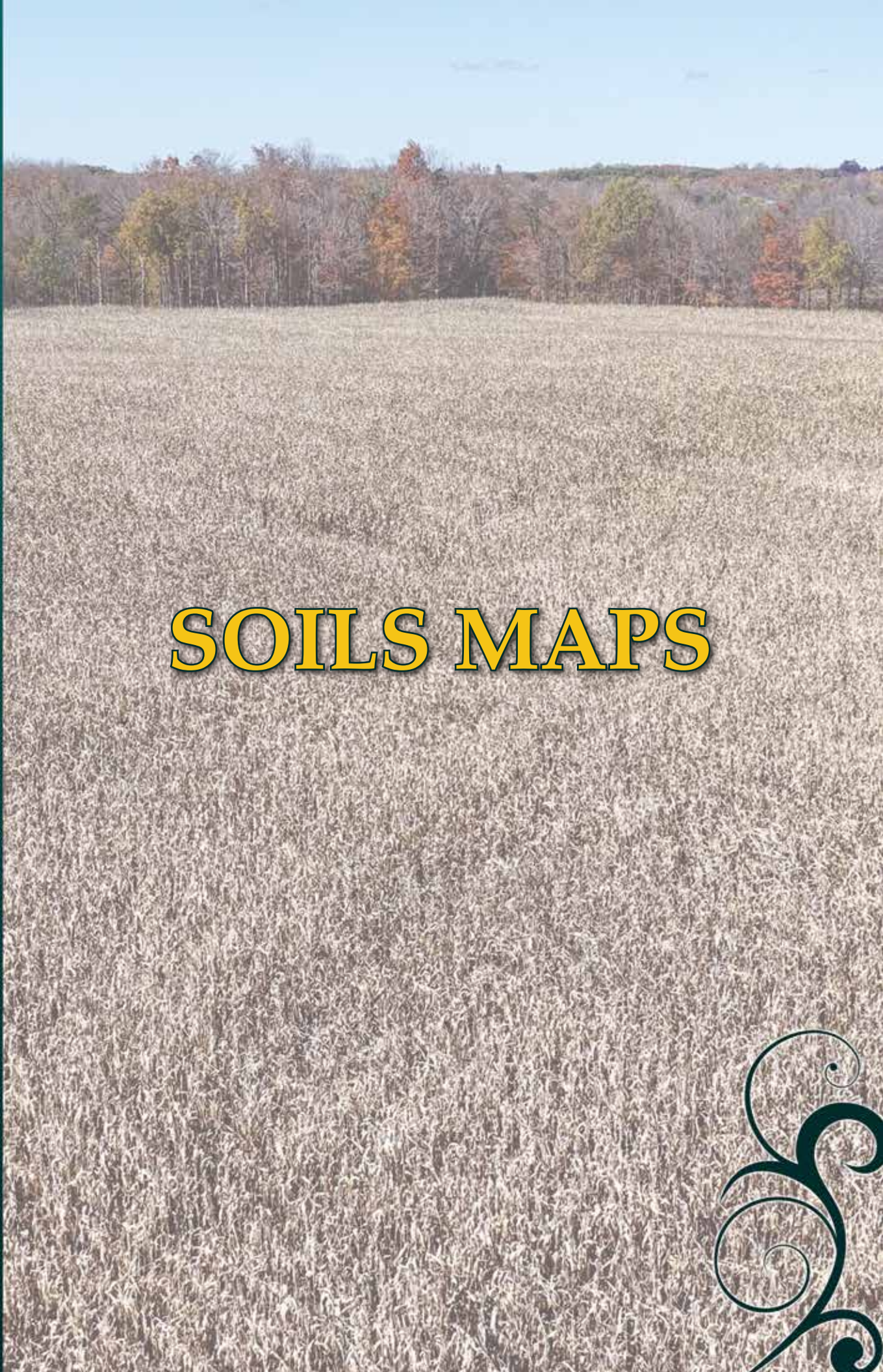
P.O. BOX 129  
SOMERSET CENTER, MI 49282  
Phone: (517) 320-1087

E-Mail: Lodzinski@comcast.net

Michael J. Lodzinski, P.S. #47961

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED DURING JANUARY 2018 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS WAS 1:5,000 OR BETTER. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR.

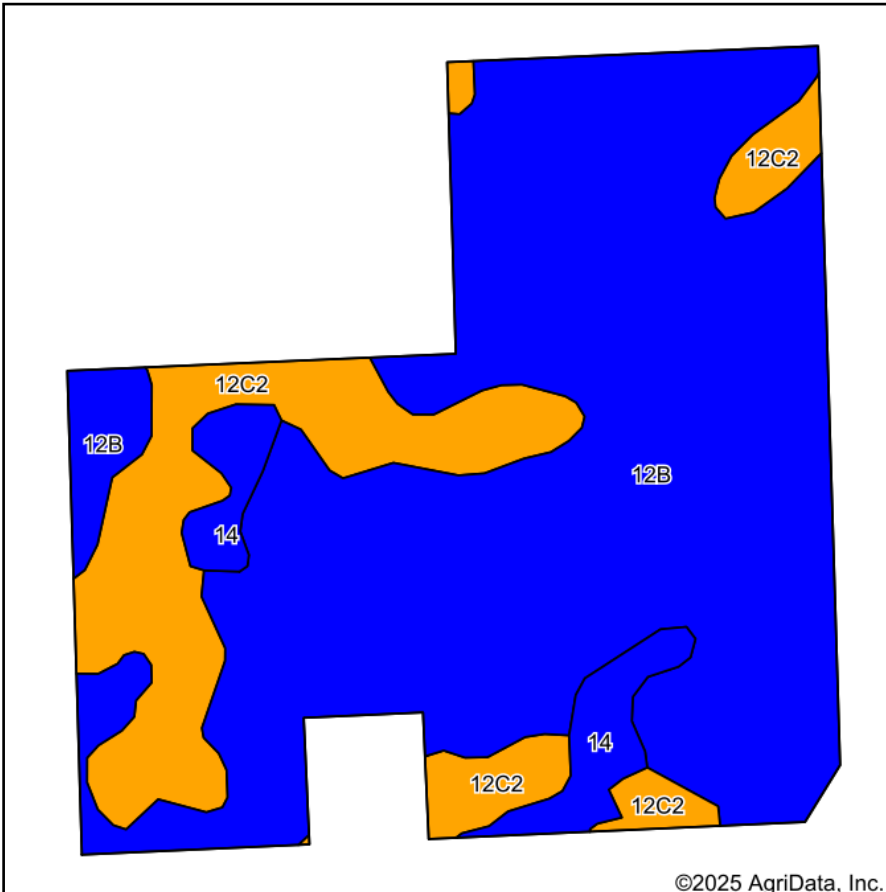




# SOILS MAPS

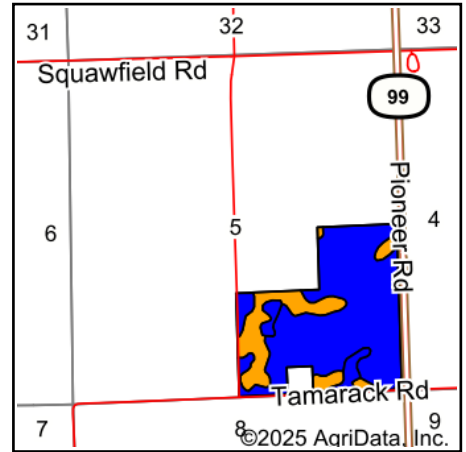


# SOILS MAP



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Michigan**  
 County: **Hillsdale**  
 Location: **5-8S-2W**  
 Township: **Ransom**  
 Acres: **121.62**  
 Date: **11/6/2025**



