

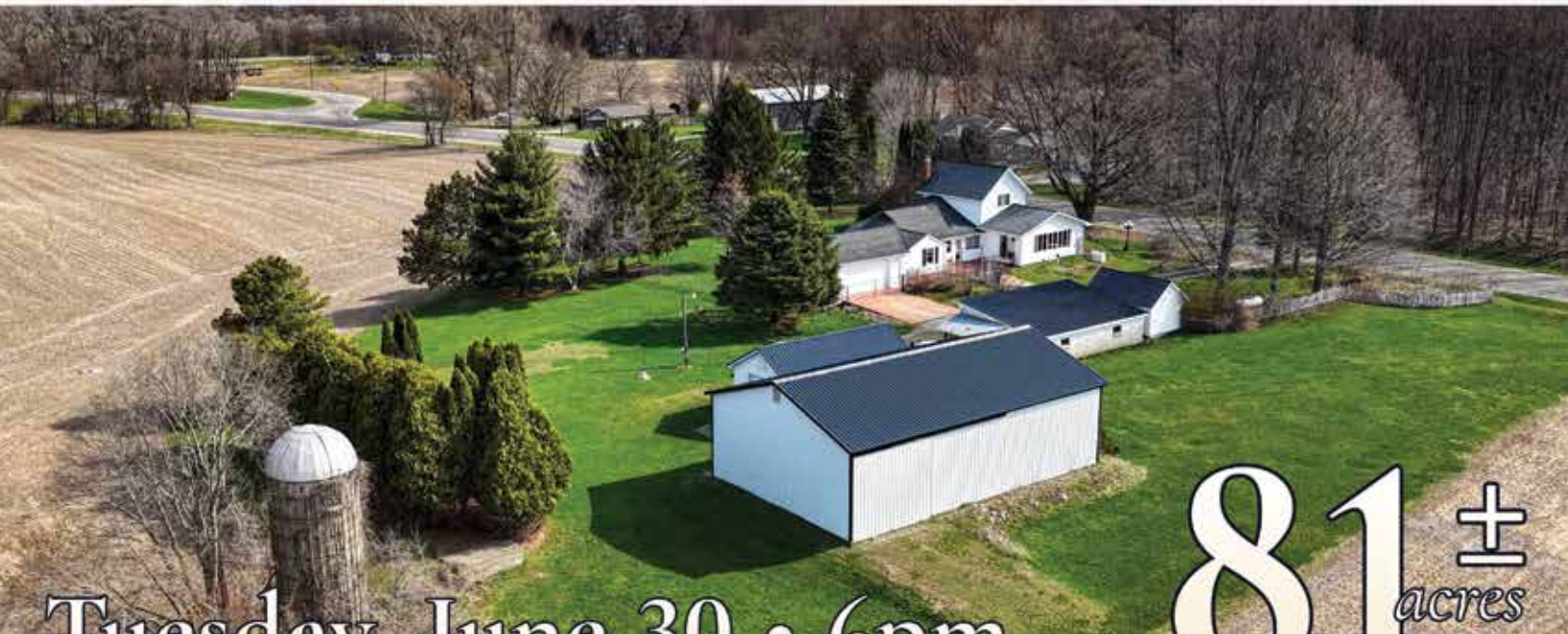
Coldwater Township - Branch County, MI

Farmland, Home & Outbuildings AUCTION



- Productive Tillable Land
- Farmhouse with Multiple Outbuildings
- Potential Building Sites
- 2+ Miles South of Downtown Coldwater
- 15+ Miles North of Angola

INFORMATION BOOK



Tuesday, June 30 • 6pm

81[±]
acres

Held at the Dearth Community Center - Coldwater, MI

Offered in 5 Tracts

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: Gentry Trust C/O Southern MI Bank & Trust, Victoria Duda, WM



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 & as a total 81± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

BUYER'S PREMIUM: A 2% buyer's premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 5% down payment for the house or any combination including the house. 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 Seller's acceptance or rejection.

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

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

DEED: Property to be conveyed by a Warranty or Trustee's Deed.

POSSESSION: At closing on the home. Possession on the tillable acres are subject to the existing lease to harvest the growing crop.

CASH RENT CREDIT: Buyer(s) to receive credit equal to half the cash rent income for the growing crop. Contact auction managers for details.

REAL ESTATE TAXES: Seller to pay the Summer 2026 Real estate taxes with Buyer(s) to pay taxes thereafter.

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.**

Auction Managers: Jonathan Aiden Shaw • 517.945.3142 #6501458992 Salesperson
& Kevin Ray Jordan • 800.451.2709 #6502397357 Principal Associate Broker

Schrader Real Estate and Auction Company, Inc. 800.451.2709 MI Real Estate Broker Lic. #6505397356

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, Indiana 46725

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 30, 2026

81± ACRES – BRANCH COUNTY, MICHIGAN

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

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, June 23, 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: _____

Online Auction Bidder Registration
81± Acres • Branch County, Michigan
Tuesday, June 30, 2026

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 Tuesday, June 30, 2026 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, Tuesday, June 23, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

