

Online Only *Colon, Michigan • St. Joseph County*

REAL ESTATE auCTION



Bidding Opens:
Monday, February 16 at 8 AM

Bidding Closes:
Wednesday, February 18 at 5 PM

23⁺ Acres

*In 3 Tracts with
2 Finishing Barns*

INFORMATION BOOKLET

Phone bidding available with prior registration
Income producing property with assumable contract
Tillable Land | Potential Building Sites

800.451.2709 | SchraderAuction.com

4% Buyer's Premium



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.

SELLERS: Nathan and Karen Yoder, Wilbur Yoder

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

Kevin Ray Jordan, 6502397357

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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be predetermined. Bids on individual tracts, tract combinations, or the entire property may compete.

BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction, with the balance due in cash at closing. The down payment may be in the form of cash, cashier's 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 PRICE: The successful bidder(s) will be required to enter into a Purchase Agreement immediately following the close of the auction. The final bid price is subject to the Sellers' acceptance or rejection.

DEED: Sellers will provide Warranty Deed(s).

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the buyer(s) securing financing.

POSSESSION: At closing, subject to Seller finishing the current groups by approximately July 1st. Contact Auction Company

for details.

REAL ESTATE TAXES: Seller to pay all taxes due and payable before the auction.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Seller disclaims any and 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.

DITCH ASSESSMENTS: Buyer(s) shall pay any ditch assessments due after closing, if any.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages on bare land tracts only.

EASEMENTS: The sale of the property is subject to any and all easements of record.

AGENCY: Schrader Real Estate & 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 is 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 express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well, is made by the Auction Company, its agents, or Sellers. Each potential Bidder is responsible for conducting 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 accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions are approximate. Except for express warranties set forth in the sale documents, purchaser(s) assume all risks thereof and acknowledge that Seller and the Auction Company make no warranty or representation, express or implied, including any warranty of merchantability or fitness for a particular purpose. In no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness. 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.

BOOKLET INDEX

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**For Information Call Auction Manager:
Kevin Jordan, 800-451-2709**



REGISTRATION FORMS

PHONE BIDDER REGISTRATION FORM

WEDNESDAY, FEBRUARY 18, 2026

23± ACRES – ST JOSEPH 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 Wednesday, February 11, 2026.
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: _____

LOCATION & TRACT MAPS

LOCATION MAP



PROPERTY LOCATION: *Located 4 miles west of Colon on M-86 or north of Sturgis on M-66, 10 miles to M-86, then east 1 mile on the south side of the road. Watch for signs.*

This is an online only Real Estate Auction. You may bid over the Internet at schraderauction.com or by phone by registering on the website or by contacting the Auction Company in advance.

OPEN HOUSE / INSPECTION DATE:

Saturday, January 24 • 9am-11am

Saturday, February 14 • 9am-11am

Monday, February 16 • 3pm-5pm

*When coming to look at the hog barns on Tract 2,
please wear booties and clean out gear.*

Call Auction Manager with questions.

TRACT MAP



TRACT DESCRIPTIONS:

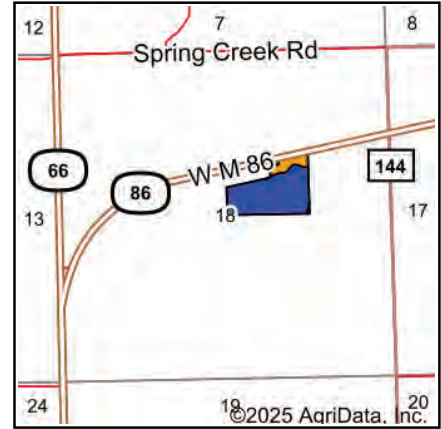
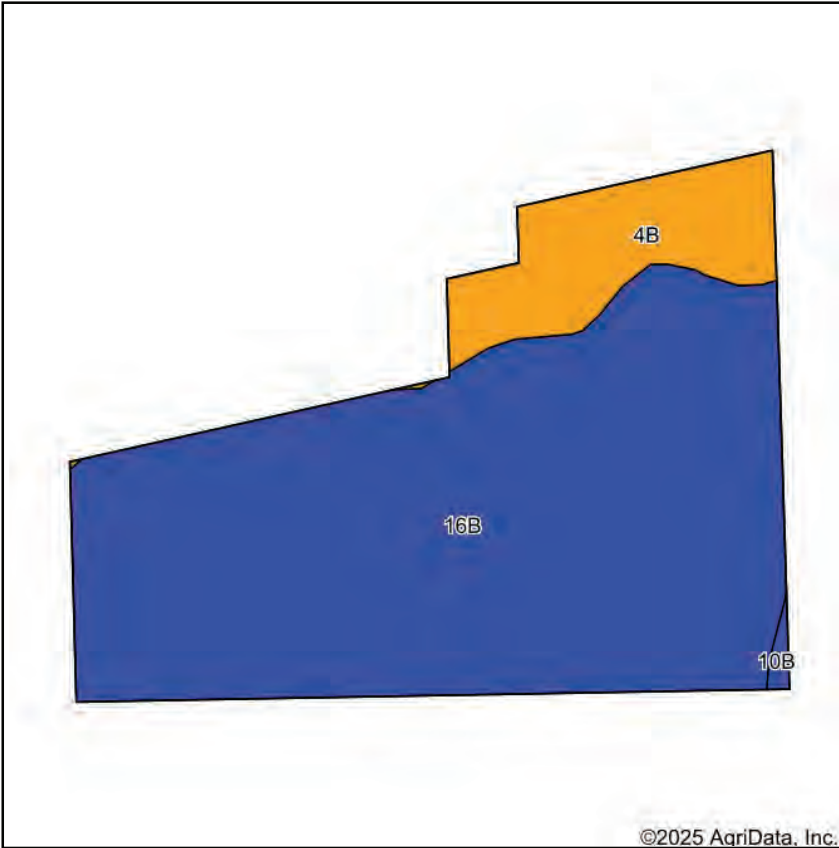
TRACT 1: 5± ACRES of tillable land with Elmdale and Oshtemo sandy loam soils. A thick fencerow along the east side provides natural cover for wildlife. With approximately 350 feet of frontage on M-86, this parcel offers excellent potential for a future building site.