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

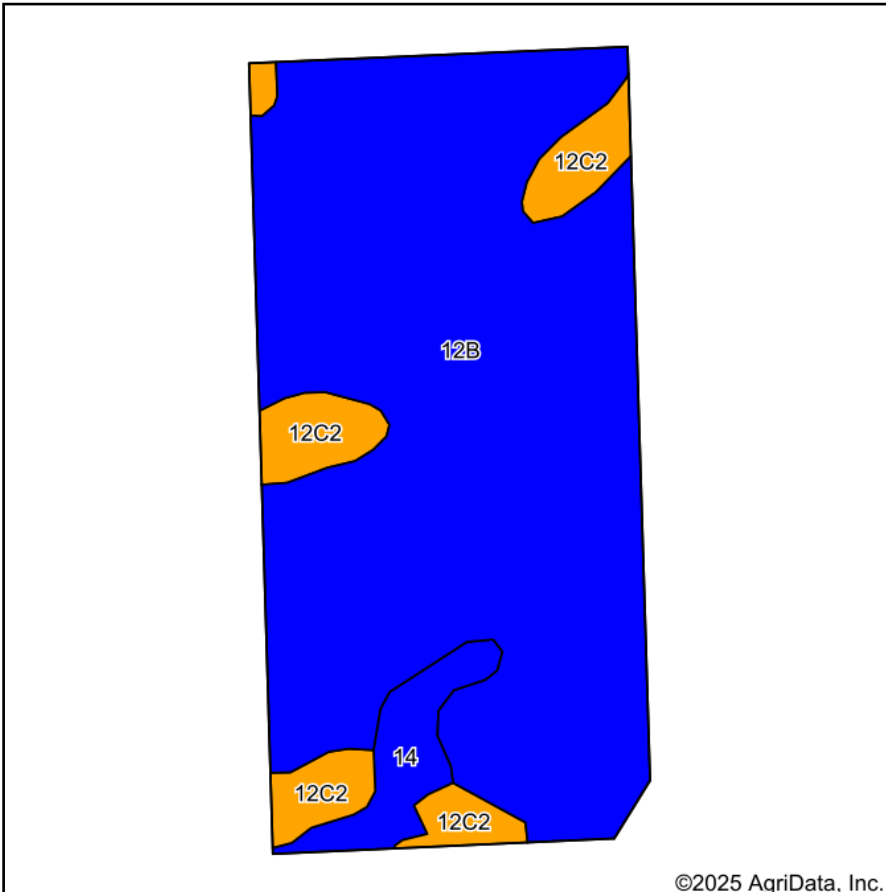


Area Symbol: MI059, Soil Area Version: 23

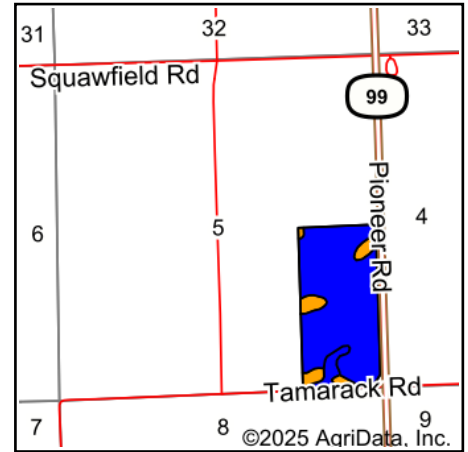
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
12B	Williamstown-Conover complex, 1 to 6 percent slopes	90.59	74.5%		Ile	3.8	120				3.8	42	7.6	54	
12C2	Wawasee loam, 6 to 12 percent slopes, eroded	24.74	20.3%		IIle		124	16.7	4.5	8.5		37		51	
14	Wolcott silt loam	6.29	5.2%		IIw		150		5			53	10	60	
<b>Weighted Average</b>						<b>2.20</b>	<b>2.8</b>	<b>122.4</b>	<b>3.4</b>	<b>1.2</b>	<b>1.7</b>	<b>2.8</b>	<b>41.6</b>	<b>6.2</b>	<b>53.7</b>

# SOILS MAP

## TRACTS 1-4



Soils data provided by USDA and NRCS.



State: **Michigan**  
 County: **Hillsdale**  
 Location: **5-8S-2W**  
 Township: **Ransom**  
 Acres: **75.85**  
 Date: **10/2/2025**



Maps Provided By:

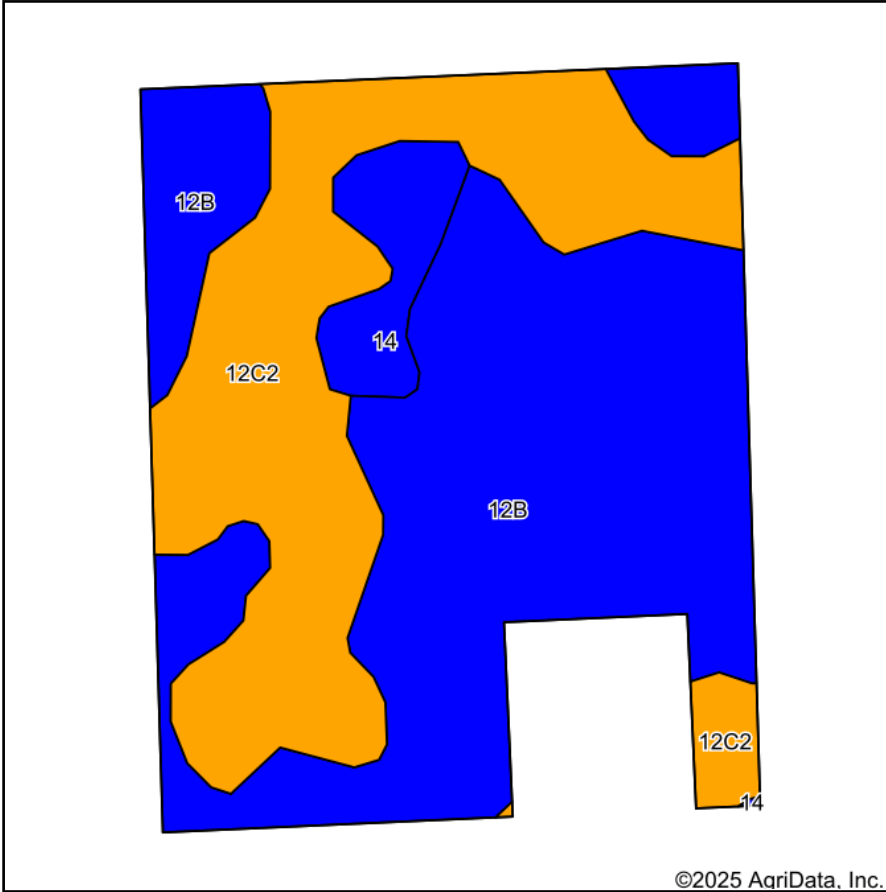


Area Symbol: MI059, Soil Area Version: 22

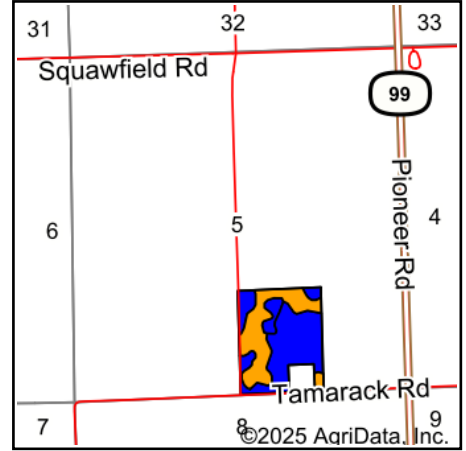
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
12B	Williamstown-Conover complex, 1 to 6 percent slopes	64.48	85.0%		Ile	3.8	120				3.8	42	7.6	54	
12C2	Wawasee loam, 6 to 12 percent slopes, eroded	7.58	10.0%		IIle		124	16.7	4.5	8.5		37		51	
14	Wolcott silt loam	3.79	5.0%		IIw		150		5			53	10	60	
<b>Weighted Average</b>						<b>2.10</b>	<b>3.2</b>	<b>121.9</b>	<b>1.7</b>	<b>0.7</b>	<b>0.8</b>	<b>3.2</b>	<b>42</b>	<b>7</b>	<b>54</b>

# SOILS MAP

## TRACTS 5-7



Soils data provided by USDA and NRCS.



