

Property Details

Location: Just west of Albion, MI and east of Marshall, along I-94, Michigan Ave, B Drive North, Division Drive, and 26 Mile Road

Topography: Gently Rolling - Rolling

School Districts: Albion & Mar Lee Public

Annual Taxes: \$34,815.27 (estimated)

Zoning: Agricultural



Starr Commonwealth Auditorium • Admin. Building  
13725 Starr Commonwealth Rd • Albion, MI 49224  
(½ mile south of I-94 at Exit 119)



Online Bidding is Available

TERMS & CONDITIONS

1% Buyer's Premium

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, MI Auct. Lic. #6505264076) will offer this property at public auction on February 27, 2014. At 2:00 PM, 1848.3 acres, more or less, will be sold at The Starr Commonwealth Auditorium, 13725 Starr Commonwealth Road, Albion, MI. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyers and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Tom Bosserd at 734-646-7339, or Bill Earle at 260-982-8351, or Pat Karst at 260-563-8888, or Howard Halderman at 260-563-8888, at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract(s). If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

BUYER'S PREMIUM: A Buyer's Premium of 1% will be added to the total of each successful bid.

DEED: The Sellers will provide a Limited Warranty Deed or a Covenant Deed at closing.

DEED RESTRICTIONS AND PURCHASE AGREEMENT: Some deed restrictions apply. To view deed restrictions and/or read a copy of the purchase agreement, please contact Tom Bosserd at 734-646-7399 or at thomasb@halderman.com or visit our website at www.halderman.com.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyers. Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

TITLE SEARCH: A preliminary title search may be obtained by contacting Tom Bosserd at 734-646-7339 or at thomasb@halderman.com or by visiting our website: www.halderman.com.

EASEMENTS: The sale of this property is subject to any and all easements of record.

TRACT 11 EASEMENT: The Sellers will retain an approximately 66' driveway/roadway, non-exclusive, ingress and egress easement across Tract 11, to access the oil well and wooded land they are retaining along the river.

CLOSING: The closing shall be on or about April 1, 2014. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing with the exception of Tract 13. Possession of Tract 13 will be May 1, 2014.

REAL ESTATE TAXES: Real estate taxes are estimated at \$34,815.27. Seller to pay any and all billed taxes through winter of 2013. Buyer(s) to pay any and all billed taxes for 2014 and thereafter.

MINERAL RIGHTS: Seller will retain 75% of all mineral rights. 25% of all mineral rights will be conveyed to the Buyer(s).

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

AGENCY: Halderman Real Estate Services; Metzger Property Services LLC, Auctioneer and their representatives, are exclusive agents of the Sellers.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate.

ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyers accept the property "AS IS," and Buyers assume all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.

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AUCTION

February 27<sup>th</sup> • 2:00 PM EST

Marengo & Sheridan Twps • Calhoun County • MI

1,848<sup>±</sup> Acres • 20 Tracts

Large Contiguous Blocks of Productive Cropland  
Marketable Timber • Excellent Hunting • Farmstead

AUCTION

Thursday, February 27<sup>th</sup> • 2:00 PM EST

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Marengo & Sheridan Townships • Calhoun County • MI

1,848<sup>±</sup> Acres • 20 Tracts

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HLS# TLB-11314 (14)  
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AUCTION

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Starr Commonwealth Auditorium • Administration Building  
13725 Starr Commonwealth Rd • Albion, MI 49224  
(½ mile south of I-94 at Exit 119)

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Marketable Timber • Excellent Hunting • Farmstead



Marengo & Sheridan Townships • Calhoun County • MI

1,848<sup>±</sup> Acres • 20 Tracts

1,170<sup>±</sup> Acres Non-Irrigated Cropland • 324<sup>±</sup> Acres Irrigated Cropland  
289<sup>±</sup> Acres Woods • 21<sup>±</sup> Acres Pasture • 9<sup>±</sup> Acres Farmstead & Outbuildings

Owner: Starr Commonwealth

Starr is a 100-year-old non-profit organization and the proceeds from this auction  
will benefit children and families.