TRACT 2: 5± ACRES including two 220' x 40' finishing barns, each with 44 pens and a total capacity of 1,188 head per barn. The barns are equipped with automatic feeders, waterers and automated ventilation systems. Both barns include true 8-foot-deep manure pits with speed control ventilation and multiple agitation ports, which are rarely used. Four 12-ton feed bins in good condition are included. The current contract generates \$82,000± annually and is assumable by the new owner. Manure application acres are available if needed. Property includes a dedicated driveway with direct access to M-86.

TRACT 3: 13± ACRES, mostly tillable, with a swale along the west side and established fencerows on the south and west boundaries. This tract offers approximately 140 feet of frontage on M-86 ROW and could make a great setting for a country home or small farm.

SOIL INFORMATION

SOIL MAP



State: **Michigan**
 County: **St. Joseph**
 Location: **18-6S-9W**
 Township: **Colton**
 Acres: **21.53**
 Date: **11/6/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MI149, Soil Area Version: 18																
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Oats Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
16B	Elmdale sandy loam, 1 to 6 percent slopes	18.54	86.1%		Ile	Ile	3.7	7	95	170	16	25	80	27	55	40
4B	Oshtemo sandy loam, 0 to 6 percent slopes	2.89	13.4%		IIIs	IIIs										
10B	Hillsdale sandy loam, 0 to 6 percent slopes	0.10	0.5%		Ile											
Weighted Average					2.13	*-	3.2	6	81.8	146.4	13.8	21.5	68.9	23.3	47.4	34.4

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

TOPO



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 843.6

Max: 897.3

Range: 53.7

Average: 869.2

Standard Deviation: 11.19 ft

0ft 269ft 538ft



11/6/2025

18-6S-9W
St. Joseph County
Michigan

Maps Provided By:



© AgriData, Inc. 2023

www.AgrIDataInc.com

Boundary Center: 41° 56' 58.43, -85° 23' 50.83

FLOOD ZONE MAP



©2025 AgriData, Inc.



