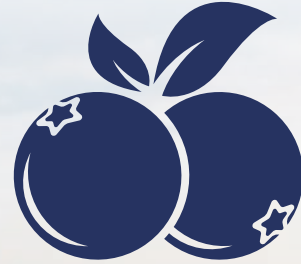


ALLEGAN & VAN BUREN COUNTY, *Michigan*



**Bidding is Currently Live!*

ABSOLUTE ONLINE ONLY AUCTION

BID BEFORE

TUESDAY, OCTOBER 15, 2024

4:00 PM EST

Bryan Bergdale

712.251.8588

Bryan@PeoplesCompany.com

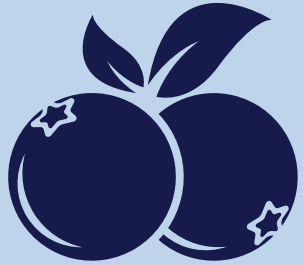
MI LIC 6505417744

Listing #17795



PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS

ALLEGAN & VAN BUREN COUNTY, *Michigan*



ABSOLUTE BLUEBERRY FARM AUCTION

Peoples Company is pleased to offer a blueberry portfolio located in Van Buren and Allegan County, Michigan. These assets total 647.13 acres m/l and feature multiple varieties of blueberry plantings that will be offered in twelve individual tracts, with tract sizes varying from 4.96 acres m/l to 118.72 acres m/l. There are currently 469.33 acres m/l of planted blueberries on the farms with a mix of drip and overhead irrigation installed.

Allegan and Van Buren County are crucial to Michigan's blueberry industry, the sandy soils and high water tables create a perfect environment for growing blueberries. With a pH hovering between 4.5 and 5.5, these soils strike the right balance of moisture retention and drainage, optimum for overall blueberry plant health. Located just 5 miles from Lake Michigan, the microclimate helps mitigate the late spring frosts and ensures the cooling needed during the hotter summer months needed to maximize growth.

On the business side, the industry here isn't just about scale; it's about heritage and community. Many of the farms in Allegan and Van Buren are family-run operations that have been around for generations. The consistency of these farms has built a reliable supply chain, and local agritourism—especially during the harvest season—adds another layer of economic benefit. If you're looking to invest or expand, these factors make the region a solid choice. The combination of ideal growing conditions, established farming practices, and community support keeps Allegan and Van Buren counties at the forefront of the blueberry industry. This farm would make a great add-on unit to an existing operation or an excellent investment opportunity. There is no farm lease in place for the 2025 growing season.