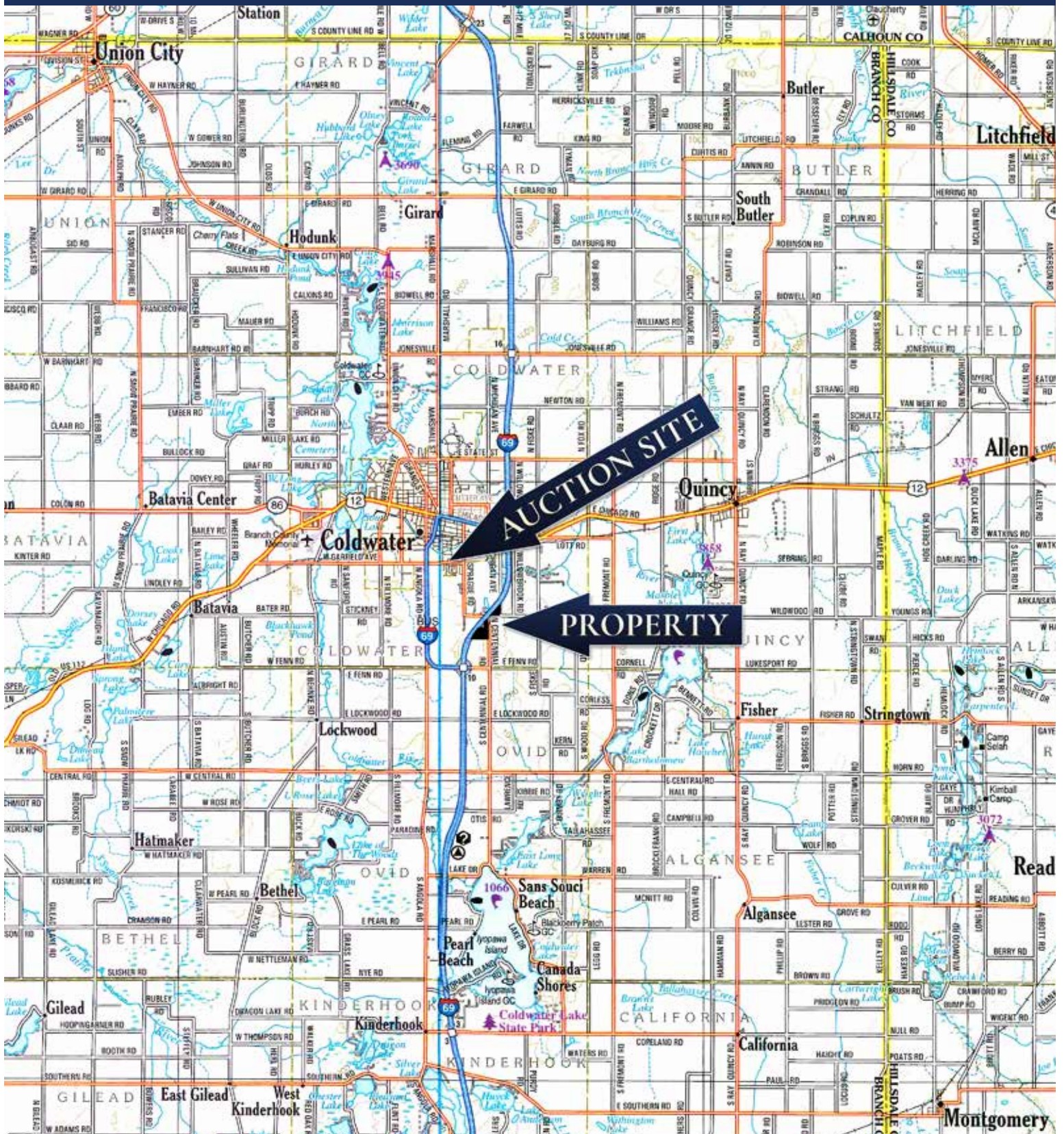
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

LOCATION MAP



AUCTION LOCATION: The Dearth Community Center, 235 E Garfield Ave, Coldwater, MI 49036. From Downtown Coldwater travel South on S Sprague St ½ mile to E Garfield Ave. Travel West ¼ mile & the Dearth Center will be on your right.

PROPERTY LOCATION: 174 N Centennial Rd, Coldwater, MI 49036-9166 • From downtown Coldwater, travel South on S Sprague St 1.5 miles to Dorrance Rd. Travel East on Dorrance Rd for ⅓ mile to N Centennial Rd. Travel South on N Centennial Rd for 800' & the farm is on the East side of the road.

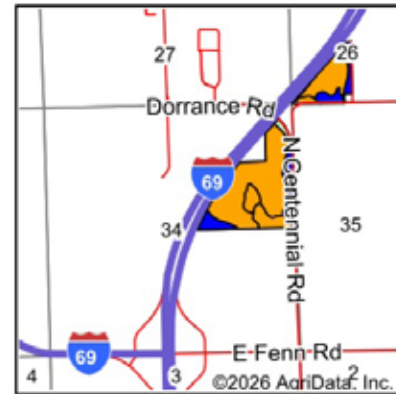
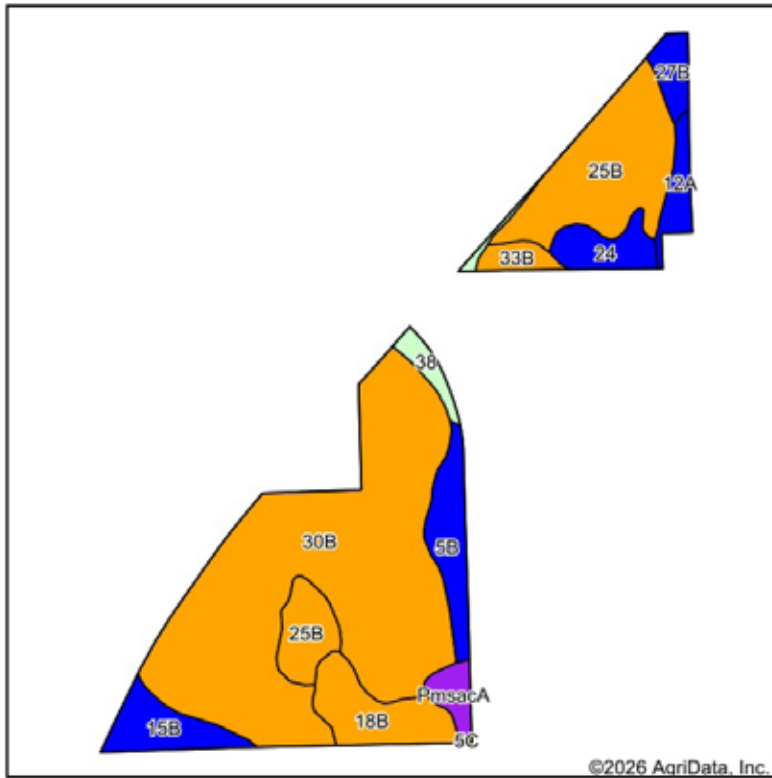
TRACT MAP

