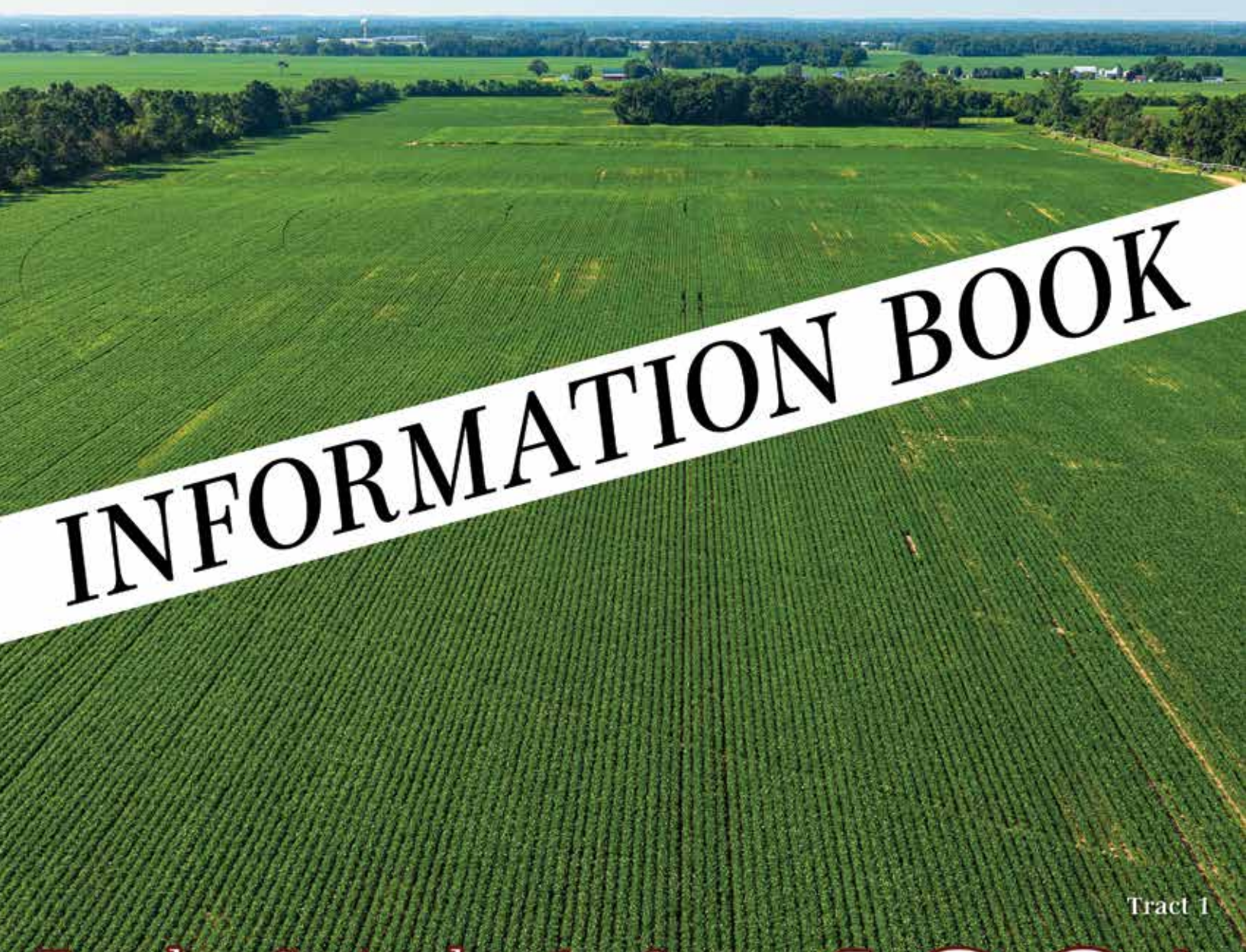


Sturgis Township - St. Joseph County, MI

Irrigated, Tillable Farmland

Auction



INFORMATION BOOK

Tract 1

Tuesday, September 1 • 6pm

Held at Sturges-Young Center for the Arts - Sturgis, Michigan

190[±]
acres

Offered in 2 Tracts or Combinations

- Productive, Irrigated, Tillable Farmland
- Recreational & Hunting Land
- 161.88± FSA Cropland Acres
- 1± Miles Southwest of Sturgis, MI
- 9± Miles North of Lagrange, IN

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com
4% Buyer's Premium



ONLINE BIDDING AVAILABLE

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Brad, Brian & Beth Shook



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 2 individual tracts (subject to "swing" tract limitations) & as a total 190± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts & the total property may compete.

