



Jerdon Real Estate, Inc.

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NOT A SURVEY, SKETCH ONLY.

TRACT #1 (#1A-#1B)

SILENT AUCTION BEGINS OCT 11 (1 TO 3 DAYS)

FRED & JOAN MOORE ESTATE

Address: Madron Lake Road, Buchanan MI 49107 (West side of Rd, just North of Wagner Rd)

Sec./Twp/County: Sec 21, Buchanan Twp., Berrien County MI

Approx. Total Acres: 71 +/- Acres for both tracts

Approx. Tillable Acres: USDA/FSA 56+/- Acres for entire property (but Jerdon calculates 51+/- with current water level)

If purchased in separate tracts: **Tract #1A:** Approx 56+/- Acres w/approx 47+/- tillable **Tract #1B:** 15+/- acres w/4+/- acres tillable. If sold in one entire parcel, Seller will NOT pay for survey. If divided, buyer(s) and seller each agree to pay 1/2 of survey costs. Sketch above is not a survey, all amounts are estimates until surveyed.

Taxes: (entire property) 2020 \$1,377.61 (Qualified Ag-Homestead) **Tax ID#:** 11-06-0021-0001-03-7

Street: Public paved **Possession:** At closing **Schools:** Buchanan & The Buchanan Promise College Scholarship

Current Year Crop Grown: commercial corn **Utilities:** Apparently, phone/elec along parts of or across Madron Lk rd.

REMARKS: Can be bid on entire property or as two tracts. County drain easement through wetlands/ravine area. A private drain tile runs from #1A and through #1B and discharges into wetlands. Easement to maintain this drain will be recorded against #1B. **DEED RESTRICTION:** If property is sold as two tracts, any dwelling shall have a 5/12 roof pitch or steeper with a 12" eave.**Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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