UPDATED
TRACT MAP



SOIL & TOPO MAPS

SOILS MAP



State: Michigan
 County: Branch
 Location: 34-6S-6W
 Township: Coldwater
 Acres: 84.59
 Date: 4/6/2026



Area Symbol: MI023, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Oats Bu	Soybeans Bu	Winter wheat Bu	Winter wheat Irrigated Bu
30B	Leoni gravelly sandy loam, 0 to 6 percent slopes	44.17	52.2%		Ills	Ills	115	150	19	25	95	35	50	55
25B	Branch loamy sand, 1 to 4 percent slopes	15.55	18.4%		Ills		80			14	60	28	35	
18B	Spinks loamy fine sand, 0 to 6 percent slopes	5.42	6.4%		Ills	Ills								
5B	Hillsdale-Riddles sandy loams, 1 to 6 percent slopes	4.28	5.1%			Ile								
15B	Locke fine sandy loam, 1 to 4 percent slopes	3.79	4.5%			Ile	95			16	75	32	42	
24	Sebewa loam, 0 to 2 percent slopes	2.95	3.5%			Ilw								
12A	Teasdale fine sandy loam, 0 to 3 percent slopes	1.94	2.3%			Ilw	115			19	90	33	50	
27B	Fox sandy loam, 2 to 6 percent slopes	1.80	2.1%			Ile	105			17	70	35	42	
PmsacA	Palms muck, 0 to 1 percent slopes	1.63	1.9%			Vw								
38	Udipsamments, gently sloping	1.63	1.9%											
33B	Ormas loamy sand, 0 to 6 percent slopes	1.43	1.7%			Ille	80			17		28	36	
Weighted Average					-	-	85.2	78.3	14.3	13.1	67.5	26.8	37.1	28.7

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

TOPOGRAPHY CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 977.7

Max: 1,016.7

Range: 39.0

Average: 997.2

Standard Deviation: 8.14 ft



4/6/2026

34-6S-6W
Branch County
Michigan



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 41° 54' 38.92, -84° 58' 55.48

FSA INFORMATION

FSA INFORMATION

MICHIGAN
BRANCH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8074

Prepared : 5/21/26 12:35 PM CST

Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None
Recon ID : 26-023-2008-277
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.77	68.78	68.78	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	68.78	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	68.78	0.00	112	0
TOTAL	68.78	0.00		

NOTES

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Tract Number : 3437

Description : 06S06W 34 COLDWATER
FSA Physical Location : MICHIGAN/BRANCH
ANSI Physical Location : MICHIGAN/BRANCH
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : GERALD & JOYCE GENTRY LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
60.70	54.79	54.79	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

MICHIGAN
BRANCH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8074
Prepared : 5/21/26 12:35 PM CST
Crop Year : 2026

Tract 3437 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	54.79	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	54.79	0.00	112

TOTAL **54.79** **0.00**

NOTES

Tract Number : 20378

Description : 06S06W 26 COLDWATER
FSA Physical Location : MICHIGAN/BRANCH
ANSI Physical Location : MICHIGAN/BRANCH
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 : GERALD & JOYCE GENTRY LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
20.07	13.99	13.99	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	13.99	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	13.99	0.00	112

TOTAL **13.99** **0.00**

NOTES

FSA INFORMATION

MICHIGAN
BRANCH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8074
Prepared : 5/21/26 12:35 PM CST
Crop Year : 2026

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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



Branch County, Michigan

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



- Common Land Unit**
- Common Land Unit
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern

