



## Jerdon Real Estate, Inc.

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**PRICE: \$490,000.**

### LOCATION:

### 102 +/- ACRE FARM, PAW PAW TWP

- Address** : 61319 40<sup>TH</sup> Str., Paw Paw, MI 49079
- Lot Size** : 102 +/- Acres; Approximate acres in: FSA/USDA certified tillable 87.18 Acres devoted to commercial Corn production; 5 +/- Acres of woods along south line; 2.6 Acres of woods located East of house (house not included); (Gross acreage estimated includes to center of road).
- Taxes** : TAXES include dwelling, out buildings, etc., that are not included in this sale: '09 Taxes \$4,417.66 (Homestead) In the event qualified Ag affidavits/ Ag Homestead recorded at closing, taxes should remain the same less when the house/buildings & 2 acres are split from this tax bill. \*Estimate only not guaranteed; **2010 SEV** \$271,200 (Equated True Cash value is \$542,400 includes house/building)
- Tax ID #** : 80-14-022-007-00 (Paw Paw Twp., Van Buren County, MI)
- OTHER** : Located NE of Decatur, MI, SEC 22, Paw Paw Twp, Van Buren County; Take M-51 N. of Decatur, Right (East) on CR 358, L. (North) on 40<sup>th</sup> St., Farm on Right.
- Street** : Gravel public
- Elec** : Single phase at road; To the East, Village of Paw Paw owns property that may have 3-phase.
- Possession** : At close **ZONING**: AG

**REMARKS: Sale subject to:** Township approval to split off house/buildings with 2.0 acres along road. Seller not including mobile home, corn bin, etc., and shall have 60 days after closing to do so. ZONING: AG

Listing # P-3668 AERIAL IS NOT A SURVEY- GENERAL SKETCH THAT DOES NOT RELLECT ACTUAL PROPERTY LINES.

102 +/- Acres, Sec. 22, Paw Paw Twp., Van Buren County, MI

FSA/USDA Tillable Acres at: 87.18; 2.6 +/- Acres additional tillable if small woods cleared.

5.0 +/- Woods located along South Line.

Soil Maps attached.

USDA

22.8 Acres Spinks loamy sand 0 to 6%

19.4 Acres Oshtemo sandy loam 0to6%

11.3 Acres Kalamazoo 2 to 6%

10.6 Acres Thetford loamy sand 0to2%

Data is not guaranteed & is subject to error, omission, withdrawal & change. Improvements AS-IS. Jerdon is SELLER's AGENT & does not represent buyer.



Near South Line looking West towards 5 acre woods.



Standing in SE corner looking West.



Village of Paw Paw property to East of subject.



Hunting shack near East line.



5 Acre woods along South line.