Map Center: 41° 56' 58.43, -85° 23' 50.83

0ft 283ft 565ft

18-6S-9W
St. Joseph County
Michigan



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

11/6/2025

Flood related information provided by FEMA

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACTS 1 & 2

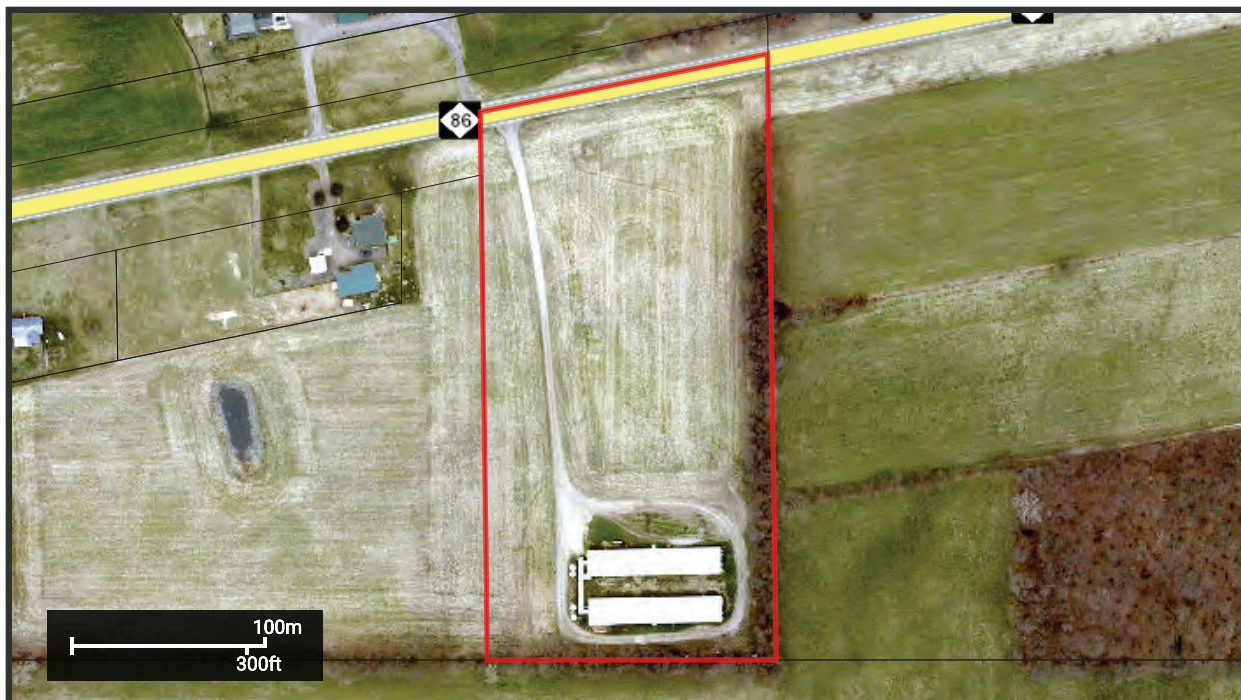


St. Joseph GIS

Parcel Report: 002 018 003 60

1/6/2026

9:20:15 AM



Property Address

28715 M 86

COLON, MI, 49040

Owner Address

YODER NATHAN & KAREN

--

57637 M 66

MENDON, MI 49072

Unit: 002

Unit Name: COLON

General Information for 2025 Tax Year

Parcel Number: 002 018 003 60

Property Class: 101

COUNTY TAX INFORMATION

TRACTS 1 & 2

Class Name:	AGRICULTURAL
School Dist Code:	75040
School Dist Name:	COLON
PRE 2024:	100%
PRE 2025:	100%

Assessed Value:	\$262,600
Taxable Value:	\$211,348
State Equalized Value:	\$262,600

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$262,300	\$262,300	\$204,994
2023	\$251,800	\$251,800	\$195,233

Land Information

Acreage:	10.48
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Tax Description

COM AT CEN SEC 18 T6S R9W TH E 851.42 FT TO POB TH E 480 FT TH N 00D 42M 33S W 1006.57 FT TH S 78D 38M 39S W ALG C/L M-86 TO A PNT N OF POB TH S TO POB. (SPLIT FROM 002-018-003-00 OCT 1997)

Sales Information

Sale Date: 11-17-2022

COUNTY TAX INFORMATION

TRACTS 1 & 2

Sale Price: 400000

Instrument: WD

Grantor: YODER ARLEN & KETURAH TRUST

Grantee: YODER NATHAN J & KAREN M

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022010038

Sale Date: 08-30-2013

Sale Price: 0

Instrument: WD

Grantor: YODER ARLEN & KETURAH

Grantee: YODER ARLEN G & KETURAH K REV TRUST

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 1717/802

Sale Date: 10-02-1997

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 808-302

Delinquent Tax Information as of 1/5/2026

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2011

Base Tax: 3033.85

Base Tax Due: 0

Base Tax Paid: 3033.85

Total Due: 0

Last Paid: 05/23/2012

Tax Year: 2007

Base Tax: 2326.32

Base Tax Due: 0

Base Tax Paid: 2326.32

Total Due: 0

Last Paid: 04/11/2008

Tax Year: 2005

Base Tax: 2771.8

Base Tax Due: 0

Base Tax Paid: 2771.8

Total Due: 0

Last Paid: 03/23/2006

Tax Year: 2004

COUNTY TAX INFORMATION

TRACTS 1 & 2

Base Tax: 2971.28
Base Tax Due: 0
Base Tax Paid: 2971.28
Total Due: 0
Last Paid: 03/28/2005

Tax Year: 2001
Base Tax: 5358.81
Base Tax Due: 0
Base Tax Paid: 5358.81
Total Due: 0
Last Paid: 01/28/2003

Tax History *Total Due as of settlement date

Tax Details 2025 Summer

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	101
Class Name:	AGRICULTURAL

Last Payment Date:

Base Tax:	\$2,216.25
Admin Fees:	\$22.16
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,238.41
Assessed Value:	\$262,600
Taxable Value:	\$211,348
State Equalized Value:	\$262,600
Exemption Percent:	100%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	1,268.08	\$0.00
COUNTY OPERATING	4.4863	948.17	\$0.00

Tax Details 2024 Winter

COUNTY TAX INFORMATION

TRACTS 1 & 2

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	101
Class Name:	AGRICULTURAL

Last Payment Date:	January 27, 2025
--------------------	------------------

Base Tax:	\$3,855.51
Admin Fees:	\$38.55
Interest Fees:	\$0.00
Total Tax & Fees:	\$3,894.06
Assessed Value:	\$262,300
Taxable Value:	\$204,994
State Equalized Value:	\$262,300
Exemption Percent:	100%

Base Paid:	\$3,855.51
Admin Fees Paid:	\$38.55
Interest Fees Paid:	\$0
Total Paid:	\$3,894.06

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.8721	178.77	\$178.77
UNIT LIBRARY	0.8799	180.37	\$180.37
FIRE OPERATING	1.275	261.36	\$261.36
AMBULANCE	0.3685	75.54	\$75.54
COUNTY COA	0.75	153.74	\$153.74
COUNTY E-911	0.993	203.55	\$203.55
COUNTY ROADS	1	204.99	\$204.99
COUNTY TRANSPORT	0.3296	67.56	\$67.56
COUNTY PARKS	0.2489	51.02	\$51.02
SCHOOL OPERATING	18	0.00	\$0.00
SCHOOL DEBT 1	3	614.98	\$614.98
SCHOOL DEBT 2	1.15	235.74	\$235.74
SCHOOL SINKING	1.2906	264.56	\$264.56
ST JOE ISD OP	0.2262	46.36	\$46.36
ST JOE ISD SP ED	2.4333	498.81	\$498.81
ST JOE ISD SP EV	0.2919	59.83	\$59.83