Cropland vs Non-Cropland
 Tract Cropland Total: 13.99 acres

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

2026 Program Year
 CLU Date: April 29, 2026
 Phy. County: Branch, MI
 2024 NAIP Imagery

Farm 8074
Tract 20378

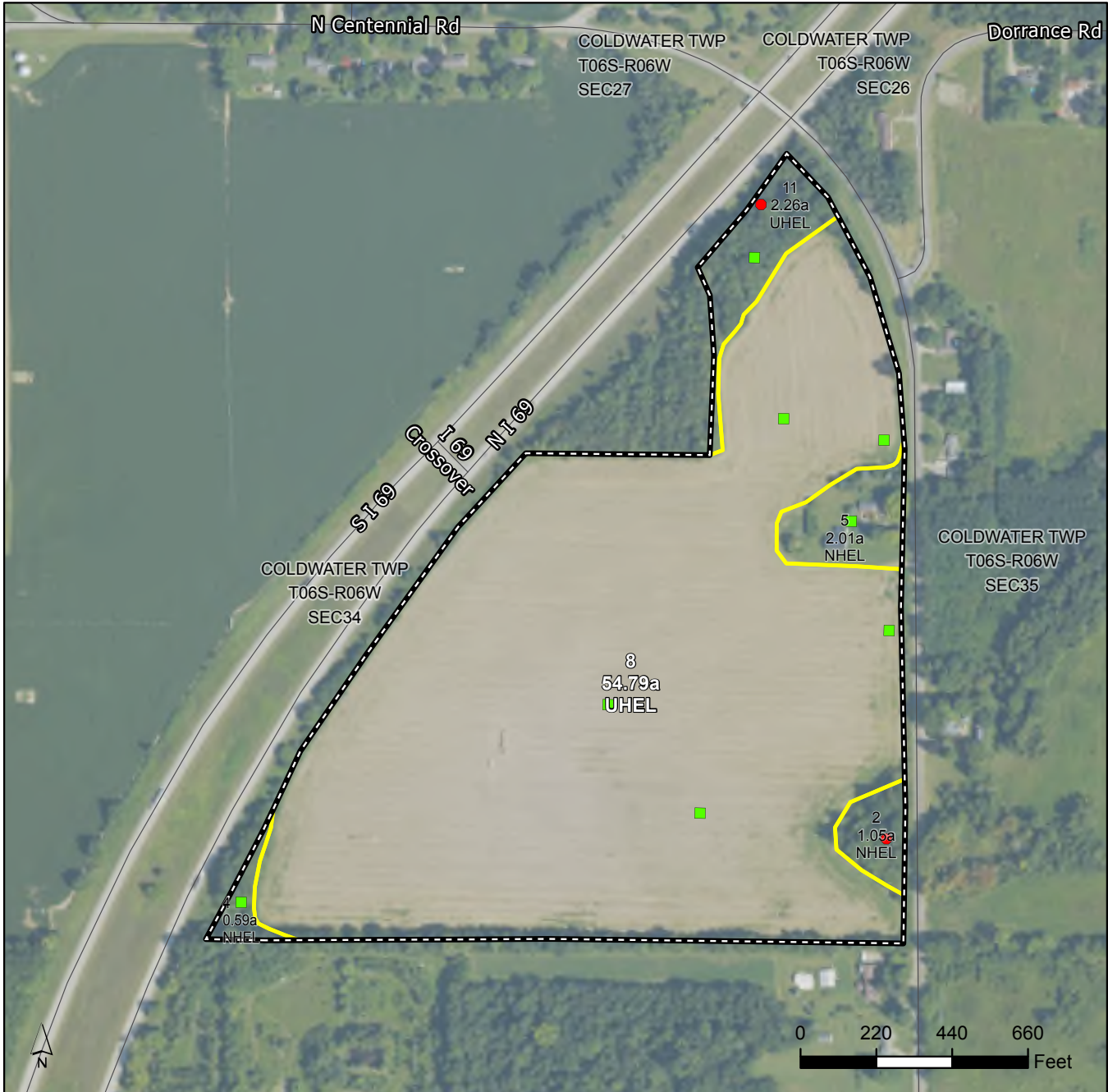
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FSA INFORMATION



Branch County, Michigan

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



Common Land Unit
 Common Land Unit
 Tract Boundary

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions
 Areas of Concern
as of 3/17/26

Cropland vs Non-Cropland
 Tract Cropland Total: 54.79 acres

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 SWW)
 SOYS - COM/GR ALFALFA - FG or GZ
 DRY BEANS - DE MIXFG - FG or GZ

2026 Program Year
 CLU Date: April 29, 2026
 Phy. County: Branch, MI
 2024 NAIP Imagery

Farm 8074
Tract 3437

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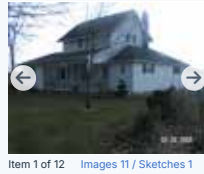
HOME INFORMATION

HOME INFORMATION

Address Name Parcel Number

Search Q

[Home](#) / [Search Results](#) / Record Details



174 N CENTENNIAL RD

COLDWATER, MI 49036
 Parcel #070-034-200-010-00
 Property Owner: GENTRY, GERALD & JOYCE LIV TRUST



Property Information (2025) Tax Information (2025)

♡ Click here to add this parcel to your favorite records for easy access on your next visit...

Owner and Taxpayer Information ^

Owner	GENTRY, GERALD & JOYCE LIV TRUST 174 N CENTENNIAL RD COLDWATER, MI 49036	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2025 ^

Property Class	101 AGRICULTURAL-IMPROVED	Unit	070 COLDWATER TOWNSHIP
School District	COLDWATER COMMUNITY SCHOOLS	Assessed Value	\$251,300
MAP #	<i>No Data to Display</i>	Taxable Value	\$101,457
User Number Index	1	State Equalized Value	\$251,300
26 FOR 27 CHECK	<i>Not Available</i>	Date of Last Name Change	02/26/2025
NOTE:	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
25 FOR 26 CHECK	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Effective Date	05/01/1994
-----------------------	------------

Principal Residence Exemption	June 1st	Final
2025	100.0000%	100.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$221,500	\$221,500	\$98,407
2023	\$203,500	\$203,500	\$93,721
2022	\$196,700	\$196,700	\$89,259

