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L-2500485

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Property Showing:

October 21, 2025 at 11:00 AM
12451 Banfield Road, Delton, MI 49046

LAND AUCTION

SIMULCAST LIVE AND ONLINE

158± Acres, Barry County, Michigan

Thursday, October 30, 2025 | 11:00 AM

Country Inn and Suites | 2590 Capital Avenue Southwest, Battle Creek, Michigan 49015

Highlights:

- 112 Acres Tillable Farmland, 41 Acres Woods, 5 acres Home, Barns and Driveway
- Higher Productivity Soils - Filer and Kalamazoo Loam Type with a PI of over 60

For additional information, please contact:

Steve Herr AFM/Broker | (810) 569-5638

SHerr@FarmersNational.com



Bidding starts | Thursday, October 23, 2025 at 8:00 AM
Bidding closes | Thursday, October 30, 2025 at close of live event.

To register and bid go to: www.fncbid.com

Property Information

Directions to Property: 12451 Banfield Road, Delton, Michigan 49046 - From Delton, Travel East on E. Orchard Street, then South on Kingsbury Road, then East on Pifer Road, then South on S. Banfield Road to the farm. Approximately nine miles from Delton.

Legal Description: One tract to be sold
Parcel # 08-09-017-005-00.

Property Description: 112 Tillable Acres has been rented for the past several years for farming. Soils and topography of the farm are filer loam, 2 to 6 percent slopes, filer loam, 6 to 12 percent slopes, and kalamazoo loam, 2 to 6 percent slopes. The overall NCCPI is 57.86, however, the preponderance of cropland is over 60, and so the property overall will produce above typical indications. The home is approximately 1,600 sq ft, with three Bedrooms, two baths. It is in need of some repair as it has been vacant for some time. Property has three pole barns in generally good condition.

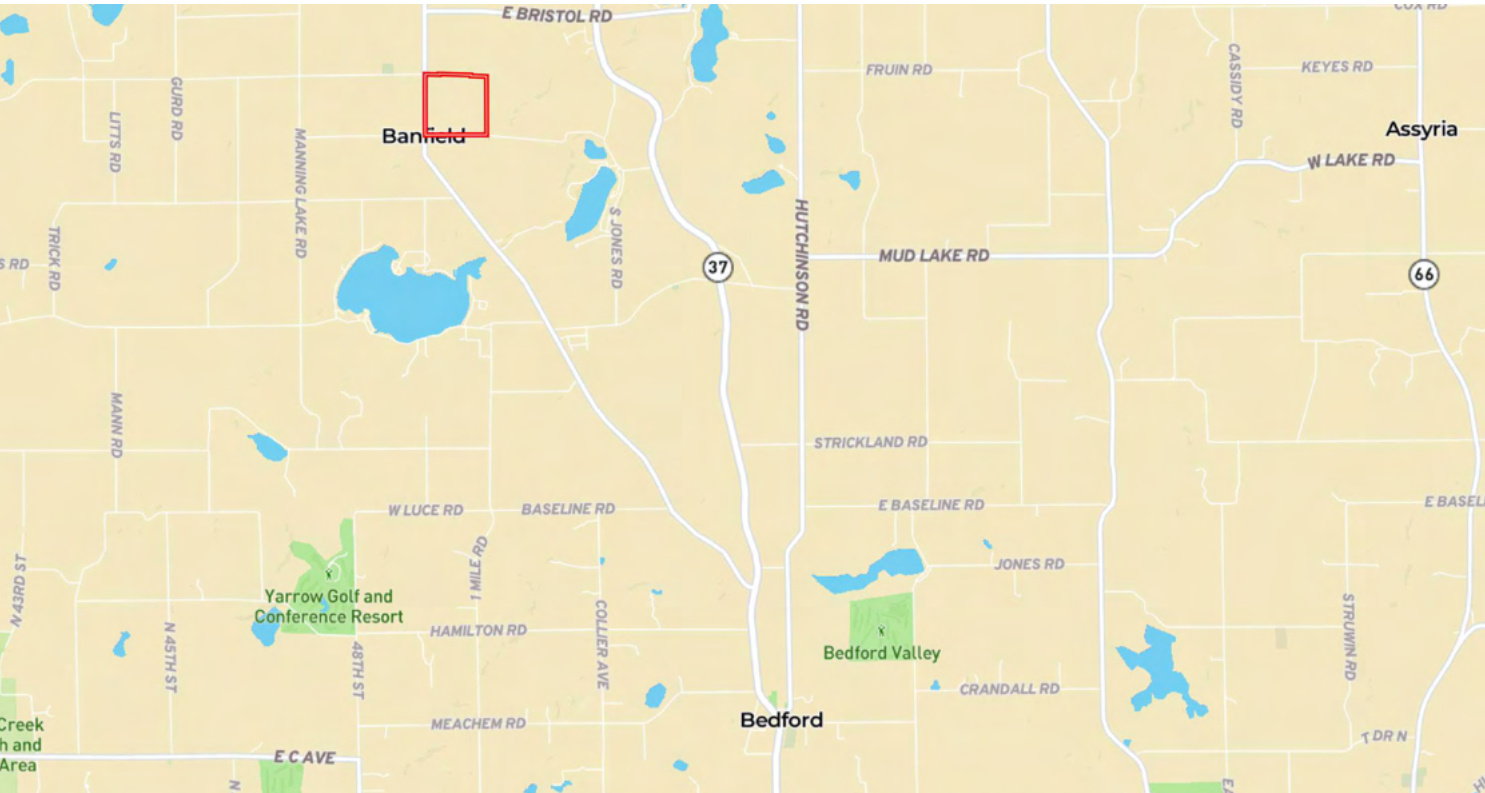
Improvements: Home and three pole barns.
Home in fair condition. Built in 1967. Has been vacant and needs repairs.
Three Pole Barns in fair condition. Built in 1967. Has been used for farm equipment storage.