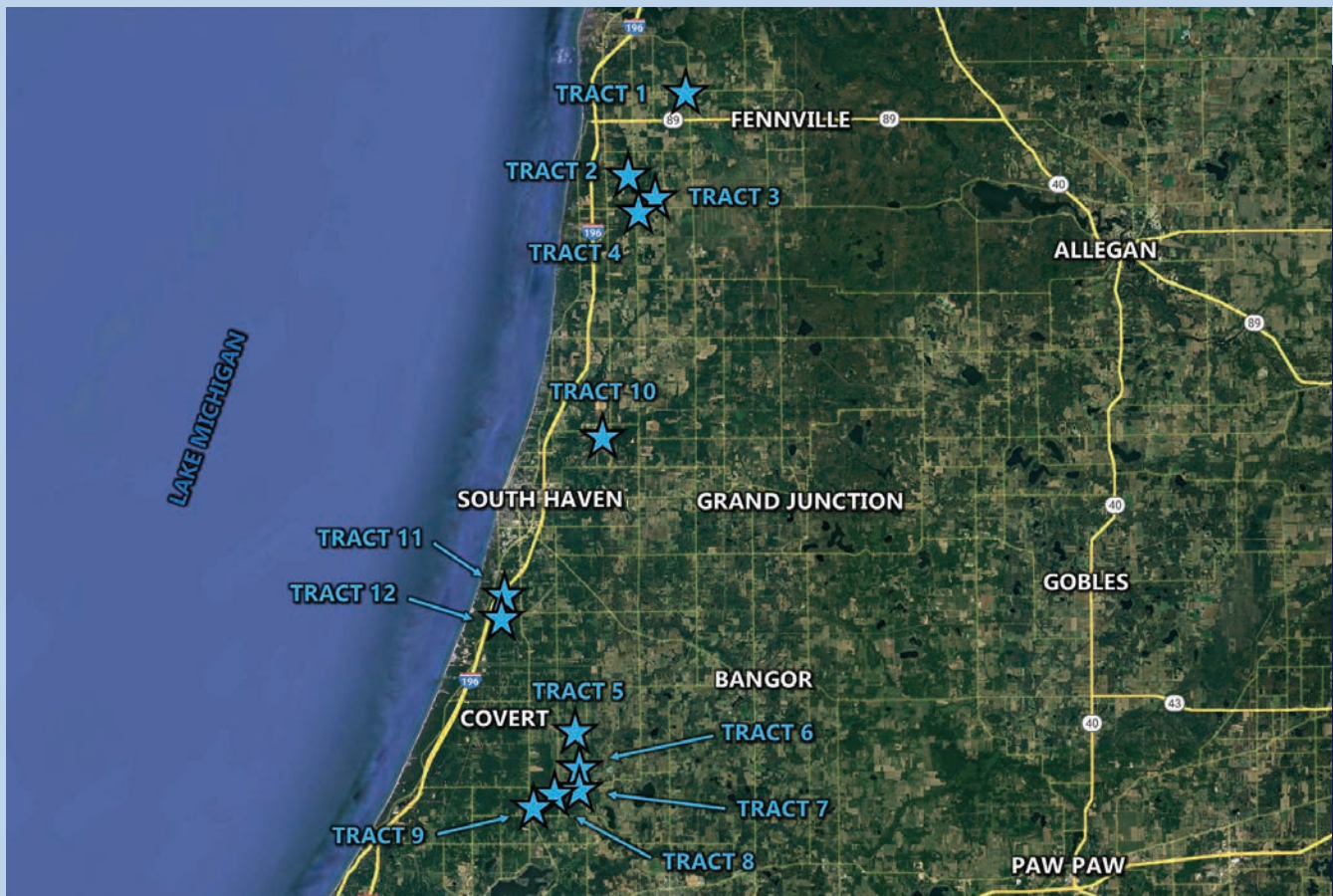
**Bidding is Currently Live!*

BID BEFORE

TUESDAY, OCTOBER 15, 2024

4:00 PM EST





Offered in Twelve Tracts

Contact

Bryan Bergdale

712.251.8588

MI LIC 6505417744

BRYAN@PEOPLES COMPANY.COM



Listing #17795



Scan the QR Code with
your phone camera to
view this listing online!

Tract One

4.96 ACRES M/L

Tract 1 consists of 4.96 acres m/l with 2 acres m/l of blueberry plantings located on the intersection of 126th Avenue and 62nd Street. The blueberries planted are all Bluecrop variety. This farm includes a 1,560 sq foot home built in 1940, a 1,232 sq. ft. utility building and a 3,066 sq. ft. migrant housing unit.

Taxes: \$4,196.28

DIRECTIONS

From Fennville: At the intersection of Mary Street and W Main Street, head west on W Main Street for 2.2 miles. Head north onto 62nd Street for 1 mile. The property lies on the west side of 62nd Street.

From Interstate 196: Take exit 34 toward Highway 89. Head east on Highway 89 for 3.1 miles. Head north onto 62nd Street for 1.0 mile. The property lies on the west side of 62nd Street.

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
75B	Capac-Marlette loams	1.87	100%	63 
Average: 63				

CROP VARIETY MAP



ABSOLUTE BLUEBERRY FARM AUCTION

ALLEGAN & VAN BUREN COUNTY, MICHIGAN

PEOPLES COMPANY.COM/PREMIUM/BLEUBERRYAUCTION

Tract Two

42.73 ACRES M/L

Tract 2 consists of 42.73 acres m/l with 38 acres m/l of blueberry plantings located southwest of the 120th Avenue and 66th Street intersection. The blueberries planted are a mix of Jersey and Elliot berries with overhead irrigation.

Taxes: \$2,642.68

DIRECTIONS

From Fennville: At the intersection of Mary Street and W Main Street, head west on W Main Street for 4.2 miles. Head south on 66th Street for 2.1 miles. The property lies on the west side of 66th Street.