Land Information ^

Zoning Code	AG	Total Acres	59.000
Land Value	\$304,600	Land Improvements	\$667
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	2026 AG	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

HOME INFORMATION

Legal Description

LD IN NE 1/4 OF NE 1/4 LY SELY OF HWY I-69 ALSO E 3/4 OF S 1/2 OF NE 1/4 LY ELY OF HWY I-69 SEC 34 T6S R6W

Land Division Act Information

Sale History

Building Information - 1732 sq ft TWO-STORY (Residential)

General

Floor Area	1,732 sq ft
Garage Area	840 sq ft
Foundation Size	1,422 sq ft

Estimated TCV	\$132,925
Basement Area	750 sq ft

Year Built	1880
Occupancy	Single Family
Effective Age	31 yrs
Percent Complete	100%
AC w/Separate Ducts	No

Year Remodeled	1965
Class	CD
Tri-Level	No
Heat	Forced Heat & Cool
Wood Stove Add-on	No

Basement Rooms	0
1st Floor Rooms	6
2nd Floor Rooms	0
Bedrooms	4

Water	Water Well
Sewer	Septic
Style	TWO-STORY

Area Detail - Basic Building Area

Height	Foundation	Exterior	Area	Heated
1.75 Story	Mich. Bsmnt	Siding	414 sq ft	1.75 Story
1 Story	Mich. Bsmnt	Siding	336 sq ft	1 Story
1 Story	Crawl Space	Siding	237 sq ft	1 Story
1 Story	Crawl Space	Siding	309 sq ft	1 Story
1 Story	Crawl Space	Siding	126 sq ft	1 Story

Basement Finish

Recreation	0 sq ft
Living Area	0 sq ft
Walk Out Doors	0

Recreation % Good	0%
Living Area % Good	0%
No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
----------------	---

Built-In Information

Standard Range	1
----------------	---

Fireplace Information

Standard Range	1
----------------	---

Garage Information

Area	624 sq ft
Foundation	42 Inch
Year Built	1968
Auto Doors	0
Area	216 sq ft

Exterior	Siding
Common Wall	1 Wall
Finished	No
Mech Doors	0
Exterior	Siding

HOME INFORMATION

Foundation	18 Inch
Year Built	1968
Auto Doors	0

Common Wall	Detached
Finished	No
Mech Doors	0

Porch Information

CSEP (1 Story)	104 sq ft
----------------	-----------

Foundation	Standard
------------	----------

Building Information - 600 sq ft Farm Utility Buildings (Agricultural)



Type	Farm Utility Buildings
Floor Area	600 sq ft
Perimeter	96 ft
Year Built	<i>Not Available</i>
Percent Complete	100%
Physical Percent Good	29%
Economic Percent Good	100%

Class	D,Frame
Estimated TCV	\$5,920
Height	7 ft
Quality	Average
Heat	No Heating/Cooling
Functional Percent Good	100%
Effective Age	51 yrs

Building Information - 540 sq ft Farm Utility Buildings (Agricultural)



Type	Farm Utility Buildings
Floor Area	540 sq ft
Perimeter	112 ft
Year Built	<i>Not Available</i>
Percent Complete	100%
Physical Percent Good	20%
Economic Percent Good	100%

Class	D,Frame
Estimated TCV	\$2,034
Height	8 ft
Quality	Average
Heat	No Heating/Cooling
Functional Percent Good	100%
Effective Age	71 yrs

Building Information - 2016 sq ft Farm Implement (Equipment Shop) Buildings (Agricultural)



Type	Farm Implement (Equipment Shop) Buildings
Floor Area	2,016 sq ft
Perimeter	184 ft
Year Built	1996
Percent Complete	100%
Physical Percent Good	52%
Economic Percent Good	100%

Class	D,Pole
Estimated TCV	\$17,129
Height	14 ft
Quality	Average
Heat	No Heating/Cooling
Functional Percent Good	100%
Effective Age	28 yrs

Building Information - 78 sq ft Cylindrical Silo (Agricultural)



Type	Cylindrical Silo
Floor Area	78 sq ft
Perimeter	31 ft
Year Built	<i>Not Available</i>
Percent Complete	100%
Functional Percent Good	1%
Effective Age	61 yrs

Kind	Concrete Stave
Estimated TCV	\$1
Height	30 ft
Roof	No Roof
Physical Percent Good	20%
Economic Percent Good	1%

TAX INFORMATION

TAX INFORMATION - TRACTS 1-4

Address Name Parcel Number

Search

[Home](#) / [Search Results](#) / Record Details



174 N CENTENNIAL RD

COLDWATER, MI 49036

Parcel #070-034-200-010-00

Property Owner: GENTRY, GERALD & JOYCE LIV TRUST

Item 1 of 12 [Images 11](#) / [Sketches 1](#)



[Property Information \(2025\)](#)

[Tax Information \(2025\)](#)

Click here to add this parcel to your favorite records for easy access on your next visit...

