

#M-4096-2



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET

MY STATE MLS  MLS#11018918



NOT A SURVEY, SKETCH ONLY.

TRACT #2

SILENT AUCTION BEGINS OCT 11 (1 TO 3 DAYS)

FRED & JOAN MOORE ESTATE

Address: Corner of Andrews Rd & Broceus School Rd (North side) Buchanan MI 49107

Sec./Twp/County: Sec 22, Buchanan Twp., Berrien County MI

Approx. Total Acres: 88.5 +/- Acres.

Approx. Tillable Acres: Estimated 81 +/- Acres (USDA map covers more abutting land not part of Tract #2)

Survey: Recently surveyed see website.

Taxes: This amount includes House/buildings but does not include 11 +/- acres added to Tract #2.

Seller will pay all 2021 taxes. 2022 tax bill will reflect newly created Tract #2. As described, 2020 were \$1,997 as Homestead.

Tax ID#: Most of 11-06-0022-0006-00-2

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

Current Year Crop Grown: commercial corn & soybeans **Utilities:** phone/elec along Broceus School Rd & East end of Andrews Rd. Access to Power line in field is unknown.

REMARKS: Has power line in field. Neighbor's garden encroaches in the SE corner. Old septic from house onto this Tract to West of house. Any remaining old equipment or personal property now present on premises shall be assumed by buyer.

*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Parts of this property can be driven with 4x4 vehicle. Call Tom Jerdon for access FIRST! Otherwise do not enter property. Have USDA/FSA crop yield available upon request. We also have Tract #1A which is 56 +/- Acres of Ag land nearby, plus Tract #3 directly across the Rd from Tract #2 at 63.3 +/- Acres which is also Ag.

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