From Interstate 196: Take exit 30 toward Blue Star Highway. Head northeast onto Blue Star Highway for 2.4 miles. Head east on 120th Avenue for 1 mile. The property lies on the south side of 120th Street.

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
26A	Pipestone sand	25.01	62.43%	45 
39	Granby loamy sand	15.06	37.59%	40 

Average: 43.1

CROP VARIETY MAP



Tract Three

20.63 ACRES M/L

Tract 3 consists of 20.63 acres m/l with 16.1 acres m/l of blueberry plantings located on the north side of 118th Avenue. The blueberries planted are a mix of Jersey and Bluecrop berries with drip irrigation. The water source for the irrigation is from a pond and well located on the property.

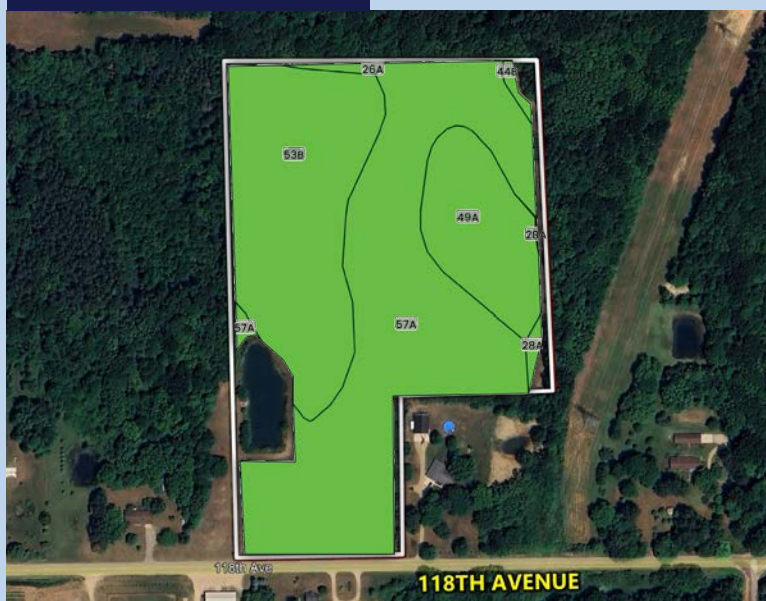
Taxes: \$1,552.29

DIRECTIONS

From Fennville: At the intersection of Mary Street and W Main Street, head west on W Main Street for 2.2 miles. Head south on 62nd Street for 3.1 miles. Head west on 118th Avenue for 1.7 miles. The property lies on the north side of 118th Avenue.

From Interstate 196: Take exit 30 toward Blue Star Highway. Head northeast onto Blue Star Highway for 1.4 miles. Head east on 118th Avenue for 1.3 miles. The property lies on the north side of 118th Street.

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
57A	Covert sand	9.66	51.94%	26 ●
53B	Oakville fine sand, loamy substratum	6.05	32.53%	40 ●
49A	Tedrow fine sand	2.60	13.98%	51 ●
26A	Pipestone sand	0.11	0.59%	45 ●
28A	Rimer loamy sand	0.11	0.59%	57 ●
44B	Chelsea loamy fine sand	0.09	0.48%	53 ●

Average: 34.5

CROP VARIETY MAP



ABSOLUTE BLUEBERRY FARM AUCTION
ALLEGAN & VAN BUREN COUNTY, MICHIGAN

PEOPLESCOMPANY.COM/PREMIUM/BLUEBERRYAUCTION

Tract Four

20.97 ACRES M/L

Tract 4 consists of 20.97 acres m/l with 14 acres m/l of blueberry plantings located on the south side of 118th Avenue. The blueberries planted are a mix of Jersey and Bluecrop berries with drip irrigation.

Taxes: \$1,611.81

DIRECTIONS

From Fennville: At the intersection of Mary Street and W Main Street, head west on W Main Street for 2.2 miles. Head south on 62nd Street for 3.1 miles. Head west on 118th Avenue for 2 miles. Property lies on the south side of 118th Avenue.

