



Jerdon Real Estate, Inc.

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VISIT OUR WEBSITE WWW.JERDON.NET



Not a survey.

TRACT #2: 102.86+/- Acres

SILENT AUCTION

Begins April 3rd (1 to 4 days)

JOHN B. DALE FARM

- Address:** S. Red Bud Trail & U.S. 12, Buchanan, MI
Location: Sec. 1, Bertrand Township, Berrien County, Michigan.
Directions: Take U.S. 12 West of the Bye-pass (31), at light Turn Right (North) onto S. Red Bud Trail, on Right or East side of road.
Acreage: Approx. 102.86 +/- Acres, nearly all tillable, see FSA/ASC aerials for tillable.
Soils: See soils aerial map
Dimensions: **See survey**
Taxes: 2016 \$3,647.48(Ag-Homestead) Classification indicates: Ag** Zoning Map indicates: "Rural Residential"**
Tax ID #: 2 Tax Parcels: #11-05-0001-0004-03-7 & #11-05-0001-0004-18-5(Bertrand Township)(It is intended that these Tax parcels will be merged for 2018).
Electric: 3-Phase Electric located at roads.
Possession: Farming/tilling (only) at end of auction (does not include tree removal, etc.).
Land Divisions: All remaining divisions (less two given to other parcels).
MINERAL RIGHTS: Seller is retaining a 4/10ths (40%) of mineral rights in the event the buyer or future owner decides to extract minerals.
Tract #2 : See the non-transferrable "Agreement Fixing Boundary" on website for neighbor's satellite dish and mowing area located on a portion of Tract #2.
Buyer to reimburse Seller at closing for 1/2 of actual survey costs which equates to \$900.00 for this Tract.
 AERIAL IS NOT A SURVEY & LINES DO NOT REPRESENT ACTUAL PROPERTY LINES. All acreage amounts are taken from actual survey & FSA/ASC data which are not guaranteed. **This information taken from Township data but is not guaranteed; contact Township to confirm all data. Real estate is sold 'as is' with no warranties express or implied, and is subject to zoning, classifications, setbacks, utilities, easements, lack of building capability, and/or whether property qualifies for any specific use, building, construction, or fitness for specific purpose. Buyers assume all existing recorded easements and rights of way. Seller not responsible for any liability or accidents on site. Enter at your own risk. Information announced on day of auction overrides. Seller may cancel prior to auction.