COUNTY TAX INFORMATION

TRACTS 1 & 2

ST JOE ISD CTE	0.9912	203.19	\$203.19
GLEN OAKS CC	2.7081	555.14	\$555.14
COUNTY OPERATING	0	0.00	\$0.00
SCHOOL OPER FC	18	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	101
Class Name:	AGRICULTURAL

Last Payment Date: September 9, 2024

Base Tax:	\$2,155.75
Admin Fees:	\$21.55
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,177.30
Assessed Value:	\$262,300
Taxable Value:	\$204,994
State Equalized Value:	\$262,300
Exemption Percent:	100%

Base Paid:	\$2,155.75
Admin Fees Paid:	\$21.55
Interest Fees Paid:	\$0
Total Paid:	\$2,177.30

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	1,229.96	\$1,229.96
COUNTY OPERATING	4.5162	925.79	\$925.79

Tax Details 2023 Winter

COUNTY TAX INFORMATION

TRACTS 1 & 2

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	101
Class Name:	AGRICULTURAL

Last Payment Date:	February 26, 2024
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Base Tax:	\$3,661.56
Admin Fees:	\$36.61
Interest Fees:	\$0.00
Total Tax & Fees:	\$3,698.17
Assessed Value:	\$251,800
Taxable Value:	\$195,233
State Equalized Value:	\$251,800
Exemption Percent:	100%

Base Paid:	\$3,661.56
Admin Fees Paid:	\$36.61
Interest Fees Paid:	\$0
Total Paid:	\$3,698.17

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.8748	170.78	\$170.78
UNIT LIBRARY	0.8826	172.31	\$172.31
FIRE OPERATING	1.036	202.26	\$202.26
AMBULANCE	0.3965	77.40	\$77.40
COUNTY COA	0.7456	145.56	\$145.56
COUNTY E-911	0.9942	194.10	\$194.10
COUNTY ROADS	0.9942	194.10	\$194.10
COUNTY TRANSPORT	0.33	64.42	\$64.42
COUNTY PARKS	0.2492	48.65	\$48.65
SCHOOL OPERATING	18	0.00	\$0.00
SCHOOL DEBT 1	3	585.69	\$585.69
SCHOOL DEBT 2	1.3	253.80	\$253.80
SCHOOL SINKING	1.2906	251.96	\$251.96
ST JOE ISD OP	0.2267	44.25	\$44.25
ST JOE ISD SP ED	2.4383	476.03	\$476.03
ST JOE ISD SP EV	0.2925	57.10	\$57.10

COUNTY TAX INFORMATION

TRACTS 1 & 2

ST JOE ISD CTE	0.9932	193.90	\$193.90
GLEN OAKS CC	2.7109	529.25	\$529.25
COUNTY OPERATING	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	101
Class Name:	AGRICULTURAL

Last Payment Date:	September 12, 2023
--------------------	--------------------

Base Tax:	\$2,054.17
Admin Fees:	\$20.54
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,074.71
Assessed Value:	\$251,800
Taxable Value:	\$195,233
State Equalized Value:	\$251,800
Exemption Percent:	100%

Base Paid:	\$2,054.17
Admin Fees Paid:	\$20.54
Interest Fees Paid:	\$0
Total Paid:	\$2,074.71

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	1,171.39	\$1,171.39
COUNTY OPERATING	4.5217	882.78	\$882.78

Application Use:

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

GIS/Mapping:

The Geographic Information System (GIS) made available through this website is developed and maintained by St. Joseph County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!

COUNTY TAX INFORMATION

TRACT 3



St. Joseph GIS

Parcel Report: 002 018 003 00

1/6/2026
9:19:23 AM



Property Address

--

--, --, --

Owner Address

YODER WILBUR TRUST

--

57637 M 66

MENDON, MI 49072

Unit:	002
Unit Name:	COLON

General Information for 2025 Tax Year

Parcel Number:	002 018 003 00
Property Class:	102

COUNTY TAX INFORMATION

TRACT 3

Class Name:	AGRICULTURAL
School Dist Code:	75040
School Dist Name:	COLON
PRE 2024:	100%
PRE 2025:	100%

Assessed Value:	\$66,700
Taxable Value:	\$25,565
State Equalized Value:	\$66,700

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$63,400	\$63,400	\$24,797
2023	\$59,200	\$59,200	\$23,617

Land Information

Acreage:	13.36
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Tax Description

W 851.42 FT OF NE 1/4 SEC 18 T6S R9W LYING SLY OF C/L M-86 EXC BEG AT INT OF N-S 1/4 LN SEC 18 & C/L OF M-86 TH N 78D 38M 39S E ALG SD C/L 726 FT TH S 180 FT TH S 78D 38M 39S W 726 FT TH N 180 FT TO POB OF EXC.