State: **Michigan**  
 County: **Hillsdale**  
 Location: **5-8S-2W**  
 Township: **Ransom**  
 Acres: **45.75**  
 Date: **11/5/2025**

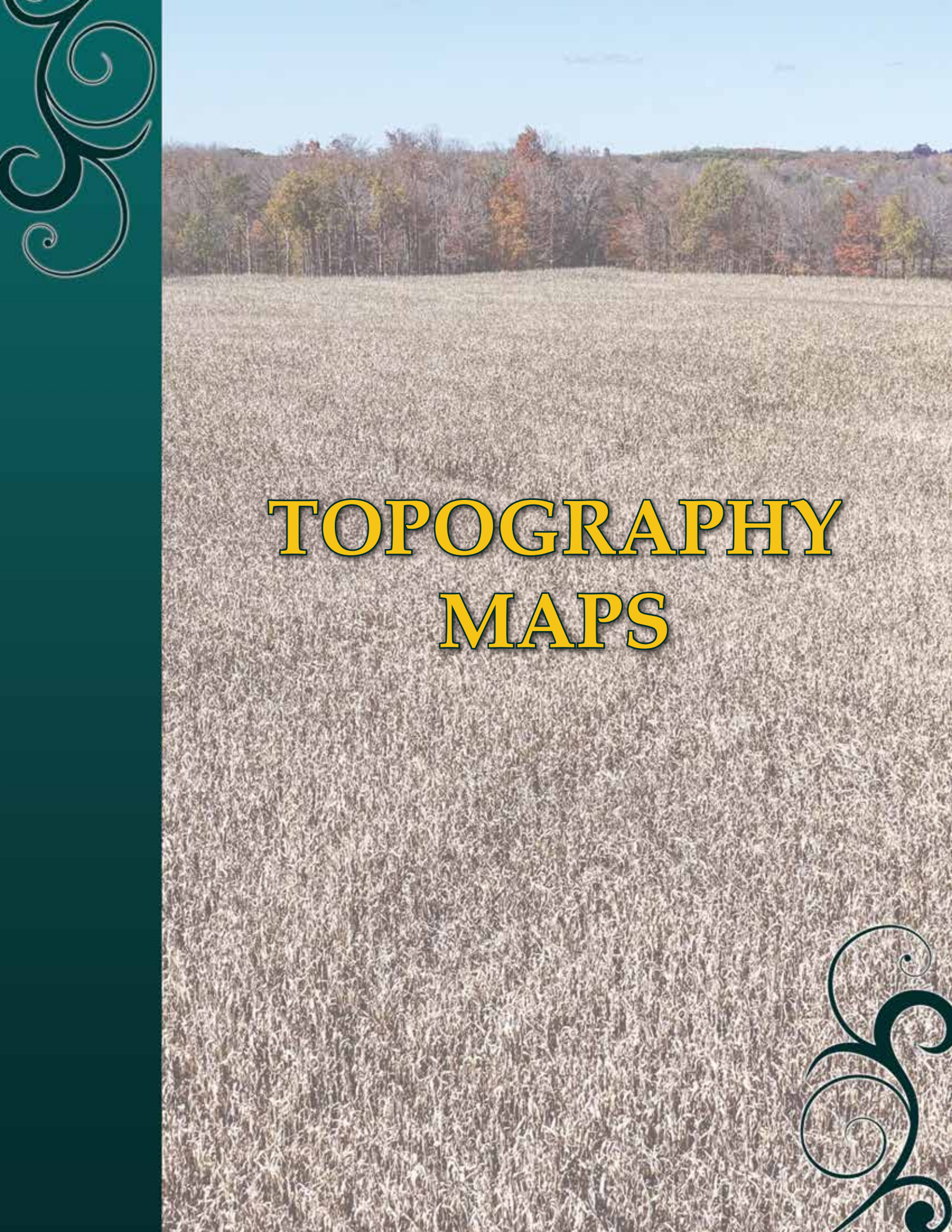


Maps Provided By:



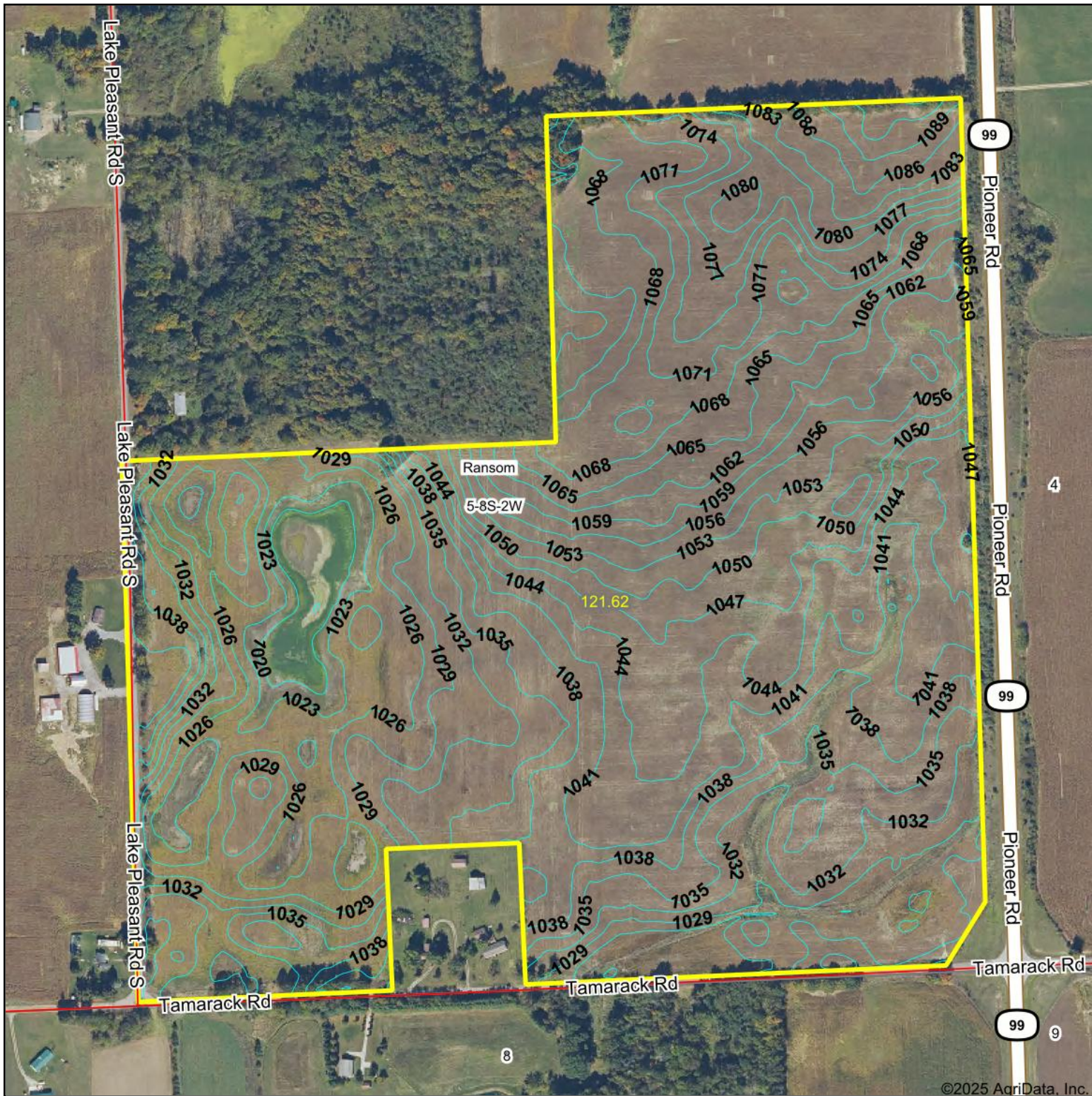
Area Symbol: MI059, Soil Area Version: 23