Owner and Taxpayer Information ^

Owner	GENTRY, GERALD & JOYCE LIV TRUST 174 N CENTENNIAL RD COLDWATER, MI 49036	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

Legal Description ^

LD IN NE 1/4 OF NE 1/4 LY SELY OF HWY I-69 ALSO E 3/4 OF S 1/2 OF NE 1/4 LY ELY OF HWY I-69 SEC 34 T6S R6W

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Payment Date
05/19/2026

Tax History ^

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
▾ 2025	Winter	\$1,633.81	\$1,633.81	03/02/2026	\$0.00
▾ 2025	Summer	\$1,092.72	\$1,092.72	11/19/2025	\$0.00
▾ 2024	Winter	\$1,592.84	\$1,592.84	02/06/2025	\$0.00
▾ 2024	Summer	\$1,062.30	\$1,062.30	09/06/2024	\$0.00
▾ 2023	Winter	\$1,522.96	\$1,522.96	02/13/2024	\$0.00
▾ 2023	Summer	\$1,013.55	\$1,013.55	09/01/2023	\$0.00
▾ 2022	Winter	\$1,463.96	\$1,463.96	12/14/2022	\$0.00
▾ 2022	Summer	\$965.29	\$965.29	07/29/2022	\$0.00
▾ 2021	Winter	\$1,632.33	\$1,632.33	12/16/2021	\$0.00
▾ 2021	Summer	\$937.32	\$937.32	07/11/2021	\$0.00

TAX INFORMATION - TRACT 5

Address Name Parcel Number

Search

[Home](#) / [Search Results](#) / Record Details



DORRANCE RD & MICHIGAN

COLDWATER, MI 49036

Parcel #070-026-300-050-00

Property Owner: GENTRY, GERALD & JOYCE LIV TRUST



Property Information (2025)

Tax Information (2025)

Click here to add this parcel to your favorite records for easy access on your next visit...

Owner and Taxpayer Information

Owner	GENTRY, GERALD & JOYCE LIV TRUST 174 N CENTENNIAL RD COLDWATER, MI 49036	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

Legal Description

PRT OF W 1/2 OF S 1/2 OF SW 1/4 LY ELY OF HWY I-69 EXC PAR 200 FT N & S BY 150 FT E & W IN SE COR THEREOF SEC 26 T6S R6W SPLIT FOR 1996 OUT OF 300-025-00

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Payment Date
05/19/2026

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
▾ 2025	Winter	\$319.75	\$319.75	03/02/2026	\$0.00
▾ 2025	Summer	\$213.87	\$213.87	11/19/2025	\$0.00
▾ 2024	Winter	\$311.73	\$311.73	02/06/2025	\$0.00
▾ 2024	Summer	\$207.92	\$207.92	09/06/2024	\$0.00
▾ 2023	Winter	\$298.08	\$298.08	02/13/2024	\$0.00
▾ 2023	Summer	\$198.39	\$198.39	09/01/2023	\$0.00
▾ 2022	Winter	\$286.53	\$286.53	12/14/2022	\$0.00
▾ 2022	Summer	\$188.95	\$188.95	07/29/2022	\$0.00
▾ 2021	Winter	\$319.48	\$319.48	12/16/2021	\$0.00
▾ 2021	Summer	\$183.46	\$183.46	07/11/2021	\$0.00

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

Issuing Agent: Branch County Abstract & Title

Issuing Office: 22 Tibbits Plaza

Coldwater, MI 49036

Issuing Office's ALTA® Registry ID: 0001379

Loan ID Number:

Commitment Number: Pre-2026-486

Issuing Office File Number: Pre-2026-486

Property Address: 174 North Centennial Road, Coldwater, MI 49036 and Dorrance Rd & South Michigan Avenue, Coldwater, MI 49036

Revision Number:

SCHEDULE A

1. Commitment Date: May 6, 2026 at 05:00 PM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy
Proposed Insured: PARTY TO BE INSURED
Proposed Amount of Insurance: \$
The estate or interest to be insured: Fee simple
 - b. 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
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:
Gerald G. Gentry and Joyce Ann Gentry, Co-Trustees of Gentry Revocable Living Trust Agreement dated April 6, 2005
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

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BRANCH COUNTY ABSTRACT & TITLE

22 Tibbits Plaza, Coldwater, MI 49036

Telephone: (517) 278-6960

Countersigned:

By: _____

Authorized Signatory

Heather Hyliard, License #1203151

Branch County Abstract & Title, License #0009932

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Form 50245826 (4-26-24)



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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. Pay unpaid taxes and assessments unless shown as paid.
6. If this transaction is subject to reporting under the Residential Real Estate Reporting Rule ("RRE Rule") issued by FinCEN, the Reporting Person (typically the Company's Policy Issuing Agent) must be provided with all necessary information before closing the transaction contemplated herein. The Reporting Person, as defined under the RRE Rule and required by Federal law, must collect additional information for certain transactions pursuant to the Bank Secrecy Act. Failure by any party to furnish the required information may delay the closing or prevent the Company from issuing the requested title insurance policy.
7. RECORD a certified copy of the Death Certificate of Gerald G. Gentry in Branch County Register of Deeds.
8. RECORD a certified copy of the Death Certificate of Joyce Ann Gentry in Branch County Register of Deeds.
9. RECORD Certificate of Trust for the Gerald G. Gentry and Joyce Ann Gentry, Co-Trustees of Gentry Revocable Living Trust Agreement dated April 6, 2005

NOTE: Insurer reserves the right for further requirements upon examination of above instrument.

10. RECORD proper conveyance from Gerald G. Gentry and Joyce Ann Gentry, Co-Trustees of Gentry Revocable Living Trust Agreement dated April 6, 2005 to party to be insured.
11. NOTE: Search of records finds no outstanding voluntary liens affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in subject property.