From Interstate 196: Take exit 30 toward Blue Star Highway. Head northeast onto Blue Star Highway for 1.4 miles. Head east on 118th Avenue for 1.1 miles. The property lies on the south side of 118th Street.

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
26A	Pipestone sand	11.94	72.50%	45 
49A	Tedrow fine sand	3.50	21.25%	51 
57A	Covert sand	0.66	4.01%	26 
28A	Rimer loamy sand	0.36	2.19%	57 

Average: 45.8

CROP VARIETY MAP



Tract Five

118.72 ACRES M/L

Tract 5 consists of 118.72 acres m/l with 103 acres m/l of blueberry plantings. The blueberries planted are a diverse variety of Jersey, Bluecrop, Rubel, Weymouth, Bluetta, Elliot, and Earliblue with overhead irrigation. The property is located north of 38th Avenue. The property includes an older pole building and a newer 1,750 sq. ft. utility building in the southwest corner of the property. A 12-inch municipal water main is available along 71st Street and 38th Avenue.

Taxes: \$7,377.33

DIRECTIONS

From Covert: At the intersection of Highway M-140 and 34th Avenue, head east on 34th Avenue for 1 mile. Head south on 72nd Street for 0.5 miles. Head east on 36th Avenue for 0.5 miles. Continue on 71st Street. The farm lies on the east side of 71st Street.

From Bangor: At the intersection of W Arlington Street and Division Street, head west on W Arlington Street for 0.5 miles. Continue onto 30th Avenue for 5.1 miles. Head south on 70th Street for 1.6 miles. The property lies on the west side of 70th Street.

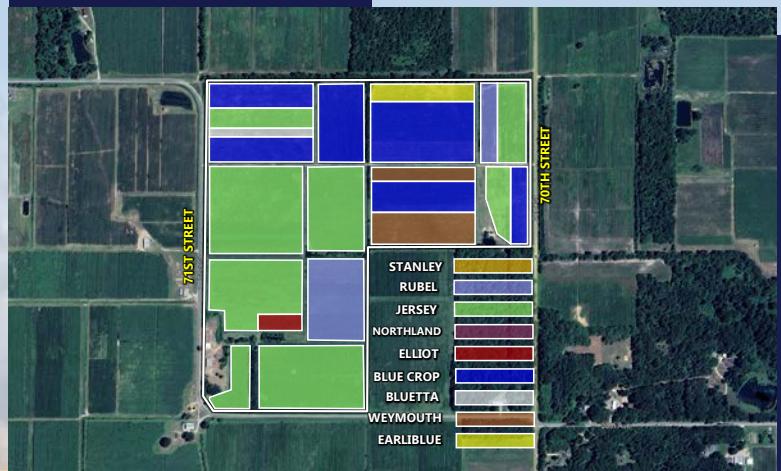
TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
51	Kingsville loamy sand	80.55	83.54%	45 ●
48A	Pipestone-Kingsville complex	15.87	16.46%	48 ●

Average: 45.5

CROP VARIETY MAP



ABSOLUTE BLUEBERRY FARM AUCTION

ALLEGAN & VAN BUREN COUNTY, MICHIGAN

PEOPLES COMPANY.COM/PREMIUM/BLEUBERRYAUCTION

Tract Six

101.04 ACRES M/L

Tract 6 consists of 101.04 acres m/l with 54.8 acres m/l of blueberry plantings located on the north side of 44th Avenue. The blueberries planted are a diverse variety of Jersey, Bluecrop, Rubel, Duke and Liberty varieties and two pollinator fields with overhead irrigation. Tract 6 includes a packing facility, multiple outbuildings and worker housing. The packing facilities consist of two buildings: the building to the north is 7,948 sq. ft. and the building to the south is 8,541 sq. ft., that feature coolers, refrigerated packing rooms, sorting rooms, dry storage, a loading dock and office space. Both buildings are insulated, and refrigeration units powered by 3-phase electricity. The main office is attached to the packing facility including small lobby, a receptionist office, a maintenance office, a main office and a processing office, along with a bathroom and kitchenette. There is one 4,800 sq. ft. utility building built in 2010 used for equipment storage, another 1,280 sq. ft. utility building built in 2011 used for pesticide storage and other smaller outbuildings used for miscellaneous storage. The property also includes a 1,870 sq. ft. two-story farmhouse and two mobile homes. A 12-inch municipal water main is available along 44th Avenue.