BUYER'S PREMIUM: A 4% 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. The down payment may be made in the form of cashiers check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

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

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

DEED: Property to be conveyed by a Warranty deed.

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

POSSESSION: Possession on the tillable acres are subject to the existing lease to harvest the growing crop & removal of irrigation pivots.

IRRIGATION: The irrigation equipment is not included in the sale of the real estate. Following the auction, the current tenant will offer for sale approximately 3,500 feet of 8-inch underground high-pressure water pipe for \$22,000. Any purchase of the irrigation pipe shall be negotiated directly with the current tenant & is separate from the real estate transaction.

REAL ESTATE TAXES: Taxes attributed to the 2026 calendar year shall be paid by the seller.

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

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the

survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

AUCTION MANAGERS: Jonathan Aiden Shaw • 517.945.3142 #6501458992 Salesperson
& Edward D. Boyer • 574.215.7653 #6501225192 Salesperson

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

BOOKLET INDEX

• REGISTRATION FORMS	PAGE 4
• LOCATION & TRACT MAPS	PAGE 9
• SOIL & TOPOGRAPHY MAPS	PAGE 13
• FSA INFORMATION	PAGE 17
• COUNTY TAX INFORMATION	PAGE 21
• PRELIMINARY TITLE	PAGE 23
• PHOTOS	PAGE 33

Tract 1



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 1, 2026

190± 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 Tuesday, August 25, 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
190± Acres • St Joseph County, Michigan
Tuesday, September 1, 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, September 1, 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, August 25, 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

