



Jerdon Real Estate, Inc.

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WISNIEWSKI FARM

68.4 +/- ACRES

SILENT AUCTION

Begins September 24th (1 to 5 days)

- Address** : Twin Lakes Road, Dowagiac MI 49047
- Location** : Sections 3 & 4, LaGrange Twp., Cass County MI
- Directions** : Take Dutch Settlement Rd East of Dowagiac, Go S. on Twin Lakes Rd, property on R (W.) at curves.
- Acreage** : Estimated at 68.4 +/- Acres, see FSA aerial, 48.99 FSA tillable acres.
- Taxes** : **Note:** Current tax status is unfortunately NOT an Ag-Homestead but Non-Homestead causing unnecessarily higher property taxes. For 2015, an Ag-Homestead affidavit should be filed to reduce taxes. 2013 \$1,533.35 (Non-Homestead) w/Ag-Homestead might be \$1,158 +/- estimate only not guaranteed. (For those not familiar with Ag property taxes, a property that meets certain standards can file a Qualified Ag Affidavit so that the taxable value is not unlocked at the point of sale).
- Tax ID#** : 14-040-004-012-00 & 14-040-003-014-00
- School District:** Dowagiac Union
- Elec Service** : Single Phase at road
- Lease** : **Buyer to assume current lease** expiring at end of 2015, OR tenant has agreed to a buyout at closing for \$15,000. Otherwise, tenant shall have lease through next year. Current farm rent is \$100 per FSA tillable acre. Seller shall retain entire 2014 cash rent & not prorate with tenant.
- Crop History** : Planted to alfalfa in 2010, previously had row crops of corn/soybeans.
- Soils** : See soils map,
- OTHER** : Beautiful land, several building locations, west end is wooded with wetlands, part of a pond also. Great hunting property for whitetail, turkey, small game, & waterfowl.

See website for Silent Auction details. DRAWN LINES ARE NOT PROPERTY LINES AND DO NOT REPRESENT A SURVEY. No representation for zoning or building codes. Property is being sold completely 'as is' with no contingencies including financing. Property sold with buyer accepting all recorded easements, restrictions, if any, and subject to LaGrange Township zoning. NO BUYER PREMIUMS ADDED TO THE SALES PRICE!