Taxes: \$6,490.18

DIRECTIONS

From Covert: At the intersection of Highway M-140 and 34th Avenue in, head south on Highway M-140 for 2.5 miles. Head east on 44th Avenue for 1.5 miles. The property lies on the north side of 44th Avenue.

From Bangor: At the intersection of W Arlington Street and Division Street, head west on W Arlington Street for 0.5 miles. Continue onto 30th Avenue for 5.1 miles. Head south on 70th Street for 3.5 miles. Turn right on 44th Avenue for 0.4 miles. The property lies on the north side of 44th Avenue.

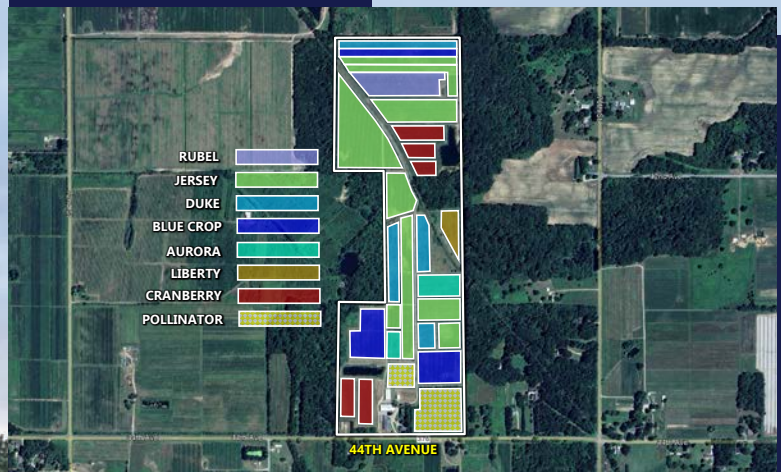
TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
48A	Pipestone-Kingsville complex	32.83	48.56%	48 
47A	Selfridge loamy sand	26.21	38.77%	55 
53B	Capac loam, Lake Michigan lobe	8.25	12.20%	65 
9C	Plainfield sand, lake plain	0.30	0.44%	33 
51	Kingsville loamy sand	0.02	0.03%	45 

Average: 52.7

CROP VARIETY MAP



Tract Seven

19.83 ACRES M/L

Tract 7 consists of 19.83 acres m/l with 13.7 acres m/l of blueberry plantings located on the south side of 44th Avenue. The blueberries planted are Jersey, Bluecrop, Rubel, and Duke with overhead irrigation. The property includes one 881 sq. ft. home and two smaller labor cabins. A 12-inch municipal water main is available along 44th Avenue.

Taxes: \$1,077.14

DIRECTIONS

From Covert: At the intersection of Highway M-140 and 34th Avenue, head south on Highway M-140 for 2.5 miles. Head east on 44th Avenue for 1.5 miles. The property lies on the south side of 44th Avenue.

From Bangor: At the intersection of W Arlington Street and Division Street, head west on W Arlington Street for 0.5 miles. Continue onto 30th Avenue for 5.1 miles. Head south on 70th Street for 3.5 miles. Turn right on 44th Avenue for 0.4 miles. The property lies on the south side of 44th Avenue.

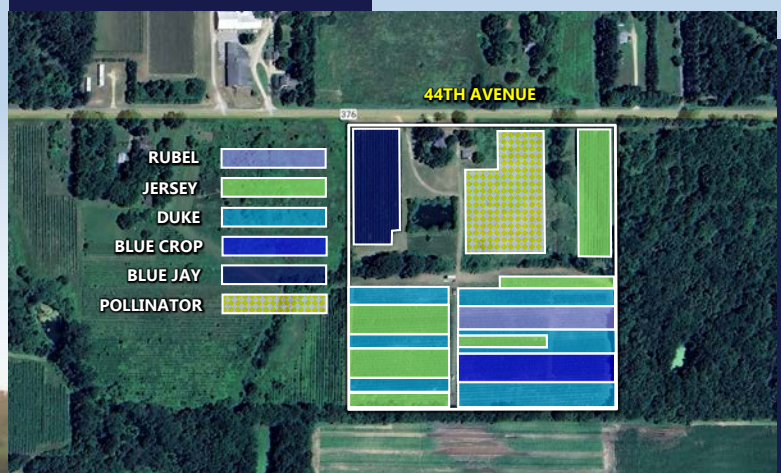
TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
37A	Thetford loamy sand	11.36	92.81%	58 ●
53B	Capac loam, Lake Michigan lobe	0.60	4.90%	65 ●
47A	Selfridge loamy sand	0.19	1.55%	55 ●
50B	Metea loamy fine sand	0.10	0.82%	59 ●