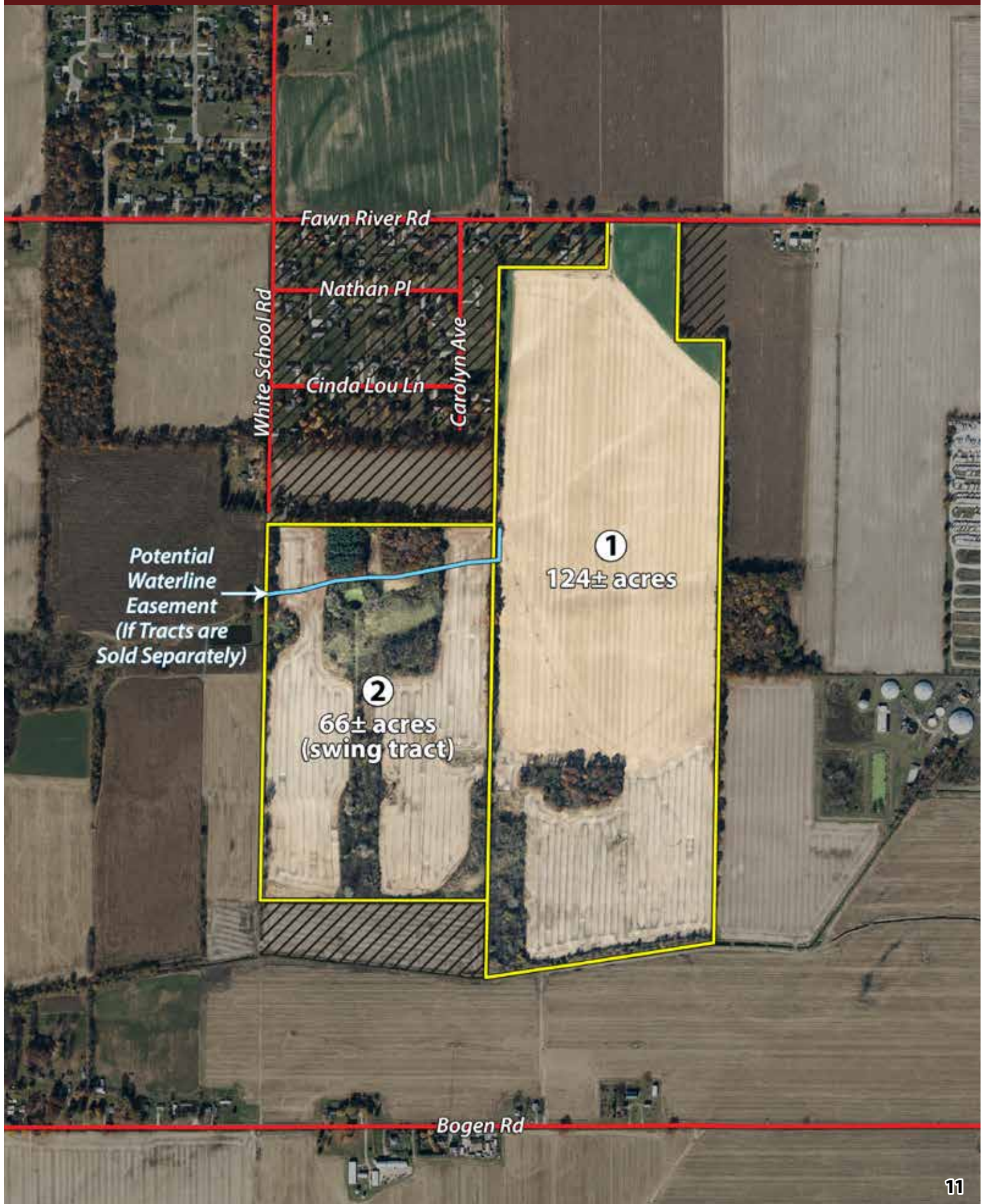
LOCATION MAP



AUCTION LOCATION: Sturges-Young Center for the Arts, 201 N Nottawa St, Sturgis, MI 49091. From downtown Sturgis, travel North on M-66 800 ft. & the Center is on the East side of the road.

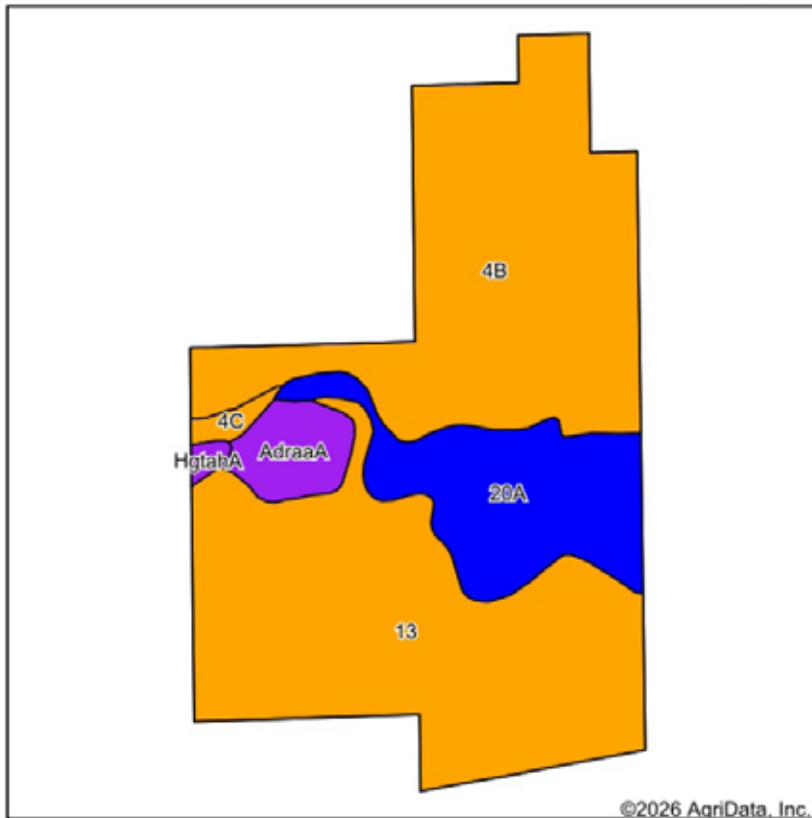
DIRECTIONS TO PROPERTY: From downtown Sturgis travel a half mile West on US-12 to M-66. Travel South on M-66 1 mile to East Fawn River Rd. Travel West on East Fawn River Rd a half mile & the Farm is on your left.

