

# SEALED BID SALE

**146.54+/- Acres • Van Buren County, Michigan**

**SEALED BID DEADLINE: Friday, February 17 by 5:00 PM EDT**

*Contact Agent for Additional Details!*

L-180153-10

## Highlights:

- 146.54 Acres With 115.3 Tillable Acres
- Good Road Frontage and Access From Both M-51 and 64th Avenue
- Irrigation Well With Power on Northside of Property

## BIDDING

**Bidding begins Wednesday, February 1, 2023**

**Bidding deadline on Friday, February 17, 2023 at 5:00 PM EST**

**Property Location:** Five miles east of Paw Paw, Michigan. Take I-94 to Exit 56 go south toward Decatur on Highway M-51. The property is one-half mile to one mile on the west side of M-51.

**Property Description:** This farm has road access along the west side of M-51 and the north side of 64th Ave. There is approximately 115.3 acres of tillable cropland and 31 acres of woods and road right-of-way. The farm is undulating in topography to the south more gently rolling to the north. There is a well and power for irrigation on the north property line. Both the north and south tracts will need FSA reconstitution as the farm land acres exceed the taxable acres and the property was split from the grain facility.



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**For additional information, please contact:**

**Troy Parsell, Agent  
Lapeer, Michigan**

Office: (810) 664-4182

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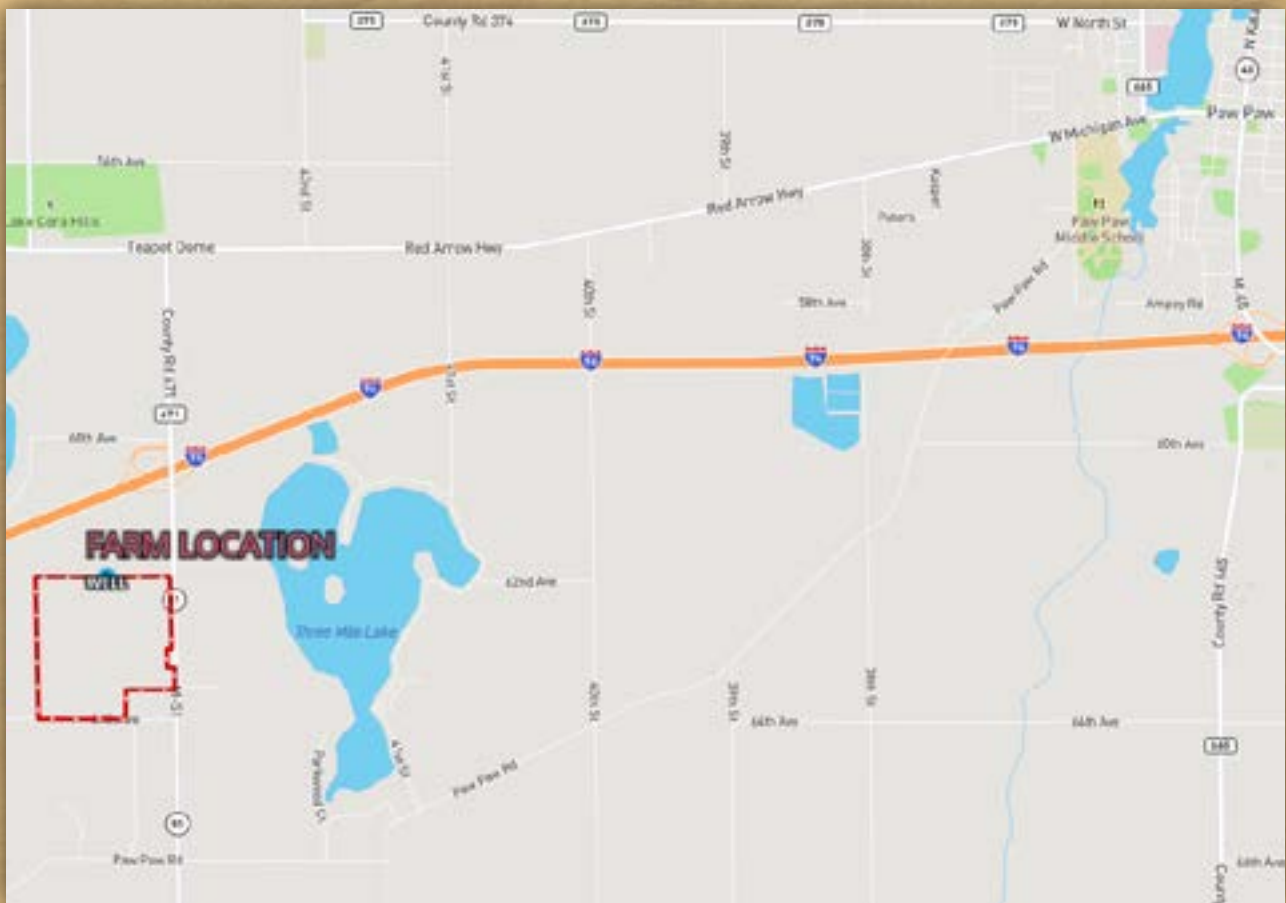
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# Summary Page

146.54+/- Total Acres • Van Buren County, Michigan



## Property Location Map



Note: Parcel lines may not line up with aerial imagery. The parcel lines are not survey grade and their accuracy varies across the county. Their purpose is solely for visual representation.

