

# FSA INFO PACKET



A DIVISION OF WHITETAIL  
PROPERTIES REAL ESTATE, LLC

[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)







|  Boundary 38.94 ac

| SOIL CODE | SOIL DESCRIPTION                        | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|-----------------------------------------|----------|-------|-----|-------|------|
| 31        | Belleville loamy sand                   | 27.45    | 70.49 | 0   | 52    | 3w   |
| 6A        | Avoca loamy sand, 0 to 2 percent slopes | 8.83     | 22.68 | 0   | 55    | 3w   |
| 46        | Linwood muck                            | 2.6      | 6.68  | 0   | 22    | 5w   |
| 30        | Bach silt loam                          | 0.06     | 0.15  | 0   | 65    | 2w   |
| TOTALS    |                                         | 38.94(*) | 100%  | -   | 50.7  | 3.13 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

|              |  |  |  |  |  |  |  |  |
|--------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|              | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                  | 6                                                                                   | 7                                                                                   | 8                                                                                   |
| 'Wild Life'  | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   | •                                                                                   |
| Forestry     | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   |                                                                                     |
| Limited      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   | •                                                                                   |                                                                                     |
| Moderate     | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  | •                                                                                   |                                                                                     |                                                                                     |
| Intense      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                  |                                                                                     |                                                                                     |                                                                                     |
| Limited      | •                                                                                 | •                                                                                 | •                                                                                 | •                                                                                 |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Moderate     | •                                                                                 | •                                                                                 | •                                                                                 |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Intense      | •                                                                                 | •                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Very Intense | •                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

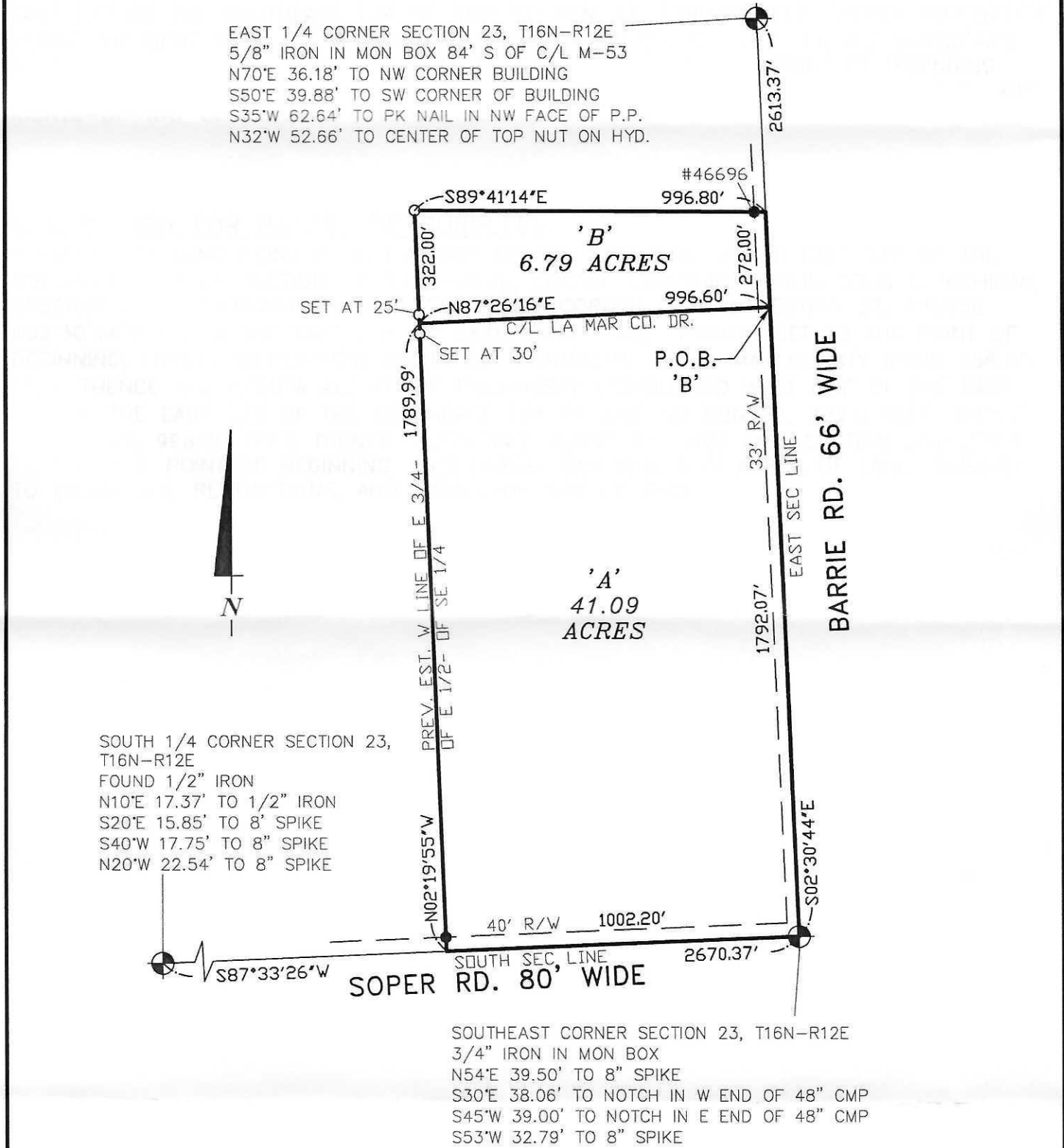
(s) soil limitations within the rooting zone (w) excess of water