TRACT MAP

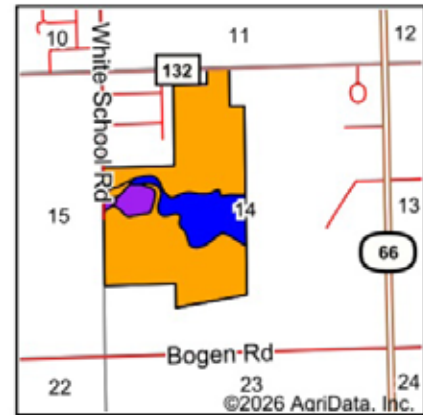


SOIL & TOPOGRAPHY MAPS

SOIL MAP



Soils data provided by USDA and NRCS.



State: Michigan
County: St. Joseph
Location: 14-8S-10W
Township: Sturgis
Acres: 190.24
Date: 4/23/2026

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By

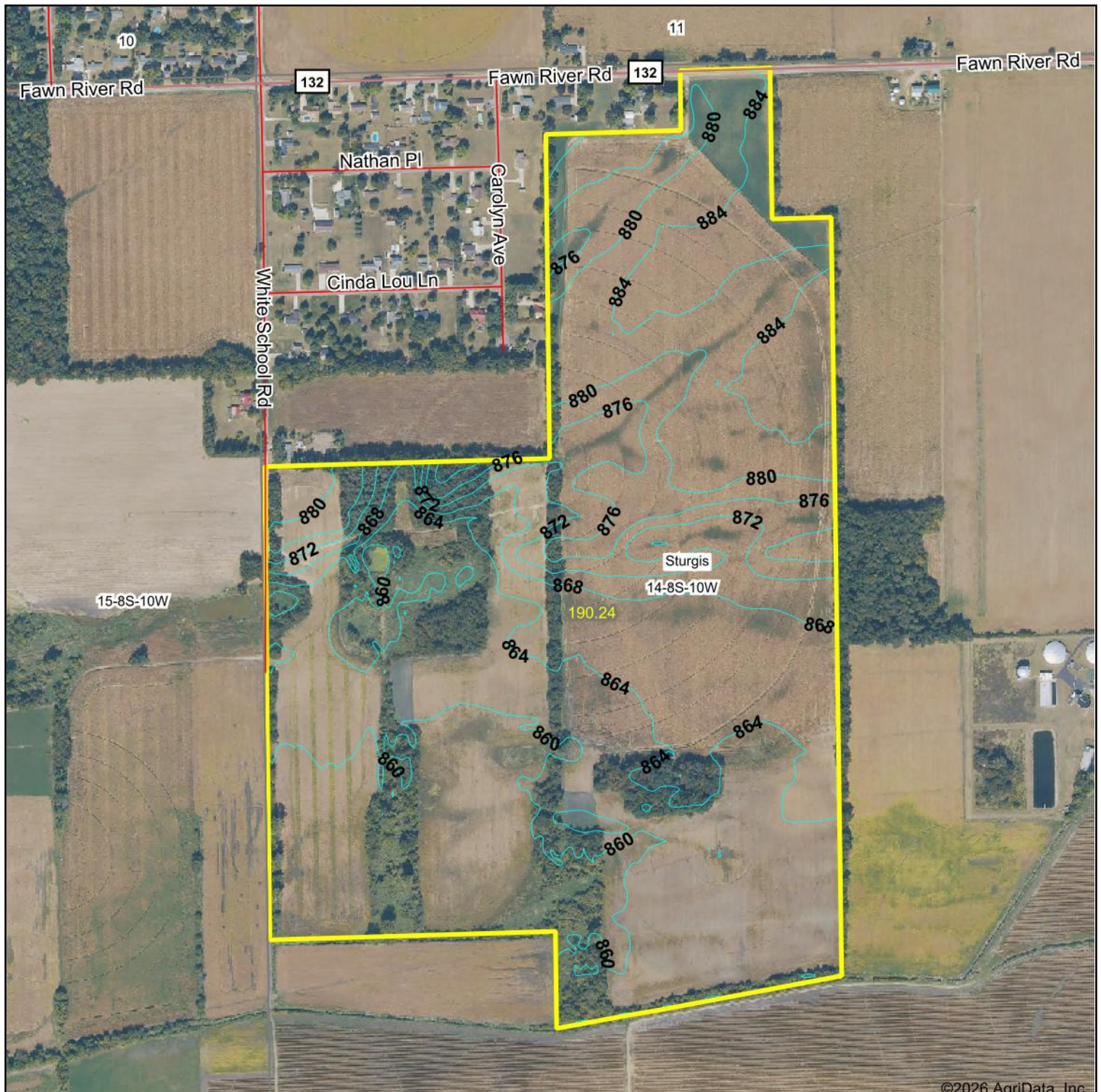
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: MI149, Soil Area Version: 18