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	Orchardgrass alfalfa hay Tons	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
12B	Williamstown-Conover complex, 1 to 6 percent slopes	26.09	57.0%		Ile	3.8	120				3.8	42	7.6	54	
12C2	Wawasee loam, 6 to 12 percent slopes, eroded	17.16	37.5%		IIle		124	16.7	4.5	8.5		37		51	
14	Wolcott silt loam	2.50	5.5%		IIw		150		5			53	10	60	
<b>Weighted Average</b>						<b>2.38</b>	<b>2.2</b>	<b>123.1</b>	<b>6.3</b>	<b>2</b>	<b>3.2</b>	<b>2.2</b>	<b>40.7</b>	<b>4.9</b>	<b>53.2</b>



# TOPOGRAPHY MAPS

# TOPOGRAPHY MAP

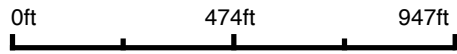


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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 1,016.9  
Max: 1,095.5  
Range: 78.6  
Average: 1,044.9  
Standard Deviation: 17.78 ft



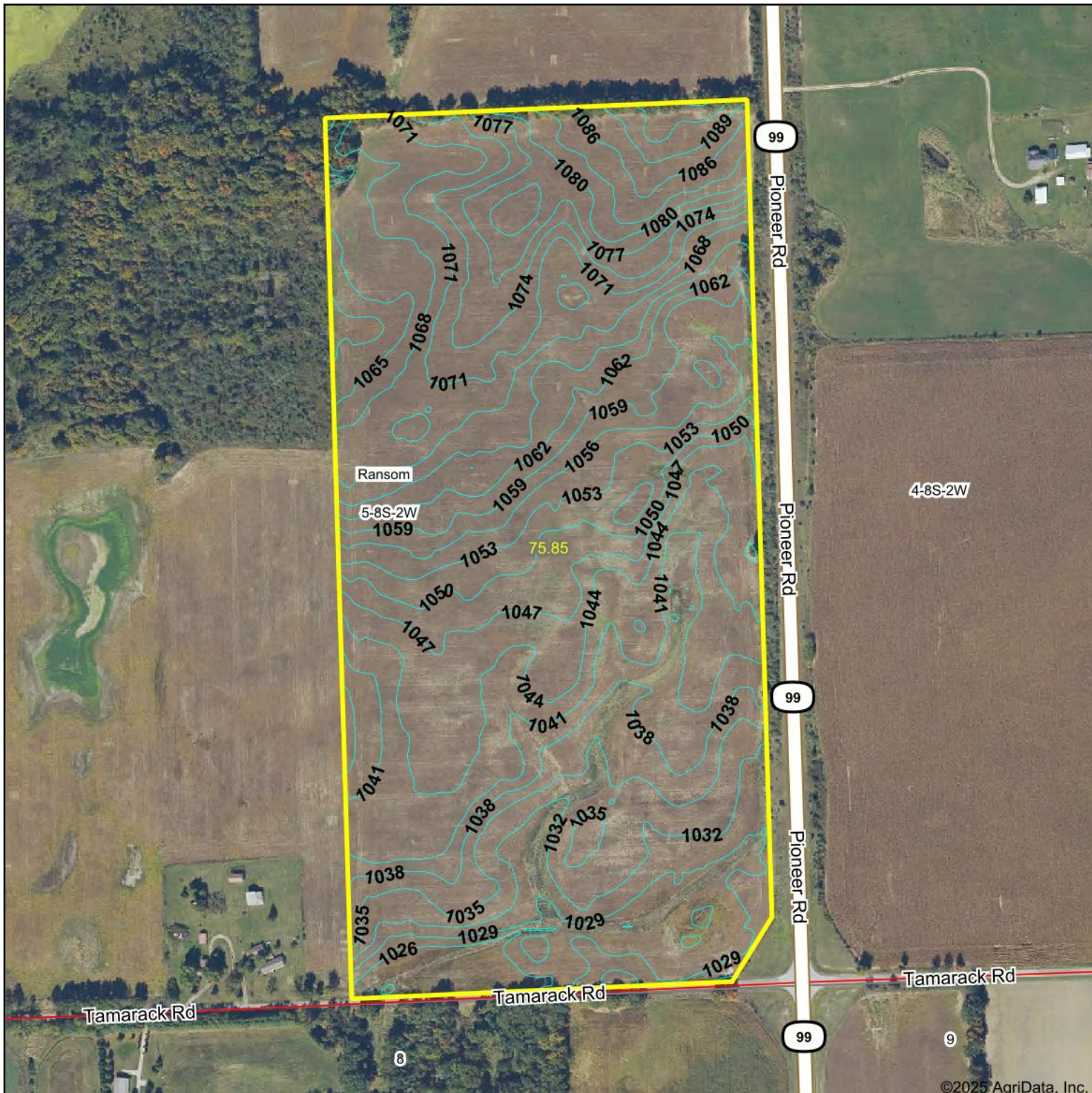
11/6/2025

5-8S-2W  
Hillsdale County  
Michigan

Boundary Center: 41° 47' 59.7, -84° 33' 30.81

# TOPOGRAPHY MAP

## TRACTS 1-4



Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 1,022.7  
 Max: 1,095.5  
 Range: 72.8  
 Average: 1,052.6  
 Standard Deviation: 17.29 ft