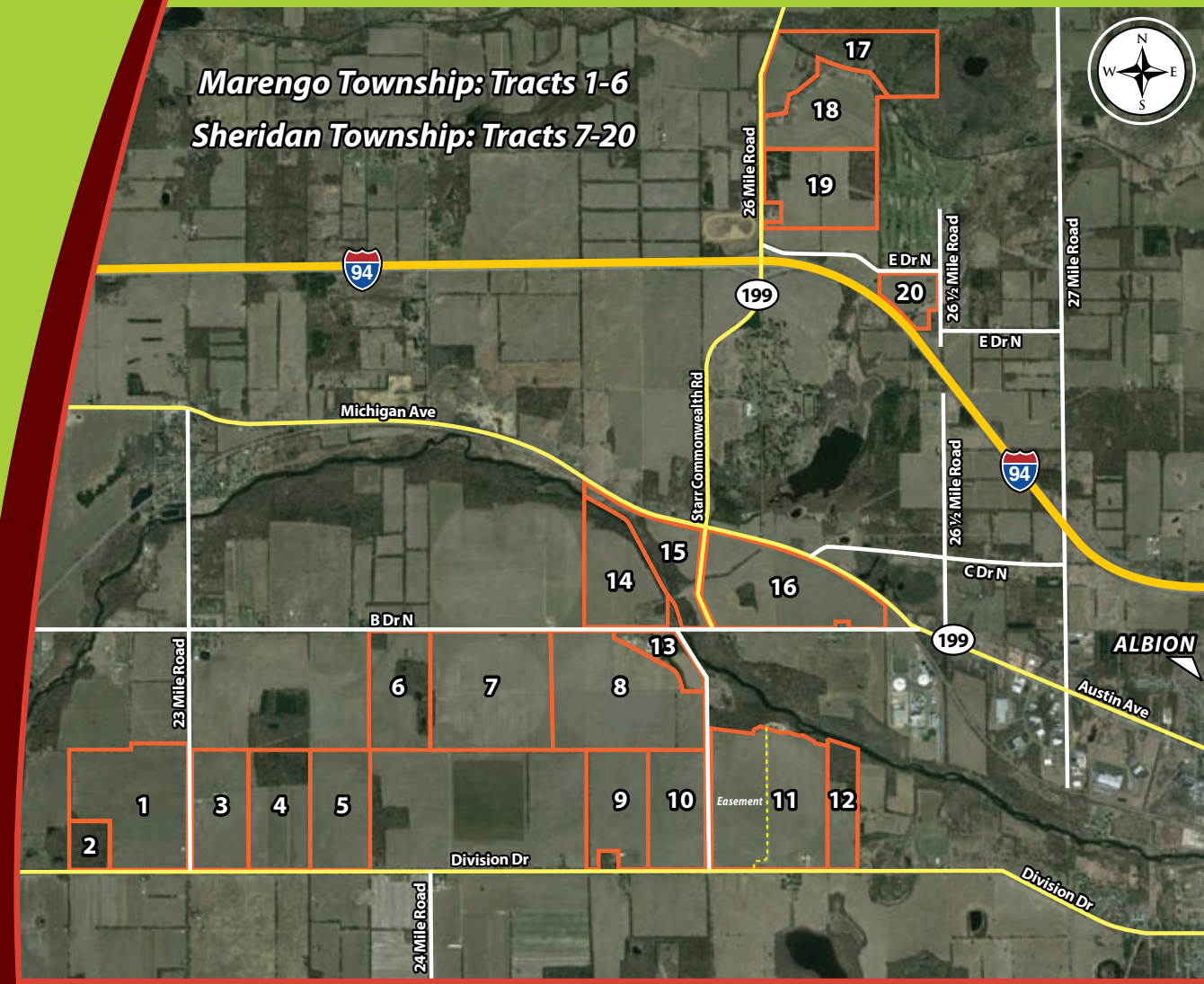


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### Tracts 1, 3-5 Soils



| Code             | Soil Description                             | Acres  | Corn | Soybeans |
|------------------|----------------------------------------------|--------|------|----------|
| 25B              | Kalamazoo loam, 2 to 6 percent slopes        | 125.21 | 99   | 30       |
| 29B              | Hillsdale sandy loam, 0 to 6 percent slopes  | 118.90 | 99   | 32       |
| 29C              | Hillsdale sandy loam, 6 to 12 percent slopes | 44.74  | 89   | 29       |
| 33B              | Riddles loam, 0 to 6 percent slopes          | 32.80  | 112  | 37       |
| 14B              | Bronson sandy loam, 0 to 6 percent slopes    | 19.63  | 95   | 27       |
| 17B              | Boyer sandy loam, 0 to 6 percent slopes      | 7.36   | 72   | 27       |
| 45A              | Sleeth loam, 0 to 2 percent slopes           | 4.89   | 121  | 42       |
| 28B              | Elmdale sandy loam, 2 to 6 percent slopes    | 3.50   | 101  | 32       |
| 17C              | Boyer sandy loam, 6 to 12 percent slopes     | 0.97   | 69   | 23       |
| Weighted Average |                                              | 98.4   |      | 31.1     |

