



Jerdon Real Estate, Inc.

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TRACT #1 (39+/- Acres) SILENT 'OFF-SITE' FARM AUCTION Begins Nov. 26th (1 to 7 days) GORDON ROBINSON ESTATE

- Address:** Decatur Road, Decatur, MI 49045
Location: Sec. 17, Volinia Township Cass County, Michigan.
Directions: Take Marcellus Hwy East of Dowagiac, go North on Decatur Road, just North of Fosdick St., on East side of Road. Sec. 17, Volinia Township Cass County, Michigan. From Decatur, Go South on Decatur Rd, and South of Graham, on East side.
Acreage: Approx. 39 +/- Acres, see FSA aerials posted on website, 35.31 FSA tillable acres.
Soils: See soils aerial
Dimensions: Generally ¼ mile by ¼ mile (with house removed).
Taxes: At this time, assessed with house & 1 acre not included in this sale. Taxes for 2012 \$1,022.29
Tax ID #: 14-140-017-004-00 (Volinia Township)
Electric: 3-Phase Electric located at road.

See pdf for Silent Auction details. OLD BROWN/RED BARN to the East of the white garage will be demolished & removed by Seller. DRAWN LINES DO NOT REPRESENT ACTUAL PROPERTY LINES. NOT A SURVEY.