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	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
13	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	78.12	41.1%		IIIw		149					9.8	42		59
4B	Oshtemo sandy loam, 0 to 6 percent slopes	71.89	37.8%		IIIIs	IIIIs									
20A	Bronson sandy loam, 0 to 3 percent slopes	29.71	15.6%		IIIs	IIIs	100	170	17	27	80		30	55	40
AdraaA	Adrian muck, 0 to 1 percent slopes	7.89	4.1%		Vw										
4C	Oshtemo sandy loam, 6 to 12 percent slopes	1.69	0.9%		IIIle	IIIle									
HgtahA	Houghton muck, 0 to 1 percent slopes	0.94	0.5%		Vw										
Weighted Average					2.94	*-	76.8	26.5	2.7	4.2	12.5	4	21.9	8.6	30.5

TOPOGRAPHY CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 854.7

Max: 888.1

Range: 33.4

Average: 868.7

Standard Deviation: 9.38 ft

0ft 724ft 1448ft



4/23/2026

14-8S-10W
St. Joseph County
Michigan

Boundary Center: 41° 46' 30.61, -85° 26' 33.89

Maps Provided By



© AgriData, Inc. 2025

www.AgriDataInc.com

FSA INFORMATION

FSA INFORMATION

MICHIGAN
ST. JOSEPH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1645

Prepared : 6/30/26 7:14 AM CST

Crop Year : 2026

Operator Name : FAWN RIVER FARMS
CRP Contract Number(s) : None
Recon ID : None
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
195.15	161.88	161.88	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	161.88	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, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	97.90	0.00	120	77
Soybeans	63.70	0.00	43	43
TOTAL	161.60	0.00		

NOTES

--

Tract Number : 1701

Description : I11 Q14
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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WAYNE M SHOOK LIV TRUST
Other Producers : LENNARD AG COMPANY
Recon ID : None

FSA INFORMATION

MICHIGAN
ST. JOSEPH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1645
Prepared : 6/30/26 7:14 AM CST
Crop Year : 2026

Tract Land Data

Tract 1701 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
195.15	161.88	161.88	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	161.88	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	97.90	0.00	120
Soybeans	63.70	0.00	43
TOTAL	161.60	0.00	