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

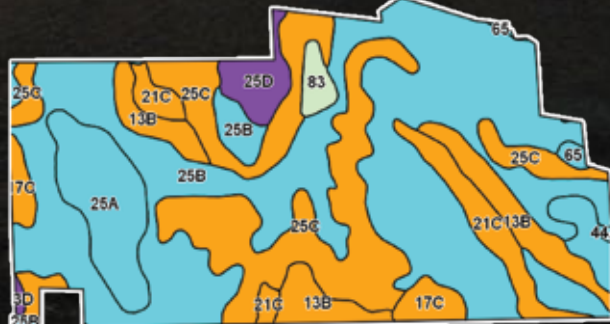
### Tracts 6-8 Soils



| Code             | Soil Description                             | Acres  | Corn | Soybeans |
|------------------|----------------------------------------------|--------|------|----------|
| 25B              | Kalamazoo loam, 2 to 6 percent slopes        | 206.44 | 99   | 30       |
| 33B              | Riddles loam, 0 to 6 percent slopes          | 46.92  | 112  | 37       |
| 25C              | Kalamazoo loam, 6 to 12 percent slopes       | 39.90  | 89   | 27       |
| 25A              | Kalamazoo loam, 0 to 2 percent slopes        | 24.16  | 105  | 30       |
| 16B              | Oshetemo sandy loam, 0 to 6 percent slopes   | 12.11  | 100  | 30       |
| 47B              | Teasdale sandy loam, 1 to 4 percent slopes   | 8.60   | 109  | 35       |
| 73               | Pella silt loam                              | 8.46   | 132  | 47       |
| 29B              | Hillsdale sandy loam, 0 to 6 percent slopes  | 6.87   | 99   | 32       |
| 33C              | Riddles loam, 6 to 12 percent slopes         | 5.92   | 106  | 33       |
| 44A              | Matherton loam, 0 to 3 percent slopes        | 5.63   | 107  | 34       |
| 33E              | Riddles loam, 12 to 30 percent slopes        | 4.36   |      |          |
| 65               | Sebewa loam                                  | 4.05   | 108  | 38       |
| 17C              | Boyer sandy loam, 6 to 12 percent slopes     | 3.65   | 69   | 23       |
| 53A              | Kibbie loam, 0 to 2 percent slopes           | 3.06   | 122  | 43       |
| 25D              | Kalamazoo loam, 12 to 18 percent slopes      | 2.21   | 57   |          |
| 63               | Gilford fine sandy loam, gravelly substratum | 2.19   | 91   | 34       |
| 21C              | Leoni gravelly loam, 6 to 12 percent slopes  | 1.64   | 99   | 31       |
| 21B              | Leoni gravelly loam, 0 to 6 percent slopes   | 1.28   | 109  | 34       |
| Weighted Average |                                              | 99.7   |      | 30.8     |

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

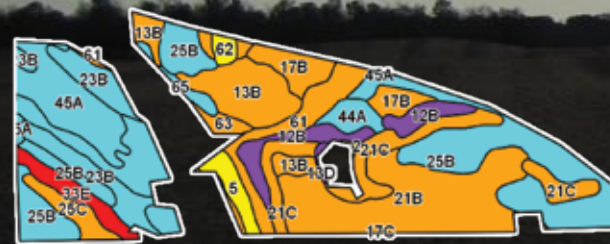
### Tracts 9-12 Soils



| Code             | Soil Description                            | Acres  | Corn | Soybeans |
|------------------|---------------------------------------------|--------|------|----------|
| 25B              | Kalamazoo loam, 2 to 6 percent slopes       | 178.18 | 99   | 30       |
| 25C              | Kalamazoo loam, 6 to 12 percent slopes      | 78.41  | 89   | 27       |
| 13B              | Spinks loamy sand, 0 to 6 percent slopes    | 27.64  | 77   | 27       |
| 25A              | Kalamazoo loam, 0 to 2 percent slopes       | 25.27  | 105  | 30       |
| 21C              | Leoni gravelly loam, 6 to 12 percent slopes | 20.88  | 99   | 31       |
| 17C              | Boyer sandy loam, 6 to 12 percent slopes    | 9.01   | 69   | 23       |
| 25D              | Kalamazoo loam, 12 to 18 percent slopes     | 8.63   | 57   |          |
| 65               | Sebewa loam                                 | 8.15   | 108  | 38       |
| 83               | Pits, sand and gravel                       | 4.13   |      |          |
| 13D              | Spinks loamy sand, 12 to 18 percent slopes  | 0.66   | 57   |          |
| 44A              | Matherton loam, 0 to 6 percent slopes       | 0.37   | 107  | 34       |
| Weighted Average |                                             | 92.8   |      | 28.1     |

