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# LAND AUCTION

L-2500338

**SIMULCAST LIVE AND ONLINE**

**1,024± Acres, Shiawassee County, Michigan**

**Tuesday, September 9, 2025 | 11:00 AM**

**Knights of Columbus | 1259 East Michigan 21, Owosso, Michigan**

**PROPERTY SHOWING: September 2, 2025 | 5:00 - 8:00 PM | 4187 Allan Road, Henderson, Michigan**

## Highlights:

- Excellent farm with 1,024± nearly contiguous acres on Allan Road, Blacktop Road
- Tiled / well-drained farm. Flat, wide open, and easy to farm.
- High quality soils including - Brookston Loam (NCCPI 79), Breckenridge Loam (NC CPI 64) and Berville Loam (NCCPI 70)
- Very nice farm house, with two barns/sheds with cement floors; three additional pole barns on other parcels, all in excellent condition
- 3.5% Buyer's Premium will be added to the final sale price



**For additional information, please contact:**  
**Steve Herr AFM/Broker | (810) 569-5638**  
**SHerr@FarmersNational.com**



Bidding starts | Tuesday, September 2, 2025 at 8:00 AM  
Bidding closes | Tuesday, September 9, 2025 at close of live event.

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Property Information

### Directions to Property:

4187 Allan Road, Henderson, Michigan 48841.  
North from Owosso, Michigan on M52 approximately nine miles, then west on Allan Road approximately three miles to the farm located on the south side of Allan Road.

### Legal Description

**Tract 1:** 38.79 +/- acres being tax parcel- 002-07-400-002-01.  
**Tract 2:** 120.75 +/- acres, being tax parcels 002-08-400-002 & 002-08-300-002.  
**Tract 3:** 80 +/- acres, **Tract 4:** 80.0 +/- acres, and **Tract 5:** 160.0 +/- acres combined under tax parcel 002-17-200-001.  
**Tract 6:** 79.27 +/- acres being tax parcel 002-09-400-003.  
**Tract 7:** 120.0 +/- acres being tax parcels 002-10-400-002 and 002-10-400-003.  
**Tract 8:** 119.0 +/- acres being tax parcel 002-15-200-003.  
**Tract 9:** 227.08 +/- acres being tax parcels: 002-11-300-002,002-11-100-003, & 002-11-100-004.  
All located in Shiawassee County, Michigan.

### Property Description:

Excellent 1,024± acre farm offered in nine tracts. Well-tiled throughout most all of the acres, above average soil productivity index across all acres with mostly Brookston, Berville and Breckenridge Loam type soils.

### Improvements:

Includes a well kept three-bedroom, one-bath farm home, 7,400 sq ft machinery shed and shop (office and bathroom) with cement floors, and a 6,000 sq ft grain storage building with six silos in the center of the barn, flat storage on side with 3/4" plywood lining the walls 12 ft high. Both outbuidlings have newer metal roofs with 400 amp electrical service and a main disconnect. Three (3) additional pole barns on other parcels. Paved Allan Road, and close to Owosso and Corunna.

### Farm Data:

<b>Tract 1:</b>	
Cropland	38.60 acres±
Non-crop	<u>.18 acres±</u>
Total	38.78 acres±
<b>Tract 2:</b>	
Cropland	120.00 acres±
Non-crop	<u>.75 acres±</u>
Total	120.75 acres±
<b>Tract 3:</b>	
Cropland	79.50 acres±
Non-crop	<u>.50 acres±</u>
Total	80.00 acres±
<b>Tract 4:</b>	
Cropland	76.50 acres±
Non-crop	.50 acres±
Buildings	<u>3.00 acres±</u>
Total	80.00 acres±
<b>Tract 5:</b>	
Cropland	159.00 acres±
Non-crop	<u>1.00 acres±</u>
Total	160.00 acres±
<b>Tract 6:</b>	
Cropland	76.80 acres±
Buildings	<u>2.47 acres±</u>
Total	79.27 acres±
<b>Tract 7:</b>	
Cropland	106.50 acres±
Timber	10.00 acres±
Other	.50 acres±
Buildings	<u>3.00 acres±</u>
Total	120.00 acres±
<b>Tract 8:</b>	
Cropland	118.00 acres±
Other	<u>1.00 acres±</u>
Total	119.00 acres±
<b>Tract 9:</b>	
Cropland	225.00 acres±
Buildings	<u>2.08 acres±</u>
Total	227.08 acres±