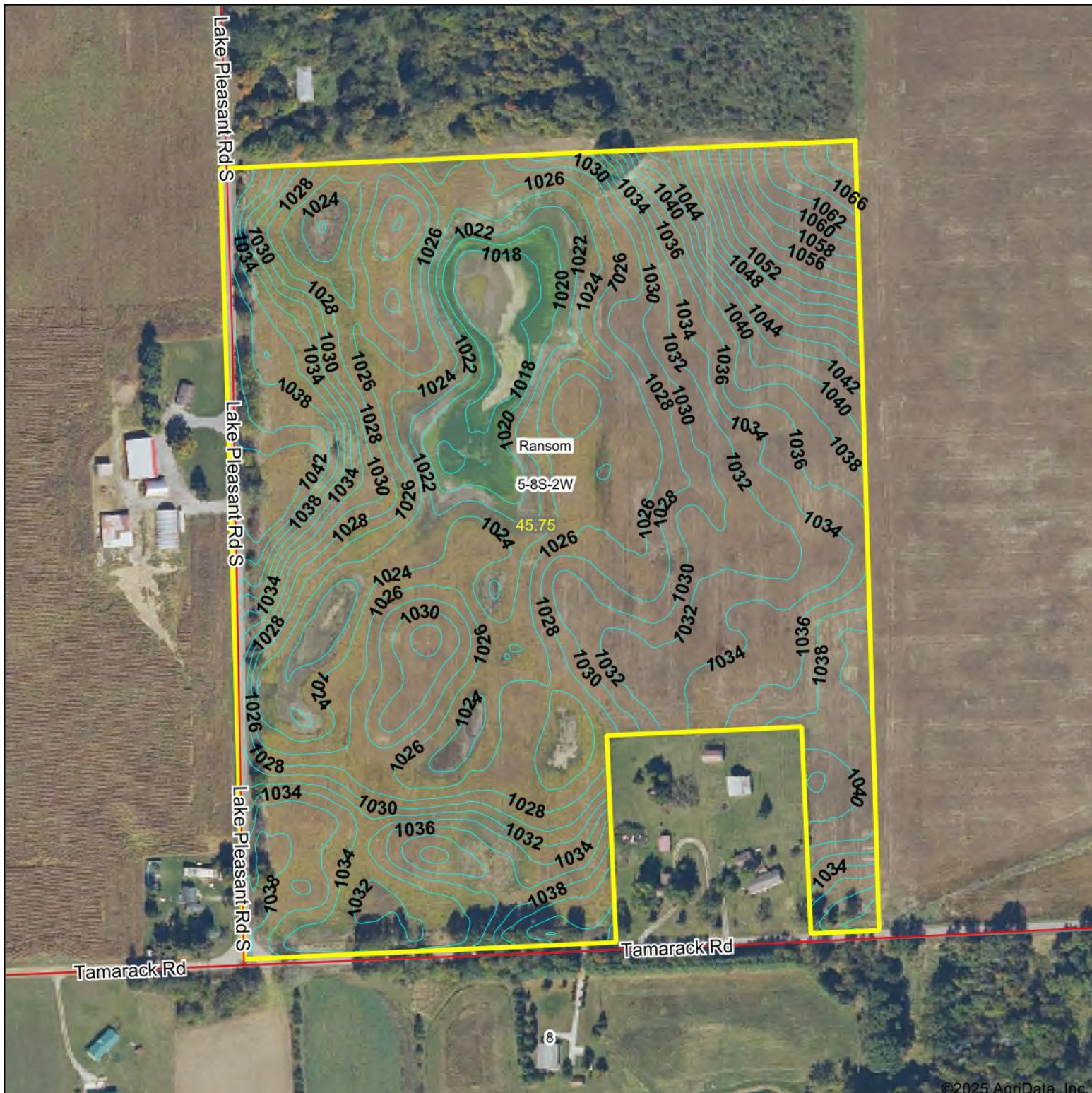
10/2/2025

**5-8S-2W**  
**Hillsdale County**  
**Michigan**

Boundary Center: 41° 47' 59.81, -84° 33' 22.11

# TOPOGRAPHY MAP

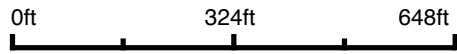
## TRACTS 5-7



©2025 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 2.0  
 Min: 1,016.9  
 Max: 1,069.7  
 Range: 52.8  
 Average: 1,031.7  
 Standard Deviation: 8.66 ft



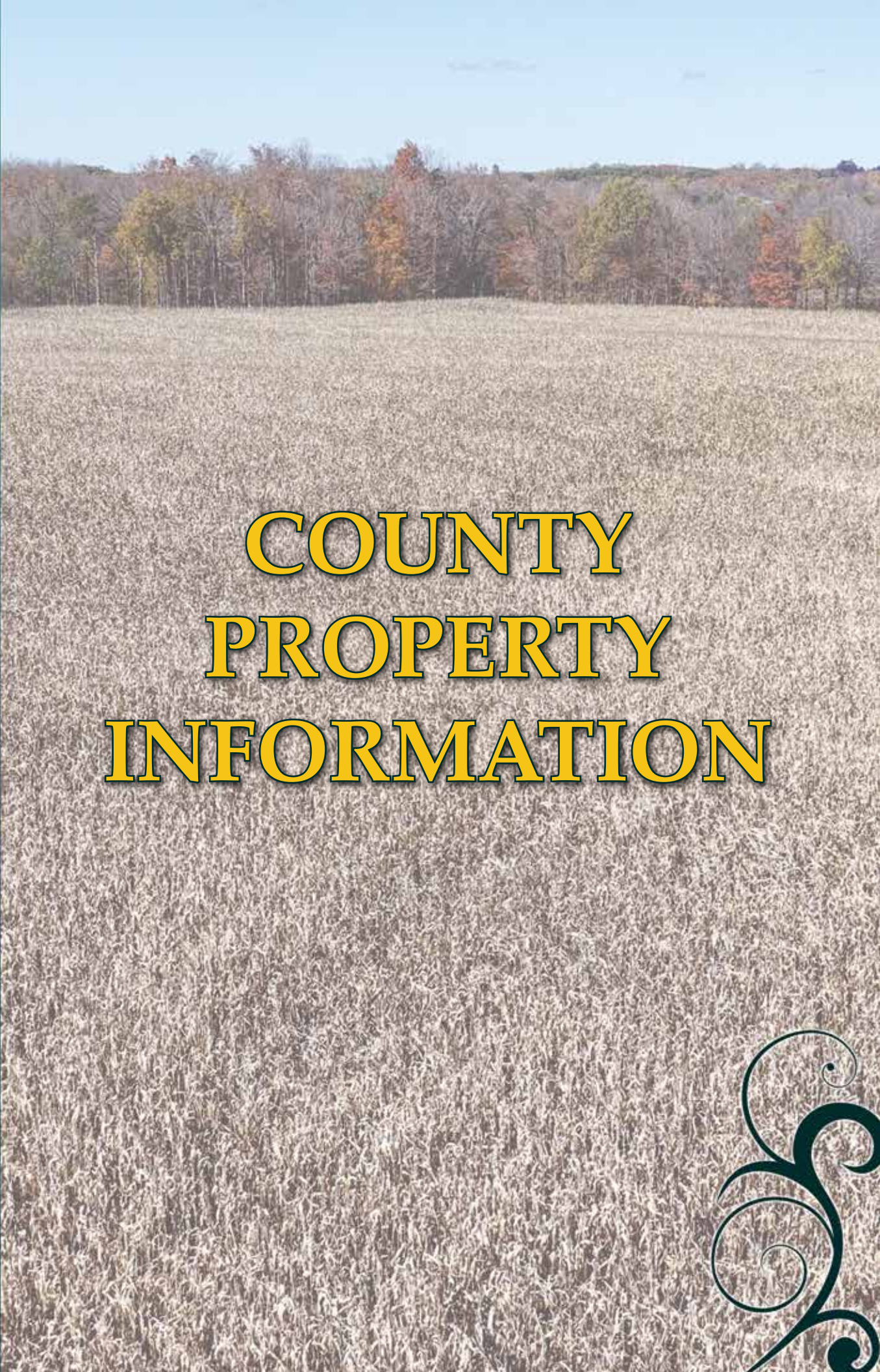

11/5/2025

**5-8S-2W**  
**Hillsdale County**  
**Michigan**


Boundary Center: 41° 47' 54.71, -84° 33' 39.14



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



**COUNTY  
PROPERTY  
INFORMATION**



# COUNTY PROPERTY INFORMATION

## TRACTS 1-4



### General Property Information

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### Report and Property Data compiled as of July 3, 2025

Aerial Imagery: March 2024

**Parcel ID:** 30 16 005 400 006 05 8 2  
**Property Address:** PIONEER RD  
**City/Township:** RANSOM TOWNSHIP  
**Village (If Applicable):**

**Property Class Code:** 102  
**Property Class Desc:** AGRICULTURAL-VACANT  
**School District Code:** 30010  
**School District Name:** CAMDEN FRONTIER SCHOOLS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>		<u>State Equalized Value (S.E.V.)</u>		<u>Taxable Value</u>
<b>Assessed Acres:</b>	75.86	<b>Liber/Page:</b>	1866/1257	<b>2025:</b>	190,200	48,401
<b>Land Value:</b>	380,380	<b>Document Date:</b>	2/27/2024	<b>2024:</b>	155,400	46,946
<b>Land Imp Value:</b>	0			<b>2023:</b>	155,400	44,711
<b>Building Value:</b>	0			<b>2022:</b>	131,700	42,582
<b>True Cash Value:</b>	380,380					