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

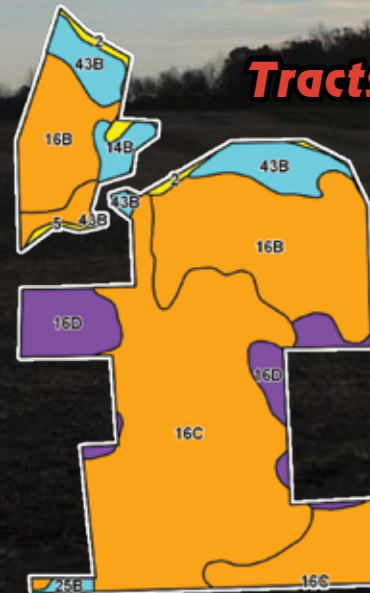
### Tracts 14-16 Soils



| Code             | Soil Description                             | Acres | Corn | Soybeans |
|------------------|----------------------------------------------|-------|------|----------|
| 25B              | Kalamazoo loam, 2 to 6 percent slopes        | 62.42 | 99   | 30       |
| 21B              | Leoni gravelly loam, 0 to 6 percent slopes   | 40.15 | 109  | 34       |
| 13B              | Spinks loamy sand, 0 to 6 percent slopes     | 19.45 | 77   | 27       |
| 21C              | Leoni gravelly loam, 6 to 12 percent slopes  | 18.08 | 99   | 31       |
| 45A              | Sleeth loam, 0 to 2 percent slopes           | 18.05 | 121  | 42       |
| 23B              | Hixton loam, 0 to 6 percent slopes           | 16.01 | 104  | 32       |
| 61               | Alganssee fine sand, occasionally flooded    | 11.80 | 99   | 34       |
| 12B              | Coloma loamy sand, 0 to 6 percent slopes     | 10.79 | 85   | 28       |
| 17B              | Boyer sandy loam, 0 to 6 percent slopes      | 10.13 | 72   | 27       |
| 33E              | Riddles loam, 12 to 30 percent slopes        | 6.30  |      |          |
| 25C              | Kalamazoo loam, 6 to 12 percent slopes       | 5.03  | 89   | 27       |
| 5                | Palms muck                                   | 4.51  | 101  | 36       |
| 44A              | Matherton loam, 0 to 3 percent slopes        | 4.31  | 107  | 34       |
| 63               | Gilford fine sandy loam, gravelly substratum | 2.79  | 91   | 34       |
| 65               | Sebewa loam                                  | 2.32  | 108  | 38       |
| 62               | Granby loamy sand                            | 1.81  | 78   | 34       |
| 16B              | Oshetemo sandy loam, 0 to 6 percent slopes   | 1.45  | 100  | 30       |
| 13D              | Spinks loamy sand, 12 to 18 percent slopes   | 0.52  | 57   |          |
| 2                | Houghton muck, undrained                     | 0.20  | 76   |          |
| Weighted Average |                                              | 96.2  |      | 30.9     |

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

### Tracts 17-19 Soils



| Code             | Soil Description                             | Acres | Corn | Soybeans |
|------------------|----------------------------------------------|-------|------|----------|
| 16C              | Oshetemo sandy loam, 6 to 12 percent slopes  | 68.79 | 90   | 26       |
| 16B              | Oshetemo sandy loam, 0 to 6 percent slopes   | 55.35 | 100  | 30       |
| 16D              | Oshetemo sandy loam, 12 to 18 percent slopes | 13.63 |      |          |
| 43B              | Brady sandy loam, 1 to 4 percent slopes      | 11.32 | 106  | 35       |
| 14B              | Bronson sandy loam, 0 to 6 percent slopes    | 2.68  | 95   | 27       |
| 29C              | Hillsdale sandy loam, 6 to 12 percent slopes | 2.31  | 89   | 29       |
| 2                | Houghton muck, undrained                     | 2.05  | 76   |          |
| 25B              | Kalamazoo loam, 2 to 6 percent slopes        | 0.87  | 99   | 30       |
| 5                | Palms muck                                   | 0.42  | 101  | 36       |
| Weighted Average |                                              | 86.8  |      | 25.6     |

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

### Tract 20 Soils



| Code             | Soil Description                            | Acres | Corn | Soybeans |
|------------------|---------------------------------------------|-------|------|----------|
| 14B              | Bronson sandy loam, 0 to 6 percent slopes   | 10.32 | 95   | 27       |
| 16B              | Oshetemo sandy loam, 0 to 6 percent slopes  | 6.94  | 100  | 30       |
| 16C              | Oshetemo sandy loam, 6 to 12 percent slopes | 3.15  | 90   | 26       |
| 2                | Houghton muck, undrained                    | 0.87  | 76   |          |
| Weighted Average |                                             | 95.1  |      | 26.7     |