<b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Corn	31.35 acres	130 bushels
<b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Corn	94.23 acres	130 bushels
<b>Tracts 3,4,5</b>	<b>Base</b>	<b>Yield</b>
Corn	243.73 acres	130 bushels

FSA bases and yields will be reconstituted if the farm sells in multiple tracts at the sole discretion of the Farm Service Agency.

<b>Tract 6</b>	<b>Base</b>	<b>Yield</b>
Corn	60.72 acres	130 bushels
<b>Tracts 7,9</b>	<b>Base</b>	<b>Yield</b>
Corn	194.83 acres	130 bushels

FSA bases and yields will be reconstituted if the farm sells in multiple tracts at the sole discretion of the Farm Service Agency.

Tract 8	Base	Yield
Corn	92.88 acres	130 bushels

**Tract 1:** \$840.92  
**Tract 2:** \$2,738.57  
**Tract 3,4, and 5:** \$9,289.24  
**Tract 6:** \$1,923.61  
**Tract 7:** \$3,334.62  
**Tract 8:** \$2,717.10  
**Tract 9:** \$5,193.46

Nine tracts selling by Buyer's Choice.  
3.5% Buyer's Premium will be added to the final sale price for each tract.

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Tract 1

Aerial Map



Soil Map

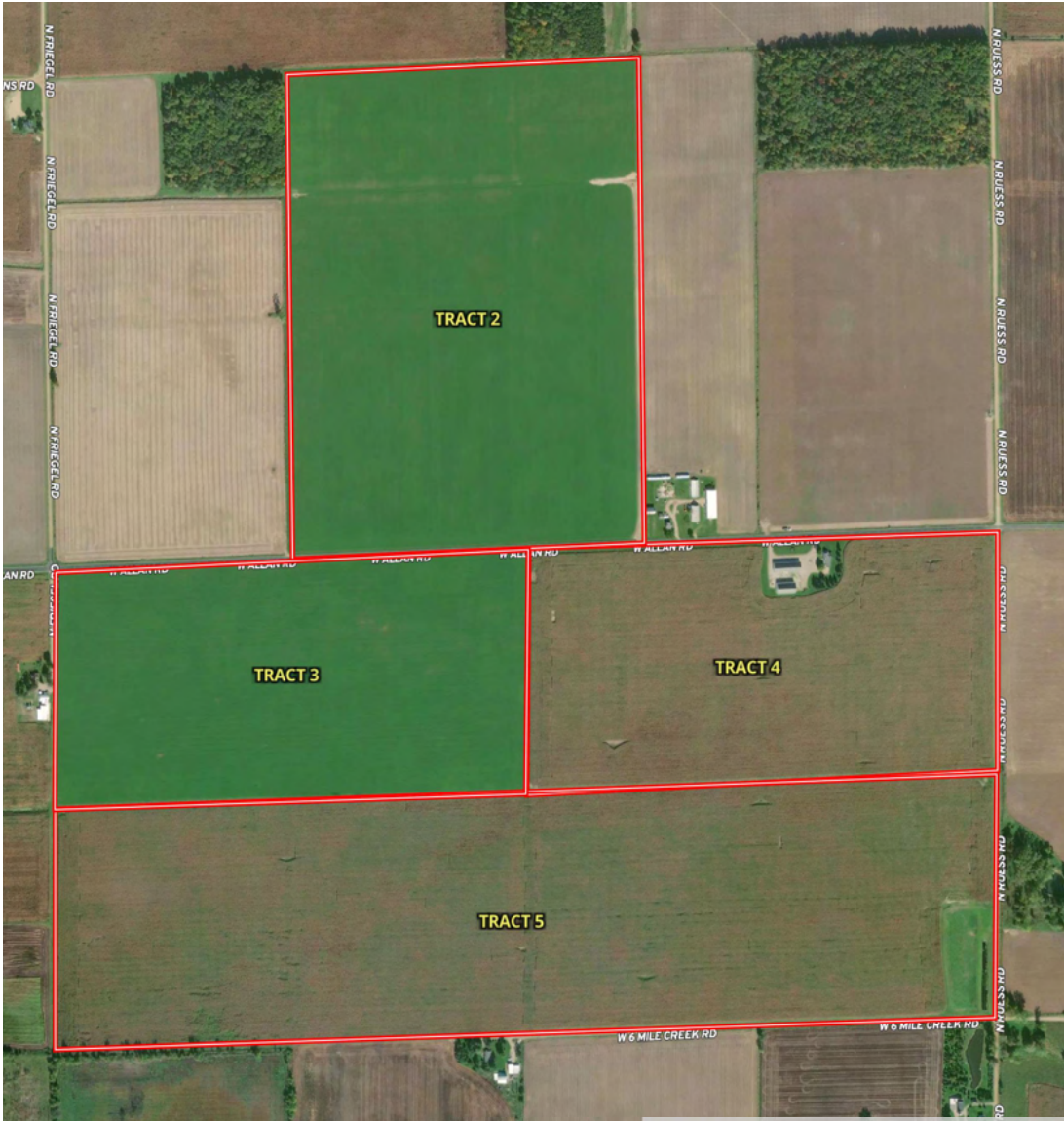


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CvrabA	Conover loam, 0 to 3 percent slopes	25.02	62.05	0	53	2w
Bw	Brookston loam, 0 to 2 percent slopes	15.3	37.95	0	79	2w
TOTALS		40.32(*)	100%	-	62.87	2.0





## Aerial Map of Tracts 2, 3, 4 and 5



Tract 2

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bw	Brookston loam, 0 to 2 percent slopes	61.17	51.53	0	79	2w
