

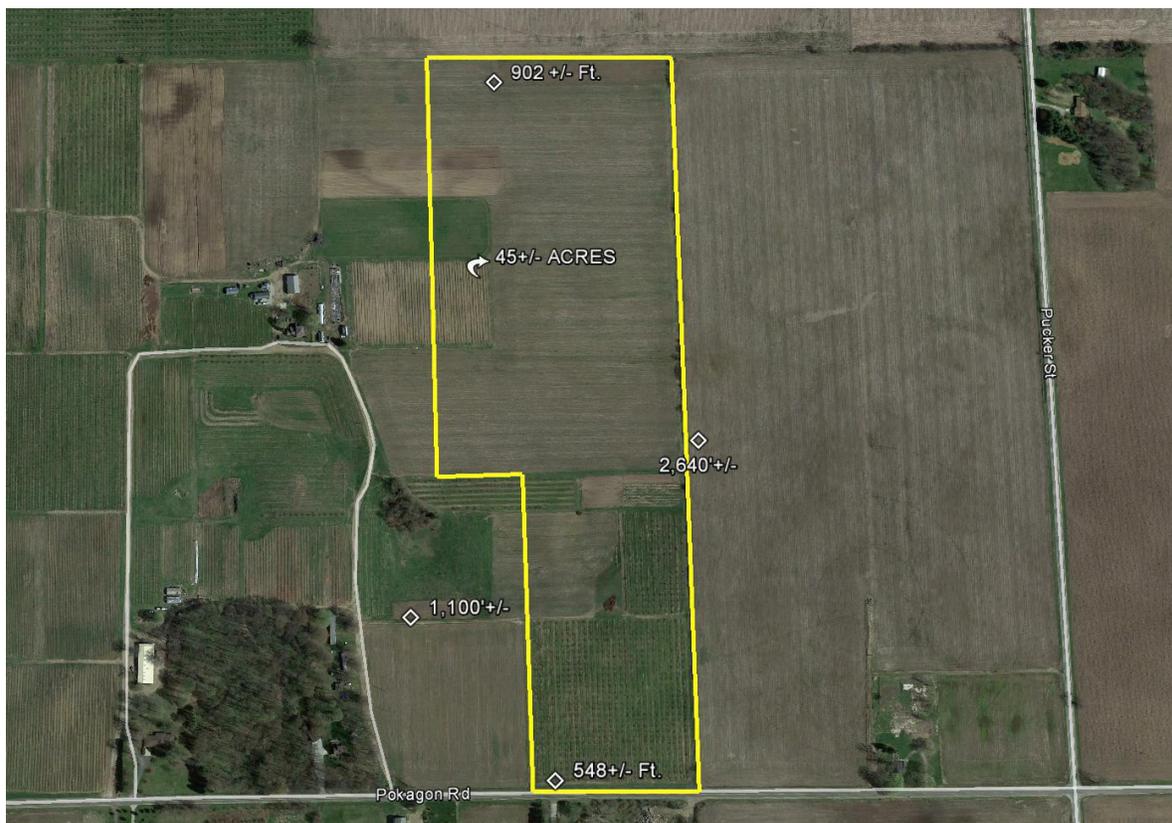


Jerdon Real Estate, Inc.

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SILENT AUCTION BEGINNING NOV. 30th 1 TO 5 DAY AUCTION, 45+/- ACRES OF THE KLUG FARM, POKAGON ROAD, BERRIEN CENTER, MI

Address: No address, but next door to 8533 Pokagon Rd, Berrien Center MI 49102

Sec./Twp/County: Sec. 23, Berrien Township, Berrien County, MI.

DIRECTIONS: North side of Pokagon Road, just West of Pucker Street.

Approx. Total Acres: Approx. 45+/- Acres **Approx. Tillable Acres:** Approx. 44+/- Acres

Estimated Property lines: 548+/- on Road, 2,640+/- deep, 902' on North line (estimate only not guaranteed)

Taxes: Currently taxed with over 100 acres not included in this sale. (2014 \$3,697 for 152 acres).

Tax ID #: Part of #11-04-0023-0006-08-7

Street: Paved public **Possession:** At closing **Closing:** Within 30 days after auction.

Electric Utility: Single phase at street

Soils: See map **Current Year Crop Grown:** Mix of specialty, fruit, row crops.

Past crops: ORGANIC LAST 9 YRS. & CERTIFIED ORGANIC FOR 5 YRS. Mix of crops.

REMARKS: Great specialty, veg, ORGANIC, or row crop farm. Seller to provide stake survey prior to closing. Sales price adjusted to actual survey acreage by dividing 45 acres into auction sales price and then adjusted UP OR DOWN depending on actual acreage accordingly. SALE SUBJECT TO TOWNSHIP APPROVAL Property is in long-term P.A. 116 Farmland Agreement with MDNR and buyer agrees to execute new P.A. 116 with State upon land division with same terms. Seller reserves right to remove pasture fencing, plants or trees prior to closing. **SELLER TO MAINTAIN 1 ACRE OF STRAWBERRIES through 2016.** See auction terms for auction details. Sold 'as-is' and 'where-is'. Seller to provide owner's title insurance equal to sales price, warranty deed, survey, pay transfer taxes, & pay 2015 property taxes. No contingencies including financing. NO BUYER PREMIUMS. ALL MEASUREMENTS, ACREAGE SIZES, SKETCHES, AERIALS, ARE ESTIMATED AND APPROXIMATE AND DO NOT REPRESENT A SURVEY OR ACTUAL MEASUREMENTS UNTIL SURVEYED.