|                                   |           |             |              |
|-----------------------------------|-----------|-------------|--------------|
| PART OF E 1/2 OF SE 1/4 OF SEC 23 | T16N-R12E | COLFAX TWP. | HURON COUNTY |
|-----------------------------------|-----------|-------------|--------------|

NOTES:  
1/2" STEEL STAKES WERE PLACED AT POINTS MARKED THUS (○). FOUND STEEL STAKES AT POINTS MARKED THUS (●). FD CONC MON AT POINTS MARKED THUS (■).

BEARING BASIS:  
BEARING ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE, HORIZONTAL DATUM (N.A.D.83), INTERNATIONAL SURVEY FEET.

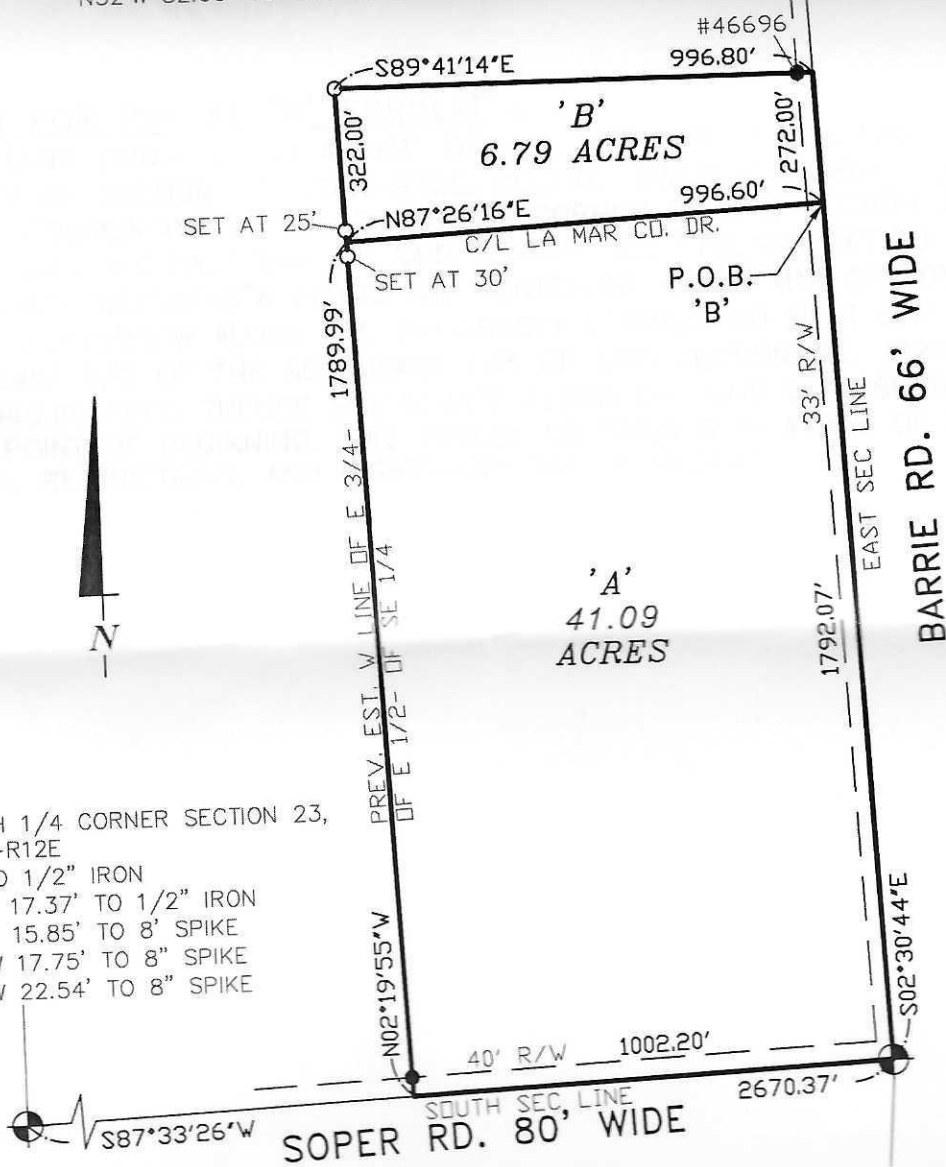
GRAPHIC SCALE  
( IN FEET )  
1 inch = 400 ft.