# 146.54± Total Acres • Van Buren County, Michigan

## Parcel ID Numbers

- 80-14-020-003.00
  - 80-14-020-013.01
- (Bin site has been split from 80-14-020-013.01)

Taxes: \$

## Farm Data

Cropland	115.30 acres
Non-crop	<u>31.24 acres</u>
Total	146.54 acres

## FSA Information:

	Base	Yield
T2079		
Corn	59.6	153
<i>(Southern Tract FSA before split for Grain Facility, to be reconstituted.)</i>		
T1235		
Corn	40.20	132
<i>(Northern 79.9 acres)</i>		



CODE	DESCRIPTION	ACRES	%	DR.	NOON	CRP
SC	Columbia sandy loam, 6 to 12 percent slopes	41.54	28.31%	63	3+	
KA	Kalamazoo loam, 2 to 6 percent slopes	30.49	20.8%	68	2+	
SA	Kalamazoo loam, 0 to 2 percent slopes	23.77	16.22%	68	2+	
CS	Columbia sandy loam, 0 to 6 percent slopes	12.28	8.38%	65	3+	
AT	Adrian silt loam, 0 to 1 percent slopes	9.8	6.69%	33	5+	
KA	Kalamazoo loam, 6 to 12 percent slopes	8.29	5.66%	67	2+	
LS	Green loamy sand, 6 to 12 percent slopes	2.91	1.98%	50	3+	
W	Water	3.93	2.68%			
AL	Columbia-Columbia loamy sand, 12 to 18 percent slopes	2.58	1.76%	52	4+	
SA	Brown sandy loam, 0 to 3 percent slopes	2.48	1.69%	72	2+	
RP	Rapchar mucky peat	1.88	1.28%	8	5+	
LS	Kingville loamy sand	1.58	1.08%	48	4+	
Totals		146.54 ac	0 CRP	59.84 NOON	2.74 CRP	
			Average	Average	Average	

Note: Parcel lines may not line up with aerial imagery. The parcel lines are not survey grade and their accuracy varies across the county. Their purpose is solely for visual representation.

## **Property for Sale by Bids**

### **146.54+/- Acres, Van Buren County, Michigan**

**Bid Procedure:** Written delivered or emailed bids will be received at the office of Farmers National Company, Attention: Troy Parsell, 411 West Nepessing, Lapeer, MI 48446, until 5:00 PM (EDT), on Friday, February 17, 2023. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. We will acknowledge receipt of all bids. Seller reserves the right to reject any and all bids, and modify bidding requirements at their discretion.

**Bid Method:** Bidding will be for the entire 146.54+/- acres. Contact Agent with additional questions.

**Terms of Sale and Closing:** Terms of the sale are cash. The successful bidder will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due at closing in approximately 30 days. At the execution of the purchase agreement, the successful bidder will provide a lender's financial commitment letter for the amount of the purchase price. The seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the seller. The cost of any escrow closing services will be shared equally between the seller and buyer. Seller will convey title by a Covenant deed.

**Minerals:** All mineral interest owned by the seller, if any, will be conveyed to the buyer(s) at closing. Buyer is expected to perform full due diligence in understanding and identifying any and all mineral rights and interests associated with this sale.

**Property Taxes:** Real estate taxes will be prorated to closing on a calendar year basis.

**Other Terms and Conditions:** This sale is subject to all easements, covenants, and restrictions of record, leases, and any other agreements, if any, including, without limitation, those exceptions set forth in the Fidelity National Title Insurance Company commitment dated December 13, 2022. Bidder is responsible for conducting their own inspections (with approval from FNC agent), inquiries, and due diligence concerning the subject property. All property is offered for sale on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the seller or Farmers National Company. Personal property of prior or current tenants on site is not offered as part of the sale. The buyer takes subject to any existing tenancy on the property, whether by written or oral lease. A copy of the title commitment and purchase agreement area available for review by the bidders prior to bidding.

**Possession:** Possession will be granted at closing on March 30, 2023 or such other date mutually agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required on the day of bidding. The payment may be in the form of cashier's check, personal check, company check or wired funds. All funds will be deposited and held by TransNation Title Agency, the closing agent.

**Closing:** The sale closing is on March 20, 2023 or such other date mutually agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of TransNation Title Agency, the closing agent.

**Survey:** The Seller has provided a property legal description sufficient for good title where new boundaries have been created. Any additional survey will be at the Buyer's options and expense. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres. A copy of the existing survey is available for review by bidders prior to bidding.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made on or before the final auction day of February 17, 2023 by Farmers National Company, will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Sellers:** CHS Capital, LLC

**For more information, contact:**

Troy Parsell

Farmers National Company

411 West Nepessing Street

Lapeer, MI 48446

Email: [TParsell@FarmersNational.com](mailto:TParsell@FarmersNational.com)

Office: (810) 664-4182

Cell: (989) 673-0644

Fax: (810) 664-4805

# Bid Form

L-1800153-10, Van Buren County, Michigan

I/we hereby offer the following amount(s) for the parcel listed below:

Whole Farm: 146.54 +/- Acres

Bid amount \$ \_\_\_\_\_

Bid is total price bid, **NOT** a per acre bid. I acknowledge **there will not be an oral bidding with this process.** I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder. I acknowledge and agree that I understand the bidding process and procedures.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Print name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP code \_\_\_\_\_

Telephone number \_\_\_\_\_ Cell phone number \_\_\_\_\_

Email \_\_\_\_\_

**Return no later than 5:00 PM (EDT), Friday, February 17, 2023, to:**

Farmers National Company

411 W Nepessing Street

Lapeer, MI 48446

**Email: [Lapeeroffice@farmersnational.com](mailto:Lapeeroffice@farmersnational.com)**

Telephone: (810) 569-5638

Fax: (810) 664-4805