Sales Information

Sale Date: 08-11-2011

COUNTY TAX INFORMATION

TRACT 3

Sale Price: 0
Instrument: OTH
Grantor: YODER WILBUR A & VIOLA
Grantee:
Terms of Sale: 07-DEATH CERTIFICATE
Liber/Page:

Sale Date: 08-11-2011

Sale Price: 0
Instrument: OTH
Grantor: YODER WILBUR A & VIOLA
Grantee: YODER WILBUR A
Terms of Sale: 07-DEATH CERTIFICATE
Liber/Page: 1875/638

Sale Date: 09-16-1997

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 806-517

Delinquent Tax Information as of 1/5/2026

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2005

Base Tax: 127.33
Base Tax Due: 0
Base Tax Paid: 127.33
Total Due: 0
Last Paid: 03/20/2006

Tax Year: 2004

Base Tax: 99.36
Base Tax Due: 0
Base Tax Paid: 99.36
Total Due: 0
Last Paid: 10/28/2005

Tax Year: 2001

Base Tax: 0
Base Tax Due: 0
Base Tax Paid: 0
Total Due: 0
Last Paid:

Tax Year: 2000

COUNTY TAX INFORMATION

TRACT 3

Base Tax: 350.03
Base Tax Due: 0
Base Tax Paid: 350.03
Total Due: 0
Last Paid: 10/28/2005

Tax Year: 1998
Base Tax: 3494.49
Base Tax Due: 0
Base Tax Paid: 3494.49
Total Due: 0
Last Paid: 10/28/2005

Tax History *Total Due as of settlement date

Tax Details 2025 Summer

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	102
Class Name:	AGRICULTURAL
Last Payment Date:	
Base Tax:	\$268.08
Admin Fees:	\$2.68
Interest Fees:	\$0.00
Total Tax & Fees:	\$270.76
Assessed Value:	\$66,700
Taxable Value:	\$25,565
State Equalized Value:	\$66,700
Exemption Percent:	100%
Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	153.39	\$0.00
COUNTY OPERATING	4.4863	114.69	\$0.00

Tax Details 2024 Winter

COUNTY TAX INFORMATION

TRACT 3

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	102
Class Name:	AGRICULTURAL

Last Payment Date:	January 27, 2025
--------------------	------------------

Base Tax:	\$466.29
Admin Fees:	\$4.66
Interest Fees:	\$0.00
Total Tax & Fees:	\$470.95
Assessed Value:	\$63,400
Taxable Value:	\$24,797
State Equalized Value:	\$63,400
Exemption Percent:	100%

Base Paid:	\$466.29
Admin Fees Paid:	\$4.66
Interest Fees Paid:	\$0
Total Paid:	\$470.95

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.8721	21.62	\$21.62
UNIT LIBRARY	0.8799	21.81	\$21.81
FIRE OPERATING	1.275	31.61	\$31.61
AMBULANCE	0.3685	9.13	\$9.13
COUNTY COA	0.75	18.59	\$18.59
COUNTY E-911	0.993	24.62	\$24.62
COUNTY ROADS	1	24.79	\$24.79
COUNTY TRANSPORT	0.3296	8.17	\$8.17
COUNTY PARKS	0.2489	6.17	\$6.17
SCHOOL OPERATING	18	0.00	\$0.00
SCHOOL DEBT 1	3	74.39	\$74.39
SCHOOL DEBT 2	1.15	28.51	\$28.51
SCHOOL SINKING	1.2906	32.00	\$32.00
ST JOE ISD OP	0.2262	5.60	\$5.60
ST JOE ISD SP ED	2.4333	60.33	\$60.33
ST JOE ISD SP EV	0.2919	7.23	\$7.23

COUNTY TAX INFORMATION

TRACT 3

ST JOE ISD CTE	0.9912	24.57	\$24.57
GLEN OAKS CC	2.7081	67.15	\$67.15
COUNTY OPERATING	0	0.00	\$0.00
SCHOOL OPER FC	18	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	102
Class Name:	AGRICULTURAL

Last Payment Date: September 9, 2024

Base Tax:	\$260.76
Admin Fees:	\$2.60
Interest Fees:	\$0.00
Total Tax & Fees:	\$263.36
Assessed Value:	\$63,400
Taxable Value:	\$24,797
State Equalized Value:	\$63,400
Exemption Percent:	100%

Base Paid:	\$260.76
Admin Fees Paid:	\$2.60
Interest Fees Paid:	\$0
Total Paid:	\$263.36

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	148.78	\$148.78
COUNTY OPERATING	4.5162	111.98	\$111.98

Tax Details 2023 Winter

COUNTY TAX INFORMATION

TRACT 3

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	102
Class Name:	AGRICULTURAL

Last Payment Date:	February 27, 2024
--------------------	-------------------

Base Tax:	\$442.88
Admin Fees:	\$4.42
Interest Fees:	\$0.00
Total Tax & Fees:	\$447.30
Assessed Value:	\$59,200
Taxable Value:	\$23,617
State Equalized Value:	\$59,200
Exemption Percent:	100%

Base Paid:	\$442.88
Admin Fees Paid:	\$4.42
Interest Fees Paid:	\$0
Total Paid:	\$447.30