NOTES

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

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

FSA INFORMATION



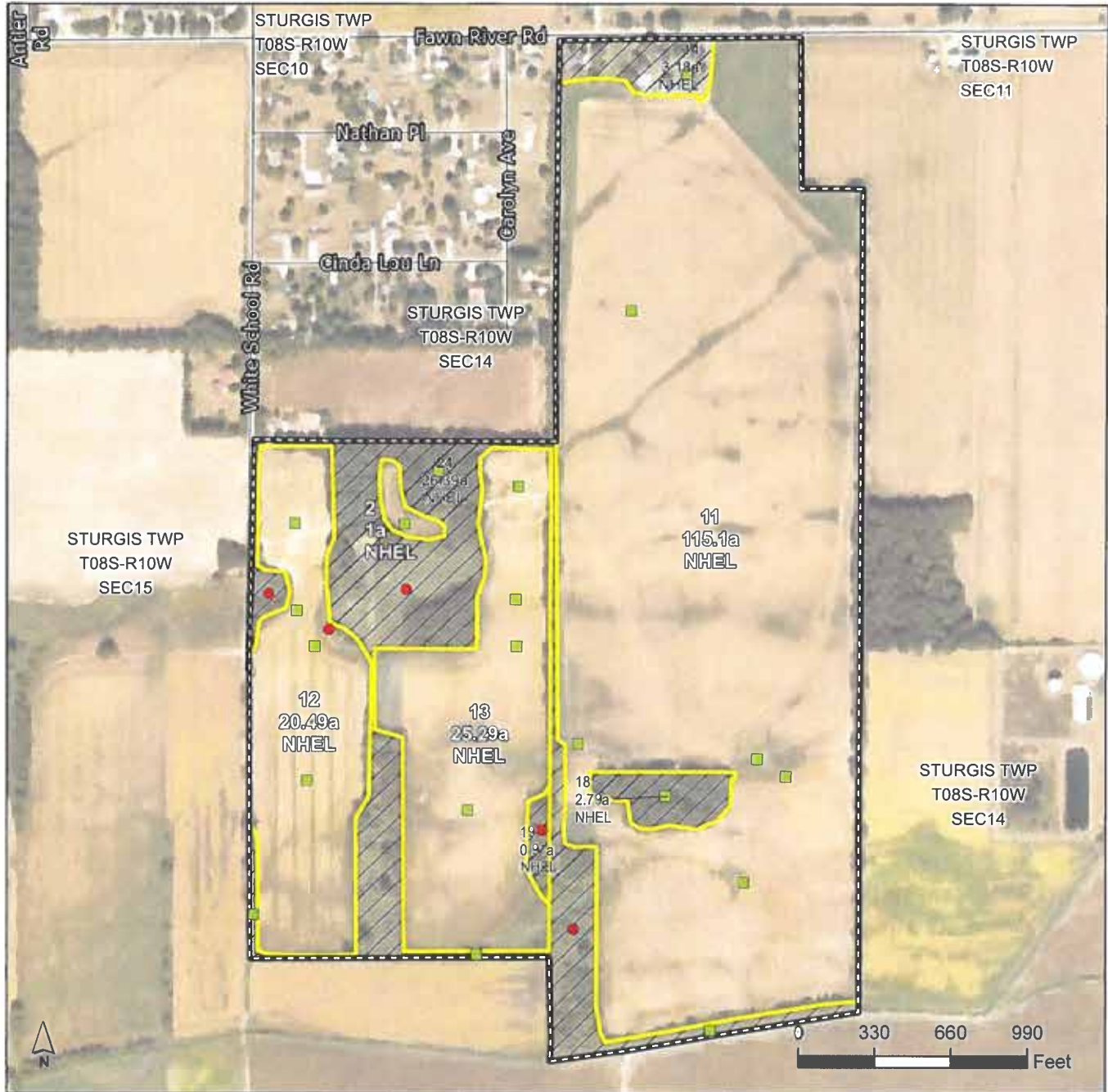
United States
Department of
Agriculture

St. Joseph County, Michigan

Name: _____ Share: _____

Name: _____ Share: _____

Name: _____ Share: _____



Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary
- Cropland vs Non-Cropland

Tract Cropland Total: 161.88 acres

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern

as of 5/2/26

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: May 2, 2026
Phy. County: St. Joseph, MI
2024 NAIP Imagery

Farm 1645
Tract 1701

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). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Property Details: 015 014 004 00

 Report

Property Address

70373 WHITE SCHOOL RD
STURGIS, MI, 49091

Owner Address

SHOOK BRIAN G & BETH A & BRAD M
—
5349 136TH AV
HAMILTON, MI 49419

Unit: 015
Unit Name: STURGIS

General Information for 2026 Tax Year

Parcel Number:	015 014 004 00	Assessed Value:	\$684,500
Property Class:	102	Taxable Value:	\$213,490
Class Name:	AGRICULTURAL	State Equalized Value:	\$684,500
School Dist Code:	75010		
School Dist Name:	STURGIS		
PRE 2025:	100%		
PRE 2026:	100%		

