



## Jerdon Real Estate, Inc.

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### SILENT AUCTION Begins Dec. 4th (1-7 days)

#### LOCATION:

#### COLLINS Farm: 103.95 +/- Acres in 1 Tract

**Address:** Walton Road, Buchanan, MI 49107

**Sec./Twp/County:** Sec. 30, Niles Twp., & Sec. 25 Buchanan Twp., Berrien County, MI.

**Approx. Total Acres:** 103.95 +/- in 1 Tract. (see survey)

**Approx. Tillable Acres:** 92 +/- The current FSA aerial & other aerial are not current; 1 acre removed from this sale while some excavation has added to the tillable as 3 +/- acres of woods were excavated this fall.

**Taxes:** Buchanan Twp: Tax #11-06-025-0008-00-0 2012 Taxes \$338.47 (Homestead)(This parcel is 100% included in sale)

2012 Assessed Value \$65,100 & Taxable Value \$13,919 (& tax bill indicates this tax parcel contains 27.95 acres)

Niles Twp: Tax #11-14-0030-0004-00-5 2012 Taxes \$2,052.04 (Homestead) THIS TAX PARCEL INCLUDES A HOME & Several Acres of land NOT included in this sale so these tax amounts are not accurate & are prior to the farm land being split off. 2012 Assessed Value of \$218,500 & taxable value of \$74,571. (tax bill indicates tax parcel contains 58 acres)

Niles Twp: Tax #11-14-0030-0005-06-1 2012 Taxes \$3,627.19 (Homestead). THIS PARCEL INCLUDES A HOME, BUILDINGS & several acres of land NOT included in this sale so these tax amounts are not accurate & are prior to the farm land being split off. 2012 Assessed Value of \$296,500 & Taxable Value of \$132,373. (tax bill indicates tax parcel contains 59.60 acres) SELLER WILL PAY ALL 2013 PROPERTY TAXES AT CLOSING.

**Water:** 8" Well ; 88' deep; 20' stainless steel screen; installed by Dalton Davis, 40 HP Randolph 1:1 gear head; 7HH-10 Stage pump 6" turbine discharge. **3-phase across the road.** Pump is designed for trickle irrigation if piping re-installed for vegetables & might work with pivots. Tenant & well driller says it pumps 400 to 500 gal p/min.

**Electric Utility:** 3-Phase Electric located on opposite side of Walton Road across from well.

**Current Year Crop:** Soybeans **Past crops:** Soybeans, peppers, field corn, other vegetables with trickle irrigation (not present now) CLICK LINK 'KOVIK IRRIGATION' FOR POSSIBLE PIVOT LOCATIONS (WITH RIDGE EXCAVATED)

**REMARKS:** call Tom Jerdon with questions. (269)782-4000. \*\*Jerdon cannot guarantee acreage amounts, data provided, & aerals & soils do not represent property lines and are considered approximates only. Jerdon does not represent zoning, uses, or ability to build on property. Contact local municipalities. Being sold 'as is'.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)