### Tax Description

COM SE COR SEC TH S 89°10'12"W ALG S LN SE1/4 198.99 FT TO POB TH CONT S 89°10'12"W ALG SD S LN 1136.58 FT TH N 0°01'49"E 2631.01 FT TO N LN SE1/4 TH N 89°15'24"E ALG SD N LN 1260.38 FT TO W LN M-99 TH S 0°00'17"W ALG SD W LN 2441.6 FT TH S 33°26'13"W ALG SD W LN 226.84 FT TO POB SEC 5 T8S R2W 75.86 A M/L SPLIT ON 05/02/2018 FROM 16 005 400 003 05 8 2;

	<b>Summer Taxes ** 2025</b>	<b>Winter Taxes ** 2024</b>	<b>Village Taxes ** 2025</b>
<b>Base Tax:</b>	\$523.08	\$548.02	\$0.00
<b>Special Asmt:</b>	\$0.00	\$0.00	\$0.00
<b>Admin Fee:</b>	\$5.23	\$5.48	\$0.00
<b>Total Tax:</b>	\$528.31	\$553.50	\$0.00
<b>Amount Paid:</b>	\$0.00	\$553.50	\$0.00
<b>Interest:</b>	\$0.00	\$0.00	\$0.00
<b>Last Date Paid:</b>		12/30/2024	
<b>Balance Due:</b>	\$528.31	\$0.00	\$0.00

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

\* The amount of Delinquent Tax/PRE Denials above is as of: July 3, 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.

# COUNTY PROPERTY INFORMATION

## TRACTS 5-7



### General Property Information

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#### Report and Property Data compiled as of October 10, 2025

Aerial Imagery: March 2024

**Parcel ID:** 30 16 005 400 007 05 8 2  
**Property Address:** S LAKE PLEASANT RD  
**City/Township:** RANSOM TOWNSHIP  
**Village (If Applicable):**

**Property Class Code:** 102  
**Property Class Desc:** AGRICULTURAL-VACANT  
**School District Code:** 30010  
**School District Name:** CAMDEN FRONTIER SCHOOLS

PRE/Qual Ag %: 100%	<u>Last Recorded Deed/Document</u>		<u>State Equalized</u>	<u>Taxable</u>
Assessed Acres: 45.76	<u>Liber/Page:</u>	<u>1707/273</u>	<u>Value (S.E.V.)</u>	<u>Value</u>
Land Value: 227,916	<u>Document Date:</u>	<u>11/5/2018</u>	<b>2025:</b>	29,661
Land Imp Value: 0			<b>2024:</b>	28,770
Building Value: 0			<b>2023:</b>	27,400
True Cash Value: 227,916			<b>2022:</b>	26,096

#### Tax Description

COM SE COR SEC TH S 89°10'12"W ALG S LN SE1/4 1335.57 FT TO POB TH CONT S 89°10'12"W ALG SD S LN 141.83 FT TH N 0°49'48"W 430 FT TH S 89°10'12"W 405 FT TH S 0°49'48"E 430 FT TO S LN SE1/4 TH S 89°10'12"W ALG SD S LN 773.2 FT TO W LN SE1/4 TH N 0°01'49"E ALG SD W LN 1643 FT TH N 89°15'24"E ALG LN PAR WITH & 990 FT S OF N LN SE1/4 1320 FT TH S 0°01'49"W 1641.01 FT TO POB SEC 5 T8S R2W 45.76 A M/L SPLIT ON 05/02/2018 FROM 16 005 400 003 05 8 2;

	<u>Summer Taxes</u> ** 2025	<u>Winter Taxes</u> ** 2024	<u>Village Taxes</u> ** 2025
<b>Base Tax:</b>	\$320.55	\$335.83	\$0.00
<b>Special Asmt:</b>	\$0.00	\$0.00	\$0.00
<b>Admin Fee:</b>	\$3.20	\$3.35	\$0.00
<b>Total Tax:</b>	\$323.75	\$339.18	\$0.00
<b>Amount Paid:</b>	\$323.75	\$339.18	\$0.00
<b>Interest:</b>	\$0.00	\$0.00	\$0.00
<b>Last Date Paid:</b>	8/5/2025	12/18/2024	
<b>Balance Due:</b>	\$0.00	\$0.00	\$0.00

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

\* The amount of Delinquent Tax/PRE Denials above is as of: October 10, 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.





# FSA INFORMATION

# FSA INFORMATION

## TRACTS 1-4

MICHIGAN  
HILLSDALE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 12612  
Prepared : 11/5/25 2:01 PM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

**Operator Name** : DRAPER FAMILY FARMS LLC  
**CRP Contract Number(s)** : None  
**Recon ID** : 26-059-2024-273  
**Transferred From** : None  
**ARCPLC G/WF Eligibility** : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.43	70.84	70.84	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	70.84	0.00		0.00	0.00	0.00	0.00	

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.71	0.00	41	
Oats	1.78	0.00	75	
Corn	25.71	0.00	98	0
<b>TOTAL</b>	<b>28.20</b>	<b>0.00</b>		

#### NOTES

**Tract Number** : 54682

**Description** : 5 Ransom  
**FSA Physical Location** : MICHIGAN/HILLSDALE  
**ANSI Physical Location** : MICHIGAN/HILLSDALE  
**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** : JOSEPH B DRAPER AND ANGELA N DRAPER LIVING TRUST, STONEY ACRES LAND LLC  
**Other Producers** : STONEY ACRES FARMS LLC  
**Recon ID** : 26-059-2022-160

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.43	70.84	70.84	0.00	0.00	0.00	0.00	0.0