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12. Tax Code Number: 12-070-034-200-010-00 (Parcel 1)

2025 Summer Taxes are paid. (amount \$1,092.72)

2025 Winter Taxes are paid. (amount \$1,633.81)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2026 Tax Value: \$104,196.00

2026 SEV: \$256,200.00

Principal Residence Exemption - 100%, (Property Class Agricultural Improved and Coldwater Community School District) per 2026 Tax Records (subject to change at any time)

13. Tax Code Number: 12-070-026-300-050-00 (Parcel 2)

2025 Summer Taxes are paid. (amount \$213.87)

2025 Winter Taxes are paid. (amount \$319.75)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2026 Tax Value: \$20,395.300

2026 SEV: \$70,200.00

Principal Residence Exemption - 100%, (Property Class Agricultural Vacant and Coldwater Community School District) per 2026 Tax Records (subject to change at any time)

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SCHEDULE B, PART II—Exceptions

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

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

1. 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.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title, including discrepancies, conflicts in boundary lines, shortages 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 a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Rights, if any, in the Mansfield Railroad bed crossing said premises as set forth in the legal description.
7. Easement in favor of Consumers Energy Company, formerly known as Consumers Power Company recorded in Liber 414 on Page 279, Branch County Records. (Parcel 1)
8. Terms and provision of a Warranty Deed to State Highway Commissioner, dated December 29, 1964 and recorded December 30, 1964 in Liber 302 Page 234A-235, Branch County Records. (Parcel 1)
9. Terms and provision of a Warranty Deed to State Highway Commissioner, dated December February 4, 1965 and recorded February 15, 1965 in Liber 302 on Page 431-432, Branch County Records. (Parcel 2)
10. Interest of the United States, the State of Michigan or any political subdivision thereof and others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records, that may be produced from the captioned Land.

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11. Rights of the Public and/or any governmental unit in any part thereof taken, deeded and/or being used for street, road or highway purposes.
12. This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Branch, State of Michigan and is described as follows:

Land in the Township of Coldwater, Branch County Michigan:

Property 1:

The South 6 1/2 rods in width of the Northeast quarter of the Northeast quarter of Section 34. Also the East 3/4ths of the South half of the Northeast quarter of Section 34 in Town 6 South of Range 6 West, Coldwater, Branch County, Michigan. Also, commencing at a point 32 1/2 rods South of the Northeast corner of Section 34, Township of Coldwater, Branch County, Michigan, thence West 36 rods, thence South 41 rods, thence East 36 rods, and thence North to beginning. Also 32 1/2 rods North and South by 24 rods East and West in the Northeast corner of Section 34, Township of Coldwater, Branch County, Michigan, except the North 20 rods and 10 links in width of said land. Also excepting land sold to Frank Dorman and wife December 27, 1924 by deed recorded in Liber 164, Page 503, Branch County Records. Subject to rights, if any, in the Mansfield Railroad bed crossing said premises. Except a parcel of land deeded from Warren L. Parke and Florence M. Parke, husband and wife, to John C. Mackie, as State Highway Commissioner of the State of Michigan, as stated in a Warranty Deed dated December 29, 1964 and recorded on December 30, 1964 in Liber 302, Page 234A, in the Branch County Register's Office.

EXCEPT: All that part of Tract "A" lying Northeasterly and Northwesterly of the following described Easterly right of way line of I-69. The lands described above in fee contain 11.9 acres, more or less, of which 0.3 acres, more or less, is subject to an existing right of way easement.

Tract "A": Parcel No. 1: The South 6 1/2 rods in width of the Northeast quarter, (NE1/4) of the Northeast quarter (NE1/4) of Section 34; ALSO, the East 3/4 (E3/4) of the South half (S1/2) of the Northeast quarter (NE1/4) of Section 34, Town 6 South, Range 6 West.

Parcel No. 2: Commencing at a point 32 1/2 rods South of the Northeast Corner of Section 34, Township of Coldwater, Branch County, Michigan; thence West 36 rods; thence South 41 rods; thence East 36 rods; and thence North to beginnings; ALSO, 32 1/2 rods North and South by 24 rods East and West in the Northeast corner of Section 34, Township of Coldwater, Branch County, Michigan, EXCEPT, the North 20 rods and 10 Links in width in said land. EXCEPTING, land described as: Beginning at a point 20 rods and 10 Links South of the North East corner of Section 34 in Town 6 South, Range 6 West, running thence West 15 rods; thence South 5-1/3 rods; thence East 15 rods; thence North to the place of beginning.

The Easterly right of way line of I-69 is described as follows: Beginning at a point on the East line of Section 34, Town 6 South, Range 6 West, that is South 0°24'5" East from the the Northeast corner of said Section 34, 943 feet; thence South 89°35'45" West, 33 feet; thence North 23°50'00" West 423 feet; thence North 47°16'25" West, 228,97 feet; thence South 42°43'35" West, 1075.68 feet to a point of a curve to the left having a radius of 5626.58 feet and a Delta Angle of 42°37'40"; thence along the arc of said curve 4186.15 feet to the point of tangent of said curve also being the point of ending of this Easterly right of way line.

Together with all right of direct egress from said premises retained by grantors to the highway to be constructed on the premises herein described, and all right of direct ingress from said Highway to said premises retained by the grantors.

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Property 2:

All that part of the West 1/2 of the South 1/2 of the Southwest 1/4 of Section 26, Town 6 South, Range 6 West, which lies East of land deeded for State Highway I-69 in Liber 302 on pages 431-431A, Branch County Records. Except beginning in the center of intersection of Michigan Avenue and Dorrance Road, thence due North 200 feet, thence due West 150 feet, thence due South 200 feet, thence due East 150 feet to beginning.

