

AUCTION

Thursday, Nov. 10 • 6:30 PM

160[±] Acres • 3 Tracts

SUMMERFIELD
TOWNSHIP

MONROE
COUNTY

133[±] ACRES PRODUCTIVE FARMLAND

15[±] ACRES WOODS

7.5[±] ACRES WITH HOME & BUILDINGS

Tom Bosserd

734-646-7339

thomasb@halderman.com

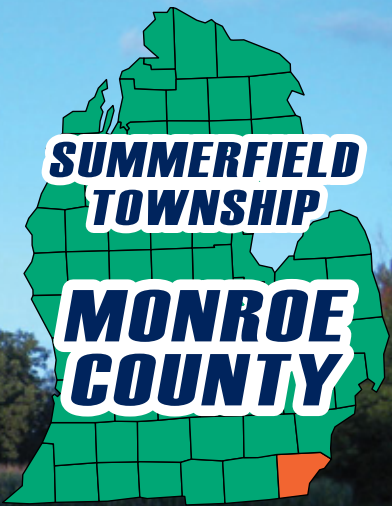
HALDERMAN
REAL ESTATE
SERVICES

HLS# TLB-10715

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Owner: McIntyre/Jacob Farms, LLC



Tom Bosserd

Ypsilanti, MI

734-646-7339

thomasb@halderman.com

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HLS# TLB-10715

800.424.2324 | www.halderman.com

Property Information

LOCATION: 3.5 miles south of Petersburg, MI on both sides of Sylvania-Petersburg Rd, and on the north side of Morocco Rd.

SCHOOLS: Summerfield School District

ZONING: Agricultural

TOPOGRAPHY: Level - Gently Rolling

ANNUAL TAXES: \$4,681.00

TRACT 1: 80^{+/-} Acres, 66.5^{+/-} Tillable, 10^{+/-} Woods

TRACT 2: 72.5^{+/-} Acres, 67^{+/-} Tillable, 5^{+/-} Woods

TRACT 3: 7.5^{+/-} Acres, 3^{+/-} Tillable, Home & Buildings

HOME DETAILS:

1,641 sq ft, 3 Bedrooms, 1 Bathroom, Enclosed Porch, Full Basement, Gas Forced-Air Furnace

BUILDING DETAILS:

- 32' x 64' Shop w/ 2 Overhead & Sliding Doors
- 3 Pole Buildings: 44' x 64'; 44' x 64'; 48' x 64'
- Former Milking Parlor: 14' x 32'
- Former Milk House: 16' x 20'
- 22' x 46' Shed with 32' x 40' Lean-To
- *All Outbuildings Have Electricity*

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, MI Auct. Lic. #6505264075) will offer these properties at public auction on November 10, 2011. At 6:30 PM, 160.0 acres, more or less, will be sold at the Summerfield VFW Hall in Petersburg, 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 Buyer(s) 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 Bossert at 734-646-7339 or Pat Karst 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 a 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.

DEED: The Sellers will provide a Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). 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.

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

CLOSING: The closing shall be on or about December 10, 2011. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession will be at closing, subject to tenants' rights to harvest the 2011 crop.

REAL ESTATE TAXES: The real estate taxes for 2010 were \$4,681.00. The Sellers will pay the 2011 taxes due and payable in 2011 and all previous taxes. Buyer(s) to pay the 2012 taxes due and payable in 2012 and all taxes thereafter.

MINERAL RIGHTS: Sellers to retain rights to oil, gas and migratory minerals in addition to 50% of rights to all other minerals for 40 years. Buyer(s) to control surface rights to other minerals.

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, Mark Metzger 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 Sellers 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, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes 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. Conduction 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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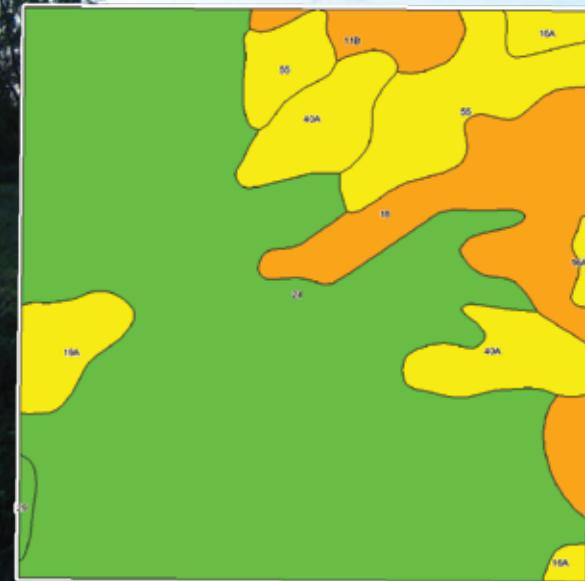
**Auction Site: Summerfield VFW Hall
3977 Sylvania-Petersburg Rd • Petersburg, MI 49270**

Open House: October 22 • 12-3 PM

(Also By Appointment)

7395 Sylvania-Petersburg Rd • Petersburg, MI 49270

Soils Information



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
24	Corunna sandy loam	104.4	140	40	65
18	Granby loamy fine sand	18.3	80	30	40
55	Gilford sandy loam	13.6	90	32	45
40A	Thetford loamy sand, 0 to 3 percent slopes	11.6	85	32	35
19A	Selfridge loamy sand, 0 to 3 percent slopes	4.4	110	35	42
11B	Oakville fine sand, 0 to 6 percent slopes	3.8	60		30
16A	Tedrow loamy sand, 0 to 3 percent slopes	3.3	85	30	35
29	Colwood loam	0.6	140	45	65
Weighted Average		121.1	36.4	56.2	

FSA DATA:

CORN BASE: 71.6 Acres

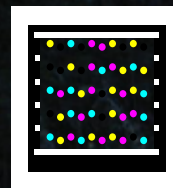
DP & CC Yield: 100 BU/AC

SOYBEAN BASE: 29.4 Acres

DP & CC Yield: 37 BU/AC

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PLACE BID

Online Bidding is Available

MI Auct. Lic. #6505264075