N70°E 36.18' TO NW CORNER OF BUILDING  
S50°E 39.88' TO SW CORNER OF BUILDING  
S35°W 62.64' TO PK NAIL IN NW FACE OF P.P.  
N32°W 52.66' TO CENTER OF TOP NUT ON HYD.

SOUTH 1/4 CORNER SECTION 23,  
T16N-R12E  
FOUND 1/2" IRON  
N10°E 17.37' TO 1/2" IRON  
S20°E 15.85' TO 8" SPIKE  
S40°W 17.75' TO 8" SPIKE  
N20°W 22.54' TO 8" SPIKE



SOUTHEAST CORNER SECTION 23, T16N-R12E  
3/4" IRON IN MON BOX  
N54°E 39.50' TO 8" SPIKE  
S30°E 38.06' TO NOTCH IN W END OF 48" CMP  
S45°W 39.00' TO NOTCH IN E END OF 48" CMP  
S53°W 32.79' TO 8" SPIKE



### CASE SURVEYING

707 EAST HURON AVE.  
BAD AXE, MICHIGAN 48413

PHONE 989 269-9142 FAX 989 269-7712

I HEREBY CERTIFY that I have surveyed and mapped the above or attached described parcel(s) of land, that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that the survey is in full compliance with Section No. 3, Act 132, P.A. 1970, as amended by 1992 P.A. 183 and 2018 P.A. 193.



LAURENCE J. WADE  
P.S.# 46696

|               |              |                 |               |                  |
|---------------|--------------|-----------------|---------------|------------------|
| Drawn By: IMW | Check By: LW | Date: 5/28/2024 | Job No: 13690 | Scale: 1" = 400' |
|---------------|--------------|-----------------|---------------|------------------|

Sheet 1 of 2 Sheets

|                                   |           |             |              |
|-----------------------------------|-----------|-------------|--------------|
| PART OF E 1/2 OF SE 1/4 OF SEC 23 | T16N-R12E | COLFAX TWP. | HURON COUNTY |
|-----------------------------------|-----------|-------------|--------------|

DESCRIPTION FOR PARCEL 'A' SURVEYED:

A PARCEL OF LAND BEING IN AND A PART OF THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, T16N-R12E, COLFAX TOWNSHIP, HURON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE S87°33'26"W ALONG THE SOUTH LINE OF SAID SECTION 23, 1002.20 FEET; THENCE N02°19'55"W ALONG THE PREVIOUSLY ESTABLISHED WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, 1789.99 FEET; THENCE N87°26'16"E ALONG THE CENTERLINE OF THE LA MAR COUNTY DRAIN 996.60 FEET; THENCE S02°30'44"E ALONG THE EAST LINE OF SAID SECTION 23, 1792.07 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 41.09 ACRES OF LAND. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION FOR PARCEL 'B' SURVEYED:

A PARCEL OF LAND BEING IN AND A PART OF THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, T16N-R12E, COLFAX TOWNSHIP, HURON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE N02°30'44"W ALONG THE EAST LINE OF SAID SECTION 23, 1792.07 FEET TO THE POINT OF BEGINNING; THENCE S87°26'16"W ALONG THE CENTERLINE OF LA MAR COUNTY DRAIN 996.60 FEET; THENCE N02°19'55"W ALONG THE PREVIOUSLY ESTABLISHED WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, 322.0 FEET; THENCE S89°41'14"E 996.80 FEET; THENCE S02°30'44"E ALONG THE SAID EAST SECTION LINE 272.0 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 6.79 ACRES OF LAND. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.



CASE SURVEYING