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.8748	20.66	\$20.66
UNIT LIBRARY	0.8826	20.84	\$20.84
FIRE OPERATING	1.036	24.46	\$24.46
AMBULANCE	0.3965	9.36	\$9.36
COUNTY COA	0.7456	17.60	\$17.60
COUNTY E-911	0.9942	23.48	\$23.48
COUNTY ROADS	0.9942	23.48	\$23.48
COUNTY TRANSPORT	0.33	7.79	\$7.79
COUNTY PARKS	0.2492	5.88	\$5.88
SCHOOL OPERATING	18	0.00	\$0.00
SCHOOL DEBT 1	3	70.85	\$70.85
SCHOOL DEBT 2	1.3	30.70	\$30.70
SCHOOL SINKING	1.2906	30.48	\$30.48
ST JOE ISD OP	0.2267	5.35	\$5.35
ST JOE ISD SP ED	2.4383	57.58	\$57.58
ST JOE ISD SP EV	0.2925	6.90	\$6.90

COUNTY TAX INFORMATION

TRACT 3

ST JOE ISD CTE	0.9932	23.45	\$23.45
GLEN OAKS CC	2.7109	64.02	\$64.02
COUNTY OPERATING	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	75040
School Dist. Name:	COLON
Property Class:	102
Class Name:	AGRICULTURAL

Last Payment Date:	September 12, 2023
--------------------	--------------------

Base Tax:	\$248.48
Admin Fees:	\$2.48
Interest Fees:	\$0.00
Total Tax & Fees:	\$250.96
Assessed Value:	\$59,200
Taxable Value:	\$23,617
State Equalized Value:	\$59,200
Exemption Percent:	100%

Base Paid:	\$248.48
Admin Fees Paid:	\$2.48
Interest Fees Paid:	\$0
Total Paid:	\$250.96

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	141.70	\$141.70
COUNTY OPERATING	4.5217	106.78	\$106.78

Application Use:

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

GIS/Mapping:

The Geographic Information System (GIS) made available through this website is developed and maintained by St. Joseph County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!

FSA INFORMATION

FSA INFORMATION

Tract Number : 1072

Description : K6 H18
FSA Physical Location : MICHIGAN/ST. JOSEPH
ANSI Physical Location : MICHIGAN/ST. JOSEPH
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL. No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MR WILBUR ALLEN YODER
Other Producers : NATHAN JOUN YODER
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
25.46	18.60	18.60	0.00	0.00	0.00	0.00	0.0

Page: 1 of 4

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPPL	DCP Ag. Rel Activity	SOD
0.00	0.00	18.60	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	18.50	0.00	176
TOTAL	18.50	0.00	

NOTES

FSA INFORMATION



United States
Department of
Agriculture

St. Joseph 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 9/29/25

This box is applicable ONLY for certification maps.

Options only valid if checked.

☐ Shares - 100% OP

☐ Certified Organic

☐ All Crops - Non-Irrigated

☐ CORN - YEL/GR

☐ WHEAT - GR (SRW or SSW)

☐ SOYS - COM/GR

☐ ALFALFA - FG or GZ

☐ DRY BEANS - DE

☐ MIXFG - FG or GZ

2026 Program Year

CLU Date: November 19, 2025

2024 NAIP Imagery

Farm 7312
Tract 1072

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 2024/2025.

PRELIMINARY TITLE

PRELIMINARY TITLE

TRACTS 1 & 2

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

Issuing Agent: PATRICK ABSTRACT AND TITLE OFFICE, INC.

Issuing Office: 128 West Main Street, P.O. Box 157
Centreville, MI 49032

Issuing Office's ALTA® Registry ID: 1050798

Loan ID Number:

Commitment Number: 7546956

Issuing Office File Number: 7546956

Property Address: 28715 M-86, Colon, MI 49040

Revision Number:

SCHEDULE A INFORMATIVE COMMITMENT

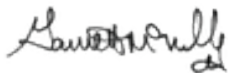
1. Commitment Date: November 13, 2025 at 8:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy

Proposed Insured:	TO BE DETERMINED
Proposed Amount of Insurance:	TO BE DETERMINED
The estate or interest to be insured:	fee simple
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: NATHAN J. YODER AND KAREN M. YODER, HUSBAND AND WIFE
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

PATRICK ABSTRACT AND TITLE OFFICE, INC.

128 West Main Street, P.O. Box 157, Centreville, MI 49032
Telephone: (269) 467-9885

Countersigned by:



PATRICK ABSTRACT AND TITLE OFFICE, INC., License # 0072641

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. 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.

ORT Form 4757MI A

Alternate Schedule A for Michigan – ALTA Commitment for Title Insurance 2021 v. 01.00
07/01/2021

PRELIMINARY TITLE

TRACTS 1 & 2

SCHEDULE B I COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We make additional requirements or exceptions relating to the interest or the loan.
5. All documents executed in the State of Michigan on and after April 1, 1997 must comply with PA 459 to be acceptable for recording. This law regulates type size, margin size, paper size, paperweight and etc., contact your local title company for exact specifications.
6. NOTE: If this transaction involves a Mobile or Manufactured Home, please contact the insurer immediately, as there may be additional requirements, exceptions and fees.
7. NOTE: Please be aware that 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.
8. Buyer's Affidavit, if applicable.
9. Owner's Affidavit and Indemnity.
10. Note: This information is not a commitment to insure title. It is issued for informational purposes only and should not be used for title purposes when acquiring, or conveying, an interest in the land. If a sale results, this informative report should be revised to include a specific amount of insurance, and identify the proposed insured. The insurer may make other requirements, or exceptions, upon its review of the proposed documents creating the estate, or interest to be insured.