Average: 58.3

CROP VARIETY MAP



ABSOLUTE BLUEBERRY FARM AUCTION
ALLEGAN & VAN BUREN COUNTY, MICHIGAN

PEOPLES COMPANY.COM/PREMIUM/BLEBBERRYAUCTION

Tract Eight

50.34 ACRES M/L

Tract 8 consists of 50.34 acres m/l with 40.65 acres m/l of blueberry plantings located on the west side of 72nd Street. The blueberries planted are Jersey, Bluecrop, Rubel, Bluetta, Blue Ray, and Duke with drip irrigation. The property includes a 4,000 sq. ft. utility building and 4 labor cabins. A 12-inch municipal water main is available along 72nd Street.

Taxes: \$3,379.11

DIRECTIONS

From Covert: At the intersection of Highway M-140 and 34th Avenue, head south on Highway M-140 for 2.5 miles. Head east on 44th Avenue for 1 mile. Head south on 72nd Avenue for 400 feet. The property lies on the west side of 72nd Street.

From Watervliet: At the intersection of Highway M-140 and E St Joseph Street, head north on Highway M-140 for 2.4 miles. Head northeast onto N Watervliet Road for 1.8 miles. Turn east onto 48th Avenue for 344 feet. Turn north onto 72nd Street for 1 mile. The property lies on the west side of 72nd Street.

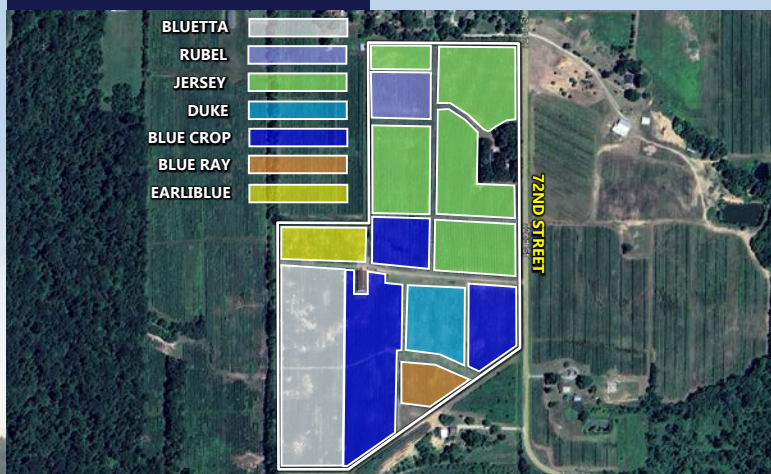
TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
51	Kingsville loamy sand	21.44	53.07%	45 
48A	Pipestone-Kingsville complex	17.36	42.97%	48 
9B	Plainfield sand, lake plain	1.61	3.99%	34 

Average: 45.9

CROP VARIETY MAP



Tract Nine

39.56 ACRES M/L

Tract 9 consists of 39.56 acres m/l with 24.1 acres m/l of blueberry plantings located on the east side of M-140 Highway. The blueberries planted are Liberty and Nelson with overhead irrigation. The property includes a 1,280 sq. ft. utility building built in 2011 used for pesticide storage. A 12-inch municipal water main is available along Highway M-140.

Taxes: \$1,585.83

DIRECTIONS

From Covert: At the intersection of Highway M-140 and 34th Avenue, head south on Highway M-140 for 3.2 miles. The property lies on the east side of Highway M-140.

From Bangor: At the intersection of Highway M-140 and E St Joseph Street, head north on Highway M-140 for 4.7 miles. The property lies on the east side of Highway M-140.