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2025	\$664,700	\$664,700	\$207,878
2024	\$644,600	\$644,600	\$201,628

Tax History *Total Due as of settlement date

Year, Season	Total Tax & Fees	Total Paid	Last Paid	Total Due *
2025 Winter	\$4,166.40	\$4,166.40	March 2, 2026	\$0.00
2025 Summer	\$2,179.86	\$2,179.86	September 2, 2025	\$0.00
2024 Winter	\$4,065.11	\$4,065.11	February 18, 2025	\$0.00
2024 Summer	\$2,120.35	\$2,120.35	July 30, 2024	\$0.00
2023 Winter	\$3,878.40	\$3,878.40	February 6, 2024	\$0.00
2023 Summer	\$2,020.44	\$2,020.44	July 13, 2023	\$0.00

PRELIMINARY TITLE

PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE



Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607

(612) 371-1111

www.oldrepublictitle.com

By

President

Attest

Secretary

Authorized Officer or Agent

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.

PRELIMINARY TITLE

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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.

PRELIMINARY TITLE

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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.

PRELIMINARY TITLE

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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.

PRELIMINARY TITLE

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: 7547498

Issuing Office File Number: 7547498

Property Address: 70373 White School Road, Vacant, Sturgis, MI 49091

Revision Number:

SCHEDULE A COMMITMENT

1. Commitment Date: May 26, 2026 at 08:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy

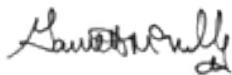
Proposed Insured:	TO BE DETERMINED
Proposed Amount of Insurance:	\$1.00
The estate or interest to be insured:	Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Brian Glenn Shook, Beth Anne Shook, and Brad Merrill Shook, as tenants in common [Vesting Deed](#)
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.

PRELIMINARY TITLE

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

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. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
10. Terms, provisions, covenants, conditions and restrictions contained in the Permanent Easement Agreement recorded August 30, 2007 in [Liber 1451, Page 722](#) .
11. Terms and conditions of the Temporary Construction Easement Agreement recorded August 30, 2007 in [Liber 1451, Page 727](#) .
12. Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property as recorded on July 25, 2025 in [Liber 1832, Page 504](#) and in [Liber 1832, Page 506](#) .

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.

PRELIMINARY TITLE

13. Taxes: ID# 75-015-014-004-00
2025 SEV: \$664,700.00 2025 Taxable: \$207,878.00
2025 Summer Amount: \$2,179.86 Paid
2025 Winter Amount: \$4,166.40 Paid
Homestead: 100% School: Sturgis (10)
Special Assessments: \$80.51 NYE Drain in 2025 Winter bill
Taxes paid through 2025

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

EXHIBIT A LEGAL DESCRIPTION

Situated in the Township of Sturgis, County of St. Joseph and State of Michigan

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 8 South, Range 10 West, which lies North of the center of the Nye Drain.

ALSO, 26 2/3 acres off the South side of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 8 South, Range 10 West.

ALSO, the North 1/2 of the Southwest 1/4 of Section 14, Township 8 South, Range 10 West.

ALSO, the East 1/2 of the Northwest 1/4 of Section 14, Township 8 South, Range 10 West, EXCEPTING therefrom four acres out of the Northeast corner, more particularly described as follows:

Commencing at the Northeast corner of said Northwest 1/4 of Section 14, thence South 42 rods 9.0 feet, thence West 16 rods 11.0 feet, thence North 42 rods 9.0 feet to the Section line, thence East 16 rods 11.0 feet to the point of beginning.

ALSO EXECPTING therefrom: The North 278.0 feet of the West 628.1 feet of said East 1/2 of the Northwest 1/4 of Section 14, Township 8 South, Range 10 West.

Tax ID# 75-0015-014-004-00

PHOTOS

PHOTOS

Tract 1



Tract 2



PHOTOS

Tract 2



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



Tract 2



Schrader Real Estate and Auction Company, Inc.
950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
260.244.7606 or 800.451.2709
www.SchraderAuction.com