PRELIMINARY TITLE

TRACTS 1 & 2

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

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. Facts which would be disclosed by a comprehensive survey of the premises.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice appears of record.
4. No liability is assumed by this company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any homestead exemption status for the insured premises.
5. The Policy issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (meter readings should be obtained and adjusted between appropriate parties.)
6. Subject to the rights of the public and in any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.
7. COMMITMENT- Anything to the contrary notwithstanding, the Final Policy will not insure the quantity of land set forth in the legal description recited in Schedule A.
8. 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.
9. Rights of tenants in possession as tenants only under unrecorded leases.
10. Terms and conditions of an easement granted to General Telephone Company as recorded in Liber 317, Page 636.
11. Terms and conditions of an easement granted to State of Michigan as recorded in Liber 214, Page 110.
12. Terms and conditions contained in a Right of Way, granted to Michigan A.S. Co., recorded in Liber 51, Page 97.
13. Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property as recorded on November 29, 2022 in Document No. 2022010068.
14. Future Advance Mortgage, executed by Nathan J. Yoder and Karen M. Yoder, husband and wife, to GreenStone Farm Credit Services, FLCA, dated November 17, 2022 and recorded November 28, 2022, in Document No. 2022010039, St. Joseph County Records.
15. Mortgage in the amount of, executed by Nathan J. Yoder and Karen M. Yoder, husband and wife, to GreenStone Farm Credit Services, FLCA, dated January 31, 2023 and recorded January 31, 2023, in Document No. 2023000709, St. Joseph County Records. (also covers other land)

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PRELIMINARY TITLE

TRACTS 1 & 2

16. Taxes: ID# 75-002-018-003-60
2024 SEV: \$262,300.00 2024 Taxable: \$204,994.00
2025 SEV: \$262,600.00 2025 Taxable: \$211,348.00
2024 Winter Amount: \$3,894.06 Paid
2025 Summer Amount: \$2,238.41 Paid
Homestead: 100% School: Colon (75040)
Special Assessments: None found
Taxes paid through 2025 Summer

NOTE: Tax information reported above is limited to the date of the most current computer input information in the Treasurer's Office and not necessarily the effective date hereof. A check with the Treasurer's Office should be made to determine the exact amount of taxes due, if any.

NOTE: The homestead exemption status shown above is for information purposes only, the accuracy of which is neither guaranteed, nor insured.

PRELIMINARY TITLE

TRACTS 1 & 2

EXHIBIT A LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF COLON, COUNTY OF ST. JOSEPH AND STATE OF MICHIGAN

COMMENCING AT THE CENTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST; THENCE SOUTH 89°55'08" EAST, ON THE EAST-WEST ¼ LINE, 851.42 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°55'08" EAST 480 FEET, THENCE NORTH 00°42'33" WEST 1006.57 FEET, TO THE CENTERLINE OF HIGHWAY M-86, THENCE SOUTH 78°38'39" WEST ON SAID CENTERLINE TO A POINT NORTH 00°42'33" WEST FROM THE PLACE OF BEGINNING, THENCE SOUTH 00°42'33" EAST TO THE POINT OF BEGINNING.

TAX ID# 75-002-018-003-60

PRELIMINARY TITLE

TRACT 3

SCHEDULE A INFORMATIVE COMMITMENT

1. Commitment Date: November 13, 2025 at 8:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy

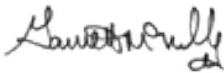
Proposed Insured:	TO BE DETERMINED
Proposed Amount of Insurance:	TO BE DETERMINED
The estate or interest to be insured:	fee simple
3. The estate or interest in the Land at the Commitment Date is: fee simple
4. The Title is, at the Commitment Date, vested in: WILBUR ALLEN YODER, SUBJECT TO THE REMAINDERMAN INTEREST OF REVOCABLE TRUST AGREEMENT OF WILBUR ALLEN YODER, ESTABLISHED APRIL 18, 2019
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

PATRICK ABSTRACT AND TITLE OFFICE, INC.

128 West Main Street, P.O. Box 157, Centreville, MI 49032

Telephone: (269) 467-9885

Countersigned by:



PATRICK ABSTRACT AND TITLE OFFICE, INC., License # 0072641

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ORT Form 4757MI A

Alternate Schedule A for Michigan – ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021

PRELIMINARY TITLE

TRACT 3

SCHEDULE B I COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We make additional requirements or exceptions relating to the interest or the loan.
5. All documents executed in the State of Michigan on and after April 1, 1997 must comply with PA 459 to be acceptable for recording. This law regulates type size, margin size, paper size, paperweight and etc., contact your local title company for exact specifications.
6. NOTE: If this transaction involves a Mobile or Manufactured Home, please contact the insurer immediately, as there may be additional requirements, exceptions and fees.
7. NOTE: Please be aware that 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.
8. Buyer's Affidavit, if applicable.
9. Owner's Affidavit and Indemnity.
10. Note: This information is not a commitment to insure title. It is issued for informational purposes only and should not be used for title purposes when acquiring, or conveying, an interest in the land. If a sale results, this informative report should be revised to include a specific amount of insurance, and identify the proposed insured. The insurer may make other requirements, or exceptions, upon its review of the proposed documents creating the estate, or interest to be insured.