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
51	Kingsville loamy sand	16.47	52.45%	45 ●
45B	Covert sand	7.31	23.28%	44 ●
48A	Pipestone-Kingsville complex	5.35	17.04%	48 ●
9B	Plainfield sand, lake plain	2.26	7.20%	34 ●

Average: 44.5

CROP VARIETY MAP



GLADSTONE BLUEBERRY PORTFOLIO

ALLEGAN & VAN BUREN COUNTY, MICHIGAN

PEOPLESCOMPANY.COM/PREMIUM/BLEUBERRYAUCTION

Tract Ten

96.79 ACRES M/L

Tract 10 consists of 96.79 acres m/l with 82.04 acres m/l of blueberry plantings located on the south side of 103rd Avenue. The blueberries planted are Blue Ray, Blue Jay, and Earliblue with overhead irrigation. The property includes a 3,640 sq. ft. utility building, a 540 sq. ft. and 2 labor trailers.

Taxes: \$3,767.00

DIRECTIONS

From South Haven: Head north on Interstate 196 for 1.7 miles take exit 22 for N Shore Drive. Turn right on N Shore Drive for 0.2 miles. Turn north onto 72nd Street for 0.7 miles. Continue onto 103rd Avenue for 1 mile. Turn north on 70th Street for 0.2 miles. Continue on 103rd Avenue for 0.6 miles. The property lies on the south side of 103rd Avenue.

From Pullman: Head west on 109th Avenue for 4.9 miles. Turn south on 66th Street for 3 miles. Turn west on 103rd Avenue for 1.4 miles. The property lies on the south side of 103rd Avenue.

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
69	Newton mucky fine sand	64.00	78.01%	39
26A	Pipestone sand	11.24	13.70%	45
70A	Morocco fine sand	6.81	8.30%	22

Average: 38.4

CROP VARIETY MAP



Tract Eleven

71.33 ACRES M/L

Tract 11 consists of 71.33 acres m/l with 39.88 acres m/l of blueberry plantings located on the east side of Interstate 196. The blueberries planted consist of Blue Crop, Jersey and Rubel with overhead irrigation.

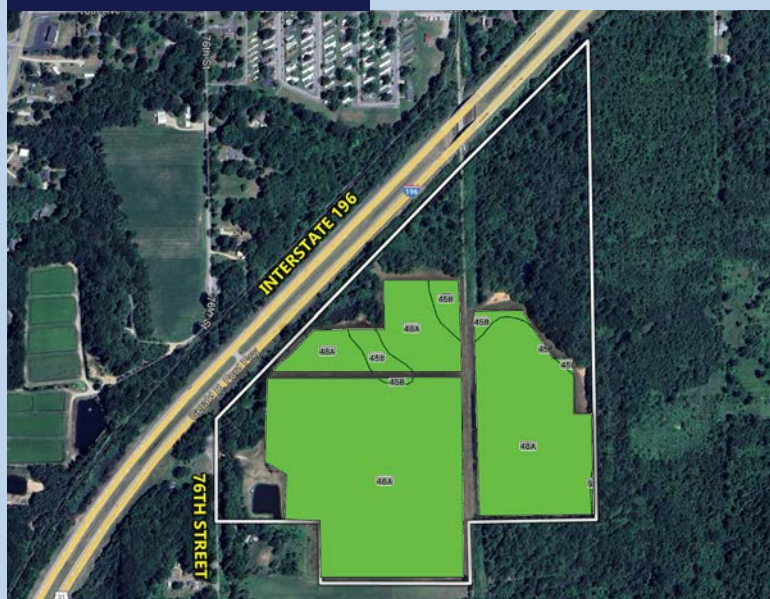
Taxes: \$3,010.00

DIRECTIONS

From South Haven: Head south on Interstate 196 south for 2.8 miles. Take exit 18 for M-140 toward Watervliet. Turn South on Highway M-140 for 1.5 miles. Head west on 20th Avenue for 0.7 miles. Turn north on 76th Street for 0.5 miles. The property lies on the east side of 76th Street.

From Covert: Head north on Highway M-140 for 3.6 miles. Head west on 20th Avenue for 0.7 miles. Turn north on 76th Street for 0.5 miles. The property lies on the east side of 76th Street.