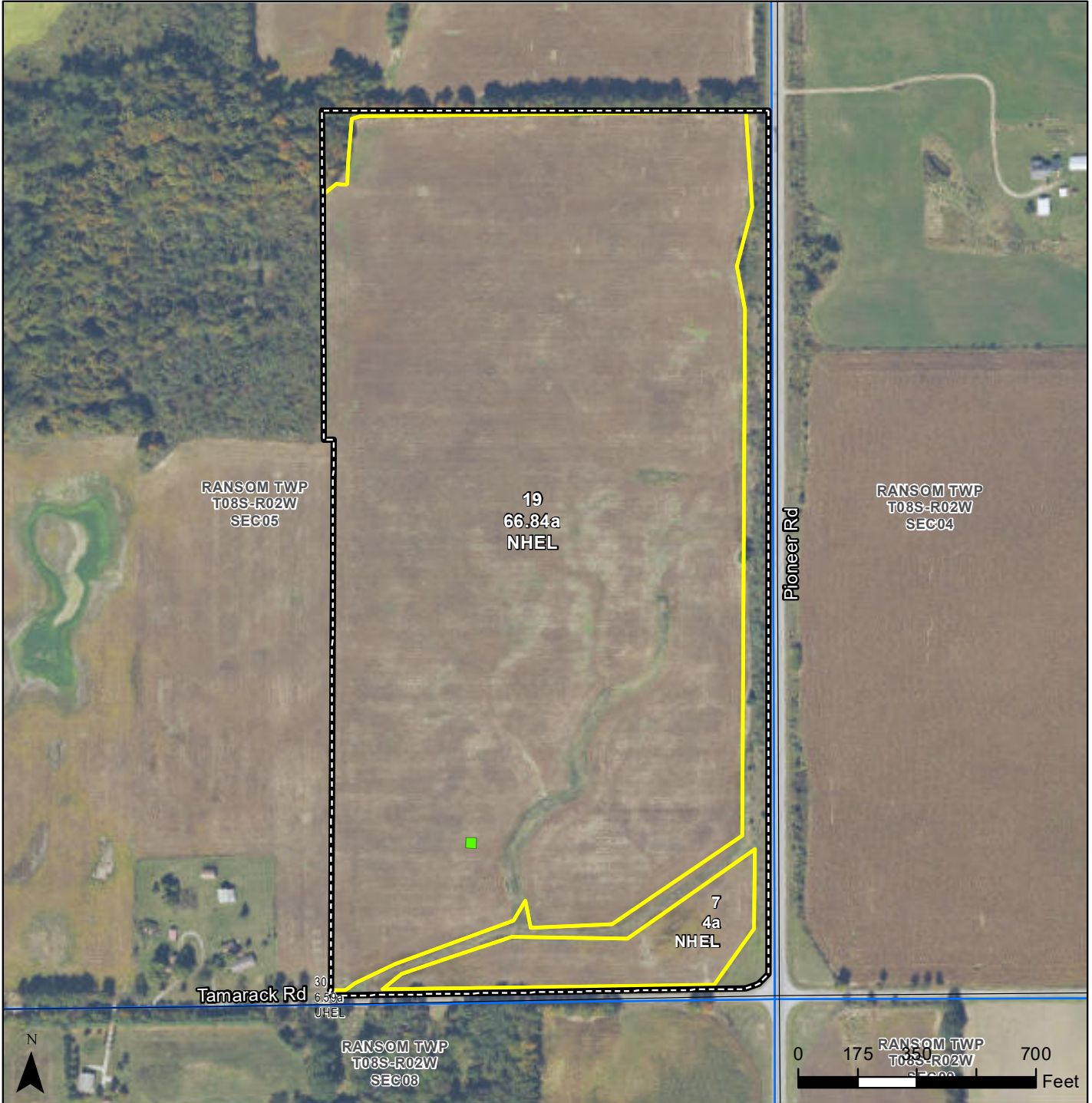
# FSA INFORMATION

## TRACTS 1-4



**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 12612**  
**Tract 54682**

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# FSA INFORMATION

## TRACTS 5-7

MICHIGAN  
HILLSDALE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 11539  
Prepared : 11/5/25 2:03 PM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

**Operator Name** : DRAPER FAMILY FARMS LLC  
**CRP Contract Number(s)** : None  
**Recon ID** : 26-059-2019-44  
**Transferred From** : None  
**ARCPLC G/WF Eligibility** : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
46.25	44.48	44.48	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	44.48	0.00		0.00	0.00	0.00	0.00	

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.45	0.00	41	
Oats	1.13	0.00	75	
Corn	16.29	0.00	98	0
<b>TOTAL</b>	<b>17.87</b>	<b>0.00</b>		

#### NOTES

**Tract Number** : 54323

**Description** : 5 Ransom  
**FSA Physical Location** : MICHIGAN/HILLSDALE  
**ANSI Physical Location** : MICHIGAN/HILLSDALE  
**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** : DDAJ LAND LLC  
**Other Producers** : None  
**Recon ID** : 26-059-2019-43

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
46.25	44.48	44.48	0.00	0.00	0.00	0.00	0.0