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PRELIMINARY TITLE

TRACT 3

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

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. Facts which would be disclosed by a comprehensive survey of the premises.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice appears of record.
4. No liability is assumed by this company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any homestead exemption status for the insured premises.
5. The Policy issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (meter readings should be obtained and adjusted between appropriate parties.)
6. Subject to the rights of the public and in any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.
7. COMMITMENT- Anything to the contrary notwithstanding, the Final Policy will not insure the quantity of land set forth in the legal description recited in Schedule A.
8. Rights of tenants in possession as tenants only under unrecorded leases.
9. 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.
10. Terms and conditions of an easement granted to General Telephone Company as recorded in Liber 317, Page 636.
11. Terms and conditions of an easement granted to State of Michigan as recorded in Liber 214, Page 110.
12. Terms and conditions contained in a Right of Way, granted to Michign A.S. Co., recorded in Liber 51, Page 97.
13. Future Advance Mortgage, in the amount of _____ executed by Wilbur A. Yoder and Viola Yoder, husband and wife, to GreenStone Farm Credit Services, FLCA, dated May 27, 2011 and recorded May 31, 2011, in Liber 1615, Page 861, St. Joseph County Records. Partial Release of Mortgage recorded June 3, 2022, in Document No. 2022005232.
14. Future Advance Mortgage, executed by Wilbur A. Yoder, an unmarried man, to GreenStone Farm Credit Services, FLCA, dated July 16, 2019 and recorded July 17, 2019, in Liber 1966, Page 855, and amended by Amendment to Mortgage dated September 21, 2020 and recorded October 19, 2020 in Document No. 2020006774, St. Joseph County Records. Partial Release of Mortgage recorded June 3, 2022, in Document No. 2022005231.

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PRELIMINARY TITLE

TRACT 3

15. Future Advance Mortgage, executed by Wilbur A. Yoder a/k/a Wilber A. Yoder a/k/a Wilbur Allen Yoder, an unmarried man, to GreenStone Farm Credit Services, FLCA, dated June 1, 2022 and recorded June 3, 2022, in Document No. 2022005245, St. Joseph County Records. (also covers other land)
16. Taxes: ID# 75-002-018-003-00
2024 SEV: \$63,400.00 2024 Taxable: \$24,797.00
2025 SEV: \$66,700.00 2025 Taxable: \$25,565.00
2024 Winter Amount: \$470.95 Paid
2025 Summer Amount: \$270.76 Paid
Homestead: 100% School: Colon (75040)
Special Assessments: None found
Taxes paid through 2025 Summer

NOTE: Tax information reported above is limited to the date of the most current computer input information in the Treasurer's Office and not necessarily the effective date hereof. A check with the Treasurer's Office should be made to determine the exact amount of taxes due, if any.

NOTE: The homestead exemption status shown above is for information purposes only, the accuracy of which is neither guaranteed, nor insured.

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PRELIMINARY TITLE

TRACT 3

EXHIBIT A LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF COLON, COUNTY OF ST. JOSEPH AND STATE OF MICHIGAN

ALL THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST, LYING SOUTH OF M-86 (FKA M-78); EXCEPTING THEREFROM, THE WEST 726 FEET OF THE NORTH 180 FEET.

ALSO EXCEPTING: COMMENCING AT THE CENTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST; THENCE SOUTH 89°55'08" EAST, ON THE EAST-WEST 1/4 LINE, 851.42 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°55'08" EAST 480 FEET, THENCE NORTH 00°42'33" WEST 1006.57 FEET, TO THE CENTERLINE OF HIGHWAY M-86, THENCE SOUTH 78°38'39" WEST ON SAID CENTERLINE TO A POINT NORTH 00°42'33" WEST FROM THE PLACE OF BEGINNING, THENCE SOUTH 00°42'33" EAST TO THE POINT OF BEGINNING.

BEING DESCRIBED ON THE COUNTY TAX ROLL AS: THE WEST 851.42 FEET OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST, LYING SOUTHERLY OF THE CENTERLINE OF M-86; EXCEPT: BEGINNING AT THE INTERSECTION OF THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 18 AND THE CENTERLINE OF M-86, THENCE NORTH 78°38'39" EAST, ALONG SAID CENTERLINE, 726 FEET; THENCE SOUTH 180 FEET; THENCE SOUTH 78°38'39" WEST 726 FEET; THENCE NORTH 180 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION.

TAX ID#75-002-018-003-00

HOG BUILDING INFO

HOG BUILDING INFO

2025 Hog Barn Income and Expenses

Income:	\$83,604.00
=====	
Electric:	(\$12,642.21)
Repairs:	(\$1,105.00)
Washing/Loadouts:	(\$8,110.00)
Summer/Winter Taxes:	(\$6,132.47)
=====	
Total Expenses:	(\$27,989.68)
=====	
Net Income:	\$55,614.32

Current Hog Provider:

H&H Farms
handhfarms.com

Ryan Hunter
269-760-0125
ryan@handhfarms.com

Building Information:

Barns built in 1997 by Miller Construction - first hogs in 1998
2012 updates: New floor, additional pillars (5' spacing), gates
2017 updates: New metal inside and out, vents, ceilings, feeder lines, feeders, pit fans

(2) owned 1,000 gallon propane tanks
130 acres manure available for 2026 - other demand in the area

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



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PHOTOS



PHOTOS





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