

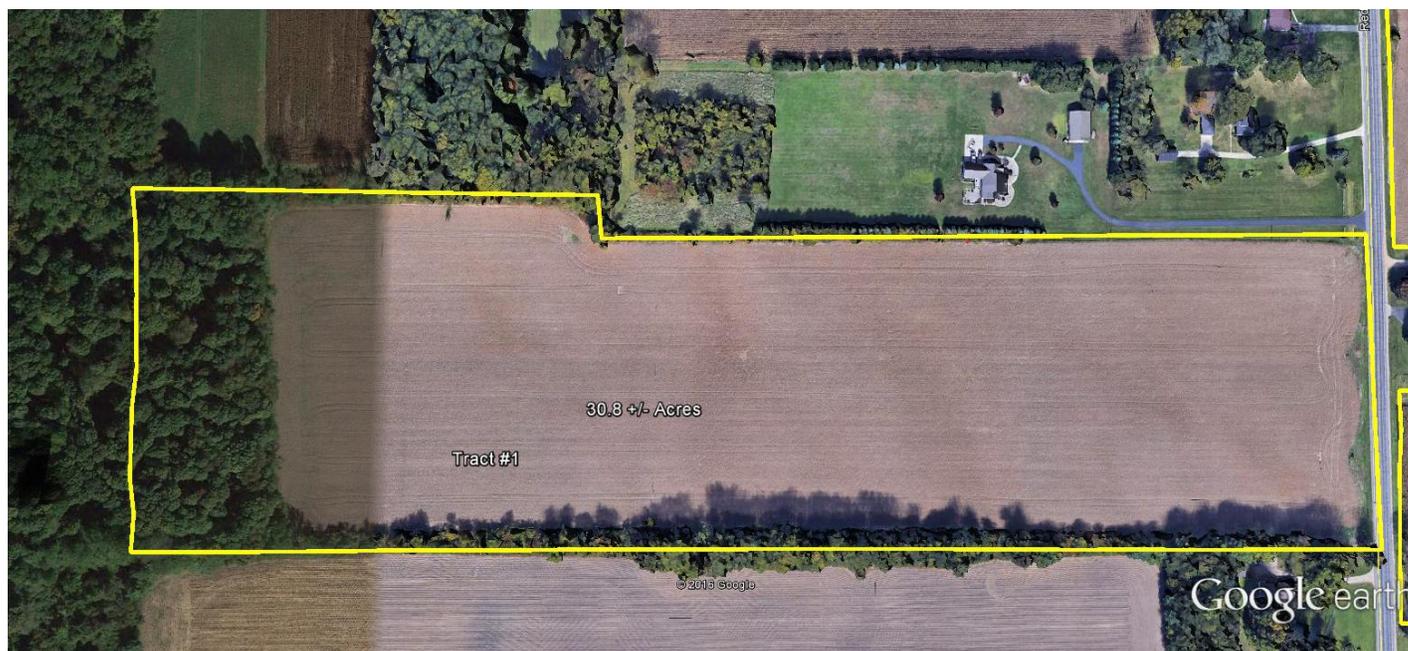


Jerdon Real Estate, Inc.

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Not a Survey.

TRACT #1: 30.8+/- Acres **SILENT AUCTION** Begins April 3rd (1 to 4 days) **JOHN B. DALE FARM**

- Address:** S. Red Bud Trail, Buchanan, MI
Location: Sec. 2, Bertrand Township, Berrien County, Michigan.
Directions: Take U.S. 12 West of the Bye-pass (31), at light Turn Right (North) onto S. Red Bud Trail, on Left or West side of road.
Acreage: Approx. 30.8+/- Acres, see FSA aerials posted on website, 21.5+/- Acres FSA/ASC tillable.
Soils: See soils aerial map
Dimensions: **See survey**
Taxes: 2016 \$1,414.53 (Ag-Homestead) Classification indicates: Ag** Zoning Map indicates: "Rural Residential"**
Tax ID #: #11-05-0002-0007-02-6 (Bertrand Township)
Electric: 3-Phase Electric located at road.
Possession: Farming/tilling (only) at end of auction (does not include tree removal, etc.).
Land Divisions: One division conveyed with this property at closing.

MINERAL RIGHTS: Seller is retaining a 4/10ths (40%) of mineral rights in the event the buyer or future owner decides to extract minerals.

Buyer to reimburse Seller at closing for 1/2 of actual survey costs which equates to \$600.00 for this Tract.

AERIAL IS NOT A SURVEY & LINES DO NOT REPRESENT ACTUAL PROPERTY LINES. All acreage amounts are taken from actual survey & FSA/ASC data which are not guaranteed. **This information taken from Township data but is not guaranteed; contact Township to confirm all data. Real estate is sold 'as is' with no warranties express or implied, and is subject to zoning, classifications, setbacks, utilities, easements, lack of building capability, and/or whether property qualifies for any specific use, building, construction, or fitness for specific purpose. Buyers assume all existing recorded easements and rights of way. Seller not responsible for any liability or accidents on site. Enter at your own risk. Information announced on day of auction overrides. Seller may cancel prior to auction.

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