EXCEPTING: Parcel X: All that part of the following described Tract "A" lying between a line that is 103 feet Westerly of and at right angles and parallel to reference line "A" and a line that is 103 feet Easterly of and at right angles and parallel to reference line "B" of I-69. ALSO, all that part of the Northeast quarter (NE1/4) of the Northeast quarter (NE1/4), Town 6 South, Range 6 West of Section 34, lying Easterly of reference line "B" of I-69.

Parcel Y: ALSO, that part of Tract "A" described as following: Beginning at a point on the South line of Section 27, Town 6 South, Range 6 West, that is North 89° 36' 05" West, 606.84 feet from Southeast corner of said Section 27; thence North 74° 36' 05" West 127.50 feet; thence North 89°36'05" West 215 feet; thence South 0°23'55" West 33 feet; thence South 89°36'05" East 338.16 feet to point of beginning.

Parcel Z: ALSO, all that part of Tract "A" which lies Easterly of the above described Parcel X and Northerly of a line described as follows: Beginning at a point that is South 89°43'20" East 1321.01 feet and South 00°13'35" East 1450.66 feet from the West quarter corner of Section 26, Town 6 South, Range 6 West; thence North 62°00'00" West 165 feet, more or less, to a point of ending on the Easterly line of said Parcel X.

The lands described above in fee contain 23.9 acres; more or less, of which 0.3 acre, more or less, is subject to an existing right of way easement.

Tract A: The Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of Section 26; ALSO, 44 rods East and West by 73 1/2 rods North and South in the Northwest corner of the East half (E1/2) of the Northeast quarter (NE1/4) of Section 34, EXCEPTING THEREFROM the Plat of White City Plat, recorded in Liber 3 of Plats, Page 42, Branch County Records, and EXCEPT right, if any, in Mansfield Railroad bed. ALSO, the East half (E1/2) of the Southeast quarter (SE1/4) of Section 27, Town 6 South, Range 6 West, EXCEPT right, if any, in Mansfield Railroad bed.

ALSO: The East half (E1/2) of the Northwest quarter (NW1/4) of the Northeast quarter (NE1/4) of Section 34, Town 6 South, Range 6 West; ALSO, the South half (S1/2) of the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section 27 in Town 6 South, Range 6 West. ALSO, the North 1 rod in width of the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section 27 in Town 6 South, Range 6 West. ALSO, the North 1/2 (N1/2) of the Southwest quarter (SW1/4) of the Northeast quarter (NE1/4) of Section 27, Town 6 South, Range 6 West, EXCEPT the right of way of Mansfield, Coldwater and Lake Michigan Railroad, if any, ALSO, Subject to rights reserved by Alva Clark in deed recorded in Liber 46, Page 392, Branch County Register's Office, Coldwater, Michigan. ALSO, the East 3/5 of the two following descriptions: the South 15 acres of the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4); ALSO, the North 10 acres of the Southwest quarter (SW1/4) of the Southeast quarter (SE1/4) all in Section 27 in Town 6 South, Range 6 West, Coldwater, Branch County, Michigan; ALSO, the East 36 and 3/5 rods in width of the South 30 acres of the West half (W1/2) of the Southeast quarter (SE1/4) of Section 27, in Town 6 South, Range 6 West.; EXCEPTING school site in the Southeast corner being 10 rods North and South, 16 rods East and West subject to rights, if any, in Coldwater Mansfield and Lake Michigan Railroad, ALSO, West half (W1/2) of the Northwest quarter (NW1/4) of the Northwest quarter (NW1/4) of Section 35, Town 6 South, Range 6 West, Coldwater, Branch County Michigan.

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Michigan - 2021 v. 01.00 (07-01-2021)

The reference line "A" of I-69 is described as follows: Beginning at a point on the East and West quarter line of Section 34, Town 6 South, Range 6 West, that 15 South 89°44'00" West 2397.69 feet from the East quarter post of said Section 34, said point also being on the arc of 1°15' curve to the right, having 2 radius of 4583.66 feet and a central angle of 42°37'40"; thence Northerly along the arc of said curve 1475.20 feet; (a chord bearing of North 35°10'17" East) to a point of tangent; thence North 42°43'35" East 3124.77 feet to the point of curvature of a 1° curve to the left having & radius of 5729.58 feet and a central angle of 43°32'13"; thence Northerly along the arc of said curve 4353.69 feet to point of tangency being the point of ending of reference Line "A".

The reference line "B" of I-69 is described as follows: Beginning at a point on the East and West quarter line of Section 34, Town 6 South, Range 6 West, that is South 89°44'00" west 2196.93 feet from the East quarter post of said Section 34, said point also being on the arc of a 1° curve to the right, having a radius of 5729.58 feet and a central angle of 42°37'40"; thence Northerly along the arc of said curve 1829.00 feet (chore bearing North 33°34'53" East) to a point of tangents; thence North 42°43'35" East 3136.26 feet to the point of curvature of a 1° 15' curve to the left, having a radius of 4583.66 feet and central angle of 43°32'13"; thence Northly along the arc of said curve 3482.96 feet to point of tangency being the point of ending of reference Line "B".

Together with all rights of ingress and egress, if any there be, to, from and between Parcels X and Y and the remainder of Tract "A". It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the grantors, their heirs, successors or assigns.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appearing: To Have and to Hold the said premises, as herein described, with the appertaining unto the said Michigan State Highway Commission and to its successors in office and assigns, forever.

Grantors warrant that said real estate is free of all encumbrances, except: No exceptions .

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; the Commitment Conditions; 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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