



**Jerdon Real Estate, Inc.**

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**TRACT #3: 6.1 +/- Acres**  
**SILENT AUCTION**  
 Begins April 3<sup>rd</sup> (1 to 4 days)  
**JOHN B. DALE FARM**

- Address:** Chamberlain Road, 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, Right onto Chamberlain, on Right.  
**Acreage:** Approx. 6.1 +/- Acres, nearly all wooded.  
**Dimensions:** See survey 620' on road, by 330/437' deep.  
**Taxes:** Unknown. SEE COMMENTS AT END. Taxed with other land not included in this sale  
**Zoning Map:** Indicates: "Rural Residential"\*\*\*  
**Tax ID #:** Part of #11-05-0001-0004-18-5 (Bertrand Township)  
**Electric:** Single phase at road.  
**Possession:** At closing.  
**Land Divisions:** One division conveyed with this property at closing.  
**MINERAL RIGHTS:** Seller is retaining a 4/10ths (40%) of mineral rights in the event the buyer or other future owner decides to extract minerals.  
**Other:** Township indicates that a private septic system & water well needed for construction.

Buyer to reimburse Seller as a credit at closing for 1/2 of actual survey costs which equates to \$400 for Tract #3.

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.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)

## PROPERTY TAXES FOR TRACT #3:

Jerdon is not providing property tax advice or counsel herein and please consult the assessor or an attorney for expert information concerning all property tax questions. In order to attempt to assist prospective buyers, Jerdon is providing the below information as a generalization of Michigan property tax procedures.

1. Tract #3 does not presently have its own tax parcel/bill and is currently included on the tax parcel/bill of Tract #2. In the event the buyer to Tract #3 is not the same as the buyer to Tract #2, Seller will complete the Land Division for Tract #3 creating its own tax parcel/bill for 2018 (no changes can be made for 2017). (Bertrand Township has formally approved the Land Division for Tract #3, but it has not been forwarded to Berrien County until after the Auction in the event one buyer purchases both Tracts #2 & #3 and does not want to proceed with the Land Division).
2. Tract #3 cannot obtain its own tax parcel/bill until 2018.
3. To protect the buyer interest for Tract #3, an escrow will be created for 2017 to pay all 2017 taxes on behalf of Tract #3.
4. Buyer should assume that Tract #3 property taxes will reflect a new taxable and assessed values created by the assessor for 2018 and will be taxed at a Non-homestead millage rate until a dwelling & a Principle Residence Exemption is claimed and approved, unless: (a) a contiguous homestead property owner purchases Tract #3 and adds it to an existing abutting homestead property, or (b) it is purchased along with Tract #2 & it remains as an Ag-Homestead.

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