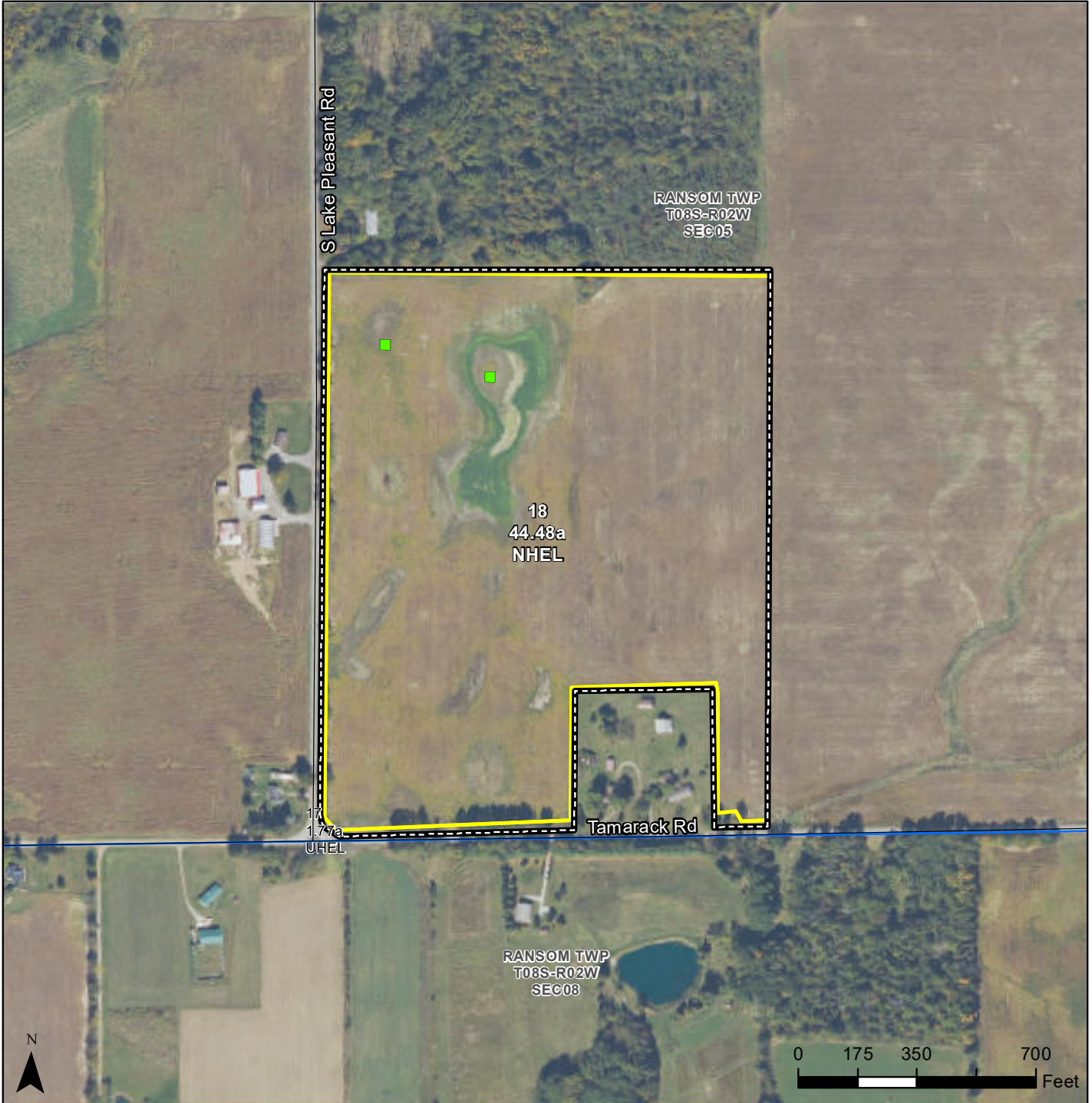
# FSA INFORMATION

## TRACTS 5-7



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

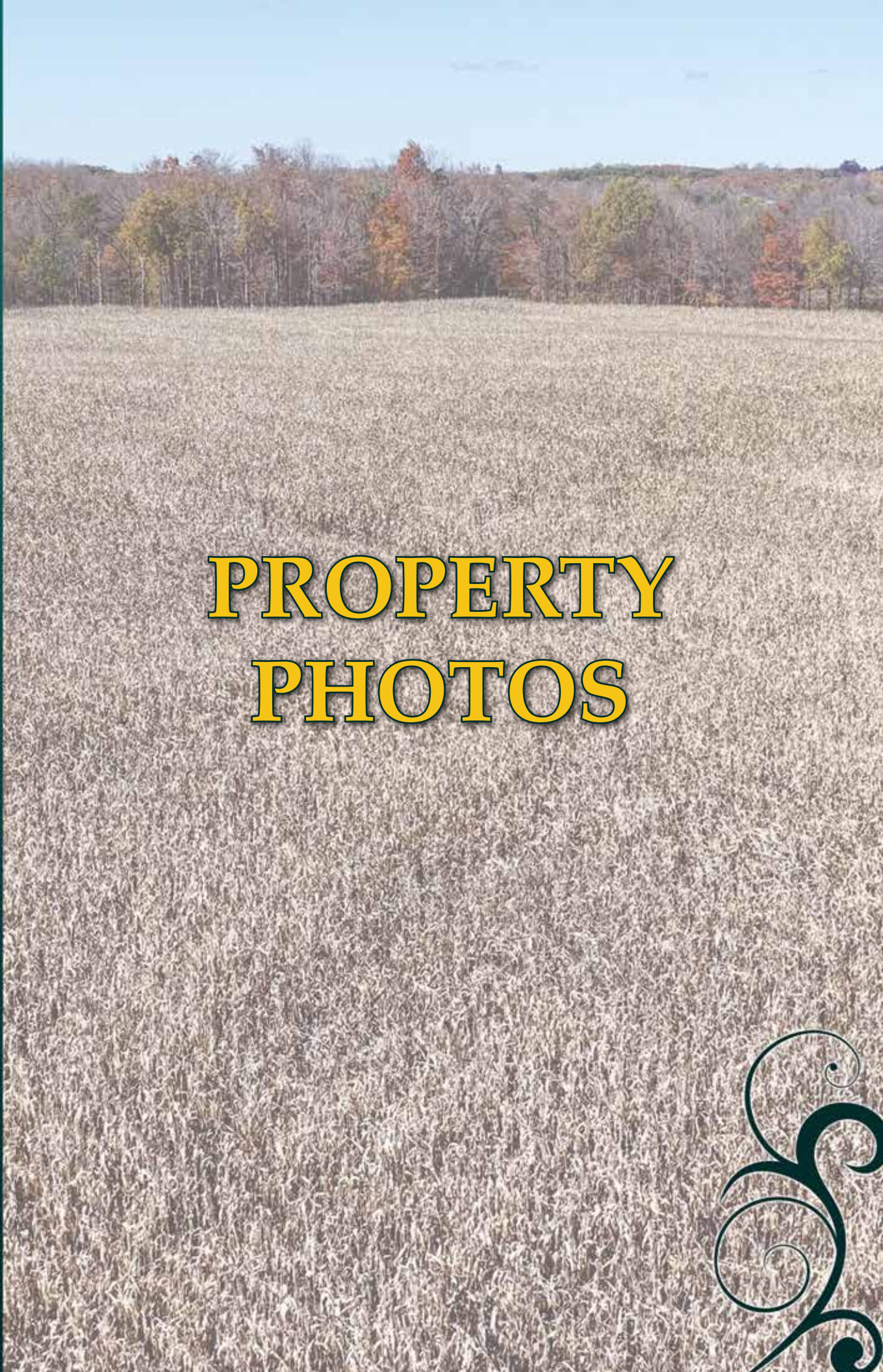
<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

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

**Farm 11539**  
**Tract 54323**

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# PROPERTY PHOTOS



TRACTS 1-7



TRACTS 1-4



**TRACTS 1-2**



**TRACTS 1-7**



TRACTS 3-7



TRACTS 5-7



TRACTS 1-7



TRACTS 3-6



TRACT 1



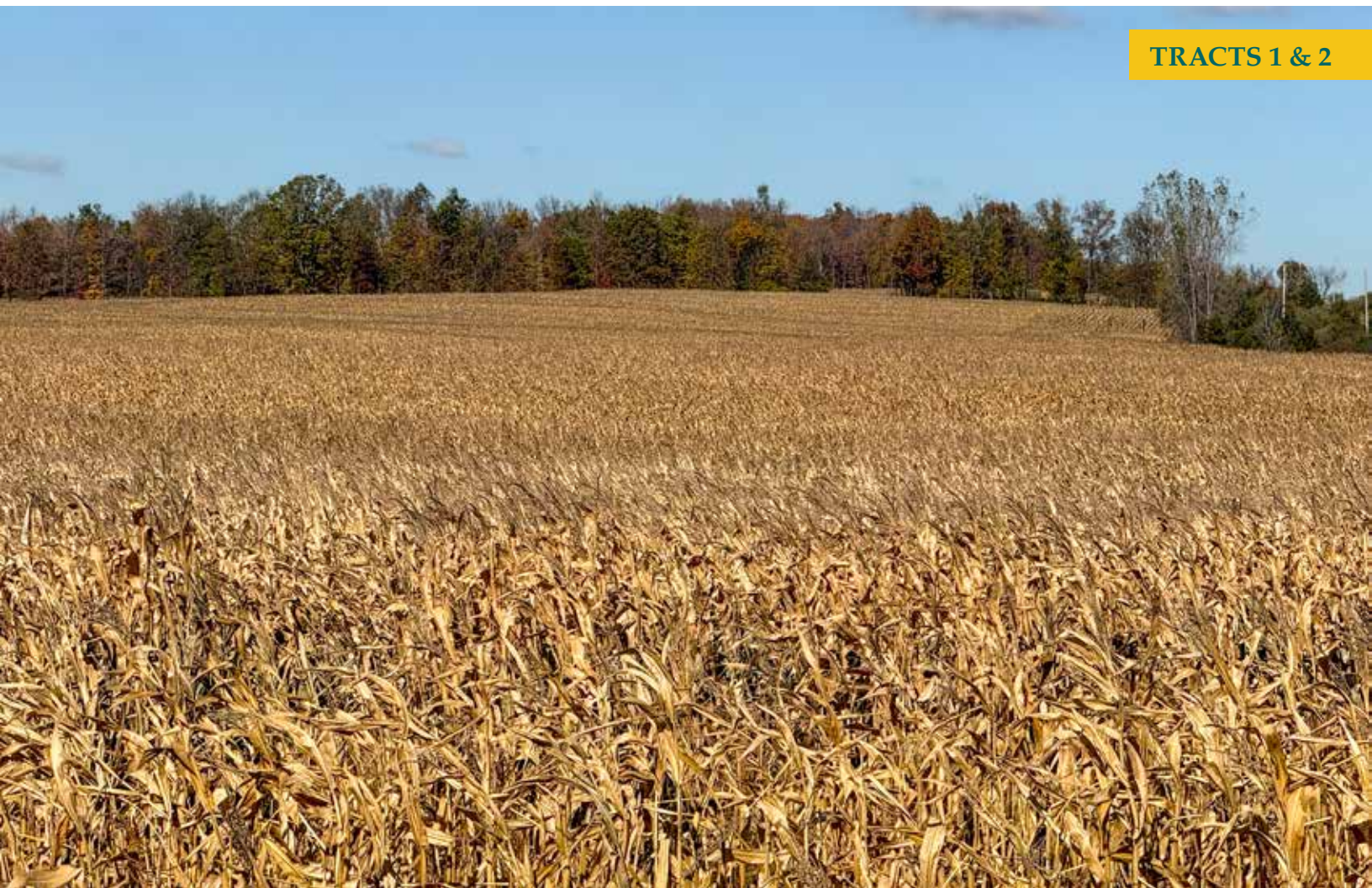
TRACTS 1-2



TRACTS 1-2



TRACTS 1 & 2



TRACTS 2-4



TRACT 2





TRACTS 3-4



TRACT 6







**Auction Manager:** Kevin Jordan • 800.451.2709

Kevin Ray Jordan #6502397357  
Schrader Real Estate and Auction Company Inc. #6505397356



950 North Liberty Drive, Columbia City, IN 46725  
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