Cs	Colwood loam	20.93	17.63	0	58	3w
Gg	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	18.91	15.93	0	46	3w
CvraA	Conover loam, 0 to 3 percent slopes	12.34	10.4	0	53	2w
BeA	Belding sandy loam, 0 to 2 percent slopes	3.62	3.05	0	77	2w
MaA	Macomb loam, 0 to 2 percent slopes	1.66	1.4	0	76	2w
Bh	Berville loam	0.08	0.07	0	70	2w
TOTALS		118.7 1(*)	100%	-	67.23	2.34





Tract 3

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bw	Brookston loam, 0 to 2 percent slopes	40.11	50.76	0	79	2w
CvrabA	Conover loam, 0 to 3 percent slopes	20.6	26.07	0	53	2w
Bh	Berville loam	14.23	18.01	0	70	2w
MaA	Macomb loam, 0 to 2 percent slopes	4.07	5.15	0	76	2w
TOTALS		79.01(*)	100%	-	70.44	2.0



Tract 4

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bw	Brookston loam, 0 to 2 percent slopes	30.04	37.93	0	79	2w
CvrabA	Conover loam, 0 to 3 percent slopes	22.22	28.06	0	53	2w
MaA	Macomb loam, 0 to 2 percent slopes	19.33	24.41	0	76	2w
Bh	Berville loam	7.6	9.6	0	70	2w
TOTALS		79.19(*)	100%	-	70.11	2.0





Tract 5

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bh	Berville loam	76.92	48.59	0	70	2w
Bw	Brookston loam, 0 to 2 percent slopes	57.85	36.55	0	79	2w
Lo	Linwood muck	14.19	8.96	0	16	5w
Bt	Breckenridge sandy loam	3.95	2.5	0	64	2w
CarabA	Carlisle muck, 0 to 2 percent slopes	3.88	2.45	0	11	5w
CvrabA	Conover loam, 0 to 3 percent slopes	1.37	0.87	0	53	2w
MaA	Macomb loam, 0 to 2 percent slopes	0.11	0.07	0	76	2w
TOTALS		158.27(*)	100%	-	66.7	2.34



