



## Jerdon Real Estate, Inc.

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VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)

MYSTATEMLS MLS# 11019141

# TRACT #3A-3E

\* Lines show are generalizations NOT A SURVEY. Acreage is estimated.

### FRED & JOAN MOORE ESTATE

West of Buchanan, Buchanan Township,  
Berrien County Michigan, 49107

Highest bid on entire parcel(s)  
OR combination(s) wins!  
[jerdon.net/farm\\_auctions.html](http://jerdon.net/farm_auctions.html)

63.3+/- Total Acres  
up to 5 parcels

Approx. 51+/- A. Tillable

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SILENT AUCTION

1-3 Days Oct. 11, 2021

NOT A SURVEY, SKETCH ONLY.

### TRACT #3 (#3A-#3E)

SILENT AUCTION BEGINS OCT 11 (1 TO 3 DAYS)

FRED & JOAN MOORE ESTATE

**Address: (South side)** Andrews Road, Buchanan MI 49107

**Sec./Twp/County:** Sec 27, Buchanan Twp., Berrien County MI

**Approx. Total Acres:** 63.3 +/- Acres for entire property

**Approx. Total Tillable Acres:** USDA/FSA 54.24+/- Acres. (Jerdon estimates 51+/- tillable).

**If purchased in separate tracts:** If divided, buyer(s) and seller each agree to pay 1/2 of survey costs. If sold un-divided, Seller is NOT providing a new survey. Sketch above is not a survey, all amounts are estimates until surveyed. POSSIBLE DEED RESTRICTION: If property is sold with a land division, any dwelling shall have a 5/12 roof pitch or steeper with a 12" eave.

**Taxes:** (entire property) 2020 \$888\* (Qualified Ag-Homestead) **Tax ID#:** 11-06-0027-0016-00-9

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

**Current Year Crop Grown:** commercial soybeans **Utilities:** See the Sale Bill for info. (Tract #3C has no utilities on site.)

**REMARKS:** Can be bid on entire property, individual tracts or combinations. \*Jerdon cannot estimate future taxes if property is divided. If purchased as entire property and buyer continues with the Qualified Ag status, buyer can receive the Ag homestead millage rate and the taxable value is NOT uncapped. SEE PAGE 2 OF SALE BILL FOR MORE DETAILS.

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

# TRACT#3A-3E

FRED & JOAN MOORE ESTATE  
[jerdon.net/farm\\_auctions.html](http://jerdon.net/farm_auctions.html)

Look for yellow stakes which are proposed approximates but are not actual lines until properly surveyed. On-site or nearby utilities include I&M, AT&T, & SEMCO. Acreage amounts & dimensions are estimated and typically run to center of road right of way. Enter via walking at your own risk not responsible for injury. Do not drive onto property nor damage crops. If divided, must have 5/12 house roof pitch or steeper with 12" eave as deed restriction and buyer to pay ½ of survey cost at closing. No representations or warranties as to zoning, building codes & building capability, fitness for a particular use, private septic, water well, utilities, utility or road easements, outbuildings, horses, livestock, etc. Sold "AS-IS". Contact Buchanan Twp and/or Berrien County Environmental Health Dept or their websites. Perform all due diligence prior to auction. NO CONTINGENCIES including financing.

## 3A 4.3+/- Acres.

Has electric/phone lines at road; some woods to rear. Walk path along South line & wood line. Good candidate to combine with #3B.

## 3B 19+/- Acres.

Great property with woods and several good spots to build with walkout basement; build on the East side of the woods with much privacy & have sunsets to the West. Has elec/phone lines along Broceus School Road. Combine #3C and/or #3A for a larger tract! Signs for walk path.

## 3C 11.8 +/- Acres.

Good property to combine with either abutting parcel. Has no utilities to site; nearest elec/phone at farm house to the East & across the rd. SEMCO gas ends at East line of Tract #3D. Contact utility cos for possible extensions/costs.

## 3D 11.8 +/- Acres.

Great property! Duck pond apparently is spring fed. Good potential to deepen assuming proper permits approved. Has SEMCO gas at roadside, elec/phone lines across road. Deer, turkey, waterfowl, sand-hill cranes, & more! Old boat & farm implements will be left on property by seller. Use mowed area to East side for walk path.

## 3E 15.5 +/- Acres.

Another great site! Waterhole typically with water year around but level fluctuates with rain. Possible private water well assistance to maintain water level. Two property lines are wooded. SEMCO gas at roadside & elec/phone lines across the road. Deer, turkey, waterfowl, sand-hill cranes & more! Walk path along both sides of property.