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

**Tract 1:** 145<sup>±</sup> Acres  
141<sup>±</sup> Non-Irrigated Cropland, 1<sup>±</sup> Wooded

**Tract 2:** 20<sup>±</sup> Acres  
All Wooded

**Tract 3:** 80<sup>±</sup> Acres  
77<sup>±</sup> Non-Irrigated Cropland, 1<sup>±</sup> Acre Outbuildings  
36'x94' gambrel-roofed Basement Barn,  
40'x60' & 40'x64' Pole Barns for storage/livestock

**Tract 4:** 80<sup>±</sup> Acres  
61<sup>±</sup> Non-Irrigated Cropland, 18<sup>±</sup> Wooded

**Tract 5:** 80<sup>±</sup> Acres  
79<sup>±</sup> Non-Irrigated Cropland

**Tract 6:** 80<sup>±</sup> Acres  
54<sup>±</sup> Non-Irrigated Cropland, 25.5<sup>±</sup> Wooded

**Tract 7:** 166<sup>±</sup> Acres  
112<sup>±</sup> Irrigated Cropland, 49<sup>±</sup> Non-Irrigated Cropland,  
2.5<sup>±</sup> Wooded

**Tract 8:** 172<sup>±</sup> Acres  
80.5<sup>±</sup> Irrigated Cropland, 88<sup>±</sup> Non-Irrigated Cropland,  
1.5<sup>±</sup> Wooded

**Tract 9:** 76<sup>±</sup> Acres  
75<sup>±</sup> Non-Irrigated Cropland, 0.5<sup>±</sup> Acre Outbuildings  
54'x90' Pole Barn for storage/livestock

**Tract 10:** 80<sup>±</sup> Acres  
77.5<sup>±</sup> Non-Irrigated Cropland

**Tract 11:** 184<sup>±</sup> Acres  
132<sup>±</sup> Irrigated Cropland, 46<sup>±</sup> Non-Irrigated Cropland,  
1.5<sup>±</sup> Acres Outbuildings  
40'x100' Pole Barn for storage/livestock,  
40'x76' Pole Barn for machinery storage

**Tract 12:** 42.5<sup>±</sup> Acres  
27<sup>±</sup> Non-Irrigated Cropland, 15<sup>±</sup> Wooded

**Tract 13:** 29<sup>±</sup> Acres  
16<sup>±</sup> Pasture, 5<sup>±</sup> Wooded, 6<sup>±</sup> Acres Farmstead & Outbuildings  
Property Address: 25260 B Drive North • Albion, MI  
Mid-1800's brick farmhouse, 1,972<sup>±</sup> sq ft, 3 bedrooms,  
living room, dining room, office, 1 full bath, 1/2 bath,  
newer roof & vinyl windows, hardwood floors, mostly  
plaster interior, 9' high ceilings, vinyl siding

36'x62' gambrel-roofed Basement Barn,  
30'x100' Pole Machine Shed,  
40'x70' Pole Barn for storage & livestock  
Older 36'x72' 2-sty Barn,  
Old/Historic Brick Milkhouse



**Tract 14:** 85<sup>±</sup> Acres  
63<sup>±</sup> Non-Irrigated Cropland, 16<sup>±</sup> Wooded,  
5<sup>±</sup> Pasture

**Tract 15:** 64<sup>±</sup> Acres  
23<sup>±</sup> Non-Irrigated Cropland, 38.5<sup>±</sup> Wooded

**Tract 16:** 141<sup>±</sup> Acres  
130<sup>±</sup> Non-Irrigated Cropland, 7<sup>±</sup> Wooded

**Tract 17:** 106<sup>±</sup> Acres  
24<sup>±</sup> Non-Irrigated Cropland, 80<sup>±</sup> Wooded

**Tract 18:** 87<sup>±</sup> Acres  
69<sup>±</sup> Non-Irrigated Cropland, 17.5<sup>±</sup> Wooded

**Tract 19:** 100<sup>±</sup> Acres  
64<sup>±</sup> Non-Irrigated Cropland, 35<sup>±</sup> Wooded

**Tract 20:** 30<sup>±</sup> Acres  
21<sup>±</sup> Non-Irrigated Cropland, 6<sup>±</sup> Wooded

### INSPECTION DATES:

**February 1<sup>ST</sup> & 8<sup>TH</sup> • 2-4 PM**

**25260 B Drive North • Albion, MI**