Tract 6

Aerial Map



Soil Map

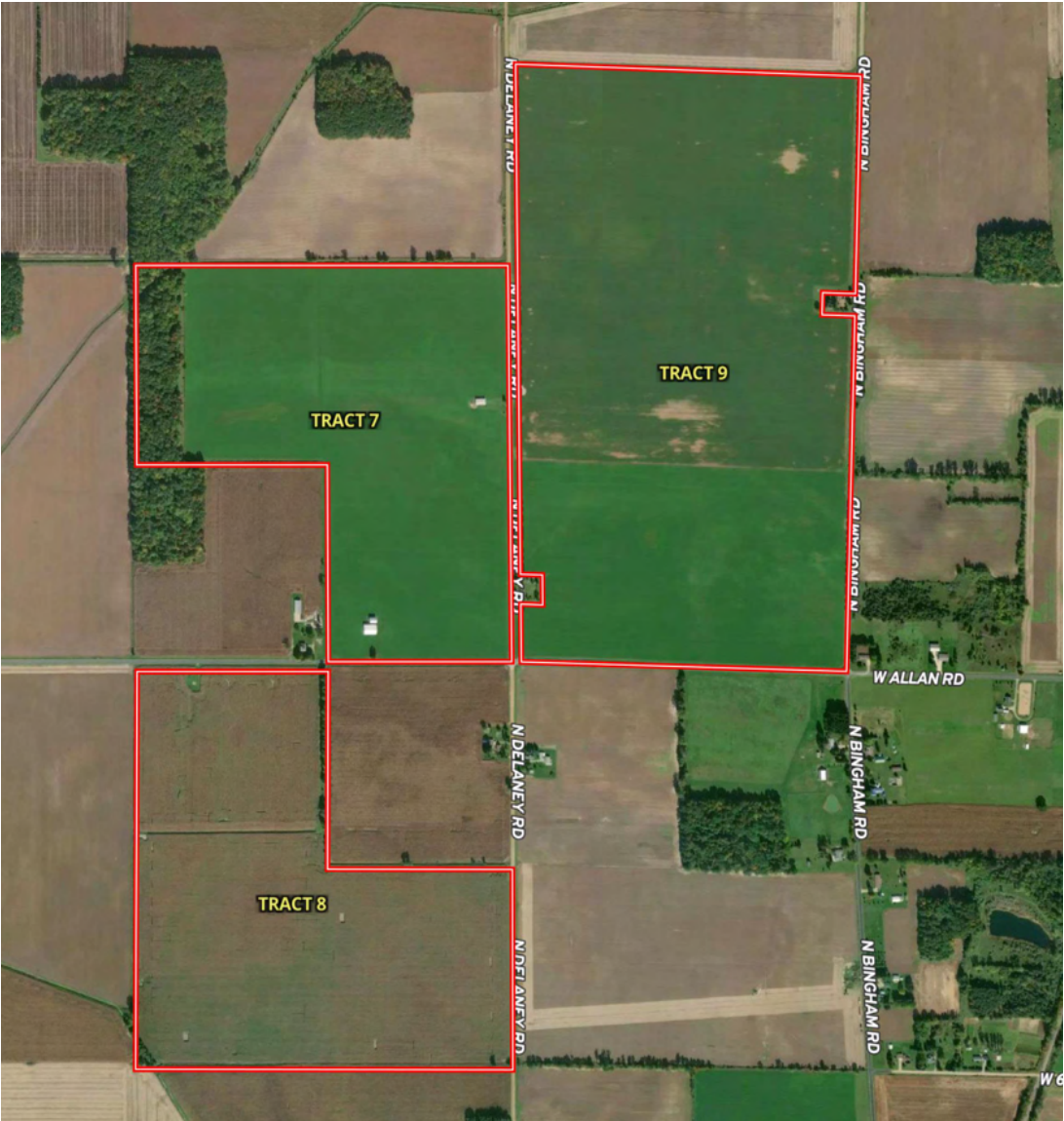


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bw	Brookston loam, 0 to 2 percent slopes	37.79	49.82	0	79	2w
Bh	Berville loam	18.0	23.73	0	70	2w
MaA	Macomb loam, 0 to 2 percent slopes	9.93	13.09	0	76	2w
MsA	Metamora sandy loam, 0 to 2 percent slopes	8.87	11.69	0	72	2w
Iv	Iosco loamy sand, deep variant	1.25	1.65	0	71	3w
TOTALS		75.84(*)	100%	-	75.51	2.02