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
75B	Pipestone-Kingsville complex	37.59	94.26%	48
44B	Covert sand	2.24	5.62%	44
21B	Kingsville loamy sand	0.07	0.18%	56

Average: 47.8

CROP VARIETY MAP



ABSOLUTE BLUEBERRY FARM AUCTION
ALLEGAN & VAN BUREN COUNTY, MICHIGAN

PEOPLES COMPANY.COM/PREMIUM/BLEBBERRYAUCTION

Tract Twelve

60.23 ACRES M/L

Tract 12 consists of 60.23 acres m/l with 41.66 acres m/l of blueberry plantings located on the south side of 20th Avenue. The blueberries planted consist of Jersey and Rubel with overhead irrigation. The property includes a 1,120 sq. ft. home, a 960 sq ft office/shop, a 5,252 sq. ft. machine shed, a 3,000 sq ft. machine shed and a newer 1,280 sq. ft. spray building.

Taxes: \$6,621.00

DIRECTIONS

From South Haven: At the intersection of Highway M-140 and 34th Avenue, head south on Highway M-140 for 2.5 miles. Head east on 44th Avenue for 1 mile. Head south on 72nd Avenue for 400 feet. The property lies on the west side of 72nd Street.

From Covert: Head north on Highway M-140 for 3.6 miles. Head west on 20th Avenue for 0.5 miles. The property lies on the south side of 20th Avenue.

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	NCCPI
51	Kingsville loamy sand	37.16	89.20%	45
48A	Pipestone-Kingsville complex	2.50	6.00%	48
17A	Brems sand	1.02	2.45%	41
45B	Covert sand	0.98	2.35%	44

Average: 45.1

CROP VARIETY MAP



TERMS & CONDITIONS

ABSOLUTE ONLINE ONLY AUCTION

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Offering Allegan & Van Buren County, Michigan farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. **Bidding is currently LIVE and will remain open until Tuesday, October 15th, 2024, at 4:00 PM Eastern Time Zone (EST) with closing taking place on or before Wednesday, December 4th, 2024.** A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes for all tracts until all the bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Farm Program Information: Farm Program Information is provided by the Allegan & Van Buren County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Van Buren County FSA and NRCS offices.

Earnest Money Payment & Possession: A 10% earnest money payment is required upon the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held with First American Title Insurance Company.

Closing: Closing will occur on or about Wednesday, December 4th, 2024, with Fidelity National Title Insurance Company. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given At Closing.

Farm Lease: The farm is "open" for the 2025 crop season.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Fidelity National Title Insurance Company the required earnest money payment. The sale is not contingent upon Buyer financing.

ABSOLUTE BLUEBERRY FARM AUCTION

ALLEGAN & VAN BUREN COUNTY, MICHIGAN

PEOPLESCOMPANY.COM/PREMIUM/BLUEBERRYAUCTION

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Property Taxes: All real estate taxes for 2024 will be prorated between the Seller and Buyer to the date of closing.

Water: Any water rights registered to irrigate the property will transfer with the sale. It will be the Buyer's responsibility to transfer ownership information.

Personal Property: All irrigation equipment will be sold "As-Is, Where-Is" and transferred with the property via a Bill of Sale.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and this sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is — Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a PER ACRE BASIS and not the total dollar. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.

BID BEFORE
TUESDAY, OCTOBER 15, 2024
4:00 PM EST

**Bidding is Currently Live!*

REGISTER TO BID →





ALLEGAN & VAN BUREN COUNTY,
Michigan

ABSOLUTE BLUEBERRY FARM AUCTION



647
Acres M/L
OFFERED IN 12 TRACTS

Listing #17795

 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17795

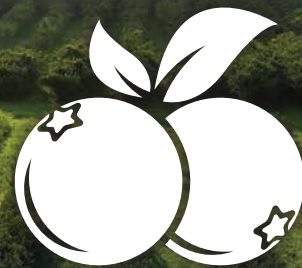


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ABSOLUTE BLUEBERRY FARM AUCTION

ALLEGAN & VAN BUREN COUNTY, *Michigan*



Bryan Bergdale

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Bryan@PeoplesCompany.com

MI LIC 6505417744