Aerial Map of Tracts 7, 8 and 9



Tract 7

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bt	Breckenridge sandy loam	44.99	39.19	0	64	2w
Bw	Brookston loam, 0 to 2 percent slopes	20.85	18.16	0	79	2w
Iv	Iosco loamy sand, deep variant	12.58	10.96	0	71	3w
MaA	Macomb loam, 0 to 2 percent slopes	8.07	7.03	0	76	2w
CvrabA	Conover loam, 0 to 3 percent slopes	7.37	6.42	0	53	2w
Bh	Berville loam	7.11	6.19	0	70	2w
GmA	Gladwin loamy sand, 0 to 2 percent slopes	5.93	5.17	0	54	3w
Gg	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	5.91	5.15	0	46	3w
NyB	Newaygo sandy loam, 2 to 6 percent slopes	1.99	1.73	0	55	2e
TOTALS		114.8(*)	100%	-	66.4	2.21





Tract 8

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bh	Berville loam	45.78	38.85	0	70	2w
Bw	Brookston loam, 0 to 2 percent slopes	30.62	25.99	0	79	2w
CvraB	Conover loam, 0 to 3 percent slopes	14.43	12.25	0	53	2w
MaA	Macomb loam, 0 to 2 percent slopes	11.61	9.85	0	76	2w
BeA	Belding sandy loam, 0 to 2 percent slopes	9.67	8.21	0	77	2w
Sd	Sebewa loam, 0 to 2 percent slopes	3.91	3.32	0	77	2w
Sfa	Selfridge loamy sand, 0 to 3 percent slopes	1.81	1.54	0	55	3w
TOTALS		117.83(*)	100%	-	71.42	2.02



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bw	Brookston loam, 0 to 2 percent slopes	104.31	50.5	0	79	2w
Iv	Iosco loamy sand, deep variant	32.17	15.57	0	71	3w
Bt	Breckenridge sandy loam	28.78	13.93	0	64	2w
Ba	Barry loam, 0 to 2 percent slopes	14.93	7.23	0	74	2w
NyB	Newaygo sandy loam, 2 to 6 percent slopes	14.65	7.09	0	55	2e
Sd	Sebewa loam, 0 to 2 percent slopes	6.33	3.06	0	77	2w
BeA	Belding sandy loam, 0 to 2 percent slopes	3.92	1.9	0	77	2w
SpB	Spinks loamy sand, 2 to 6 percent slopes	1.26	0.61	0	53	3s
SpA	Spinks loamy sand, 0 to 2 percent slopes	0.2	0.1	0	53	3s
TOTALS		206.55(*)	100%	-	73.31	2.16





# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes will be prorated to closing.

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on October 15, 2025 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the 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 Cislo Title Agency, Owosso MI.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Cislo Title Agency the required earnest payment. 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 paid equally by both the Buyer(s) and the Seller.  
**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on October 15, 2025 or such other date 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 Cislo Title Agency.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer(s) will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method: The farms will be offered in nine separate tracts via the Buyer's Choice method.** This method of sale allows the highest bidder to choose any or all tracts. After the highest bidder has made their selection, if there are any tracts left, a new round of bidding will begin. If available, the remaining tracts will be offered for bidding. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone

bids will be accepted with prior approval from Farmers National Company and Seller. All decisions of the Auctioneer are final

**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 auction day 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.

**Seller:** Michael G. Majzel Jr., Trust

**Auctioneer:** Sherwood Auction Service - Joe Sherwood

**Agent Comments:** 3.5% Buyer's Premium to be charged to final bid price for each tract

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, September 2, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Tuesday, September 9, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to: [www.fncbid.com](http://www.fncbid.com)**

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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