Farm Data:

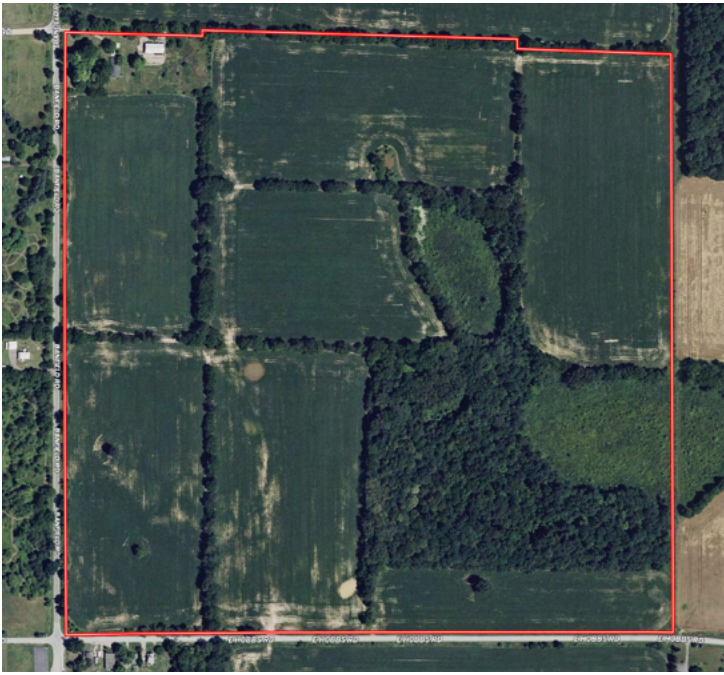
Cropland	112 acres±
Non-crop	2.0 acres±
Woods	41 acres±
<u>Buildings</u>	<u>3 acres±</u>
Total	158 acres±

Taxes: \$4,189.00

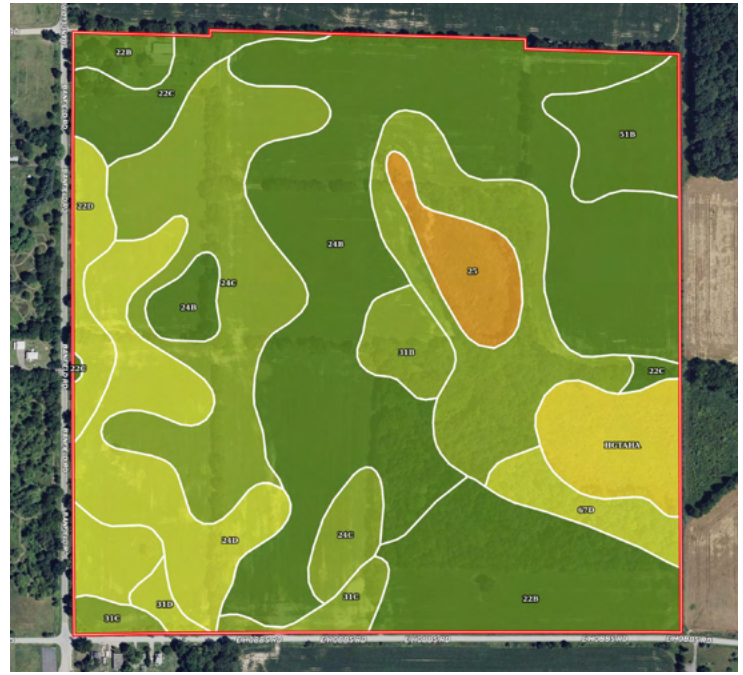
Location Map



Aerial Map

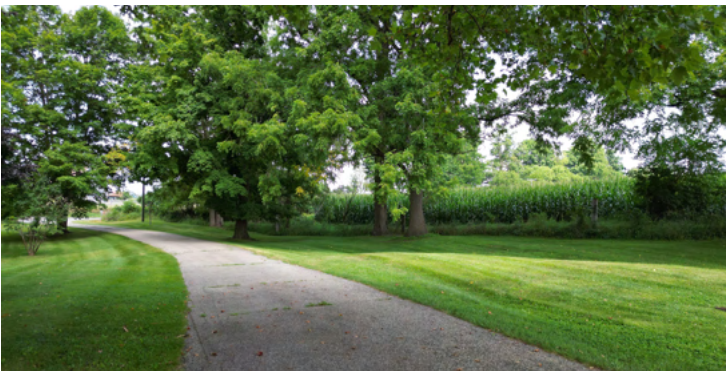


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
24B	Filer loam, 2 to 6 percent slopes	48.88	32.0	0	63	2e
24C	Filer loam, 6 to 12 percent slopes	36.21	23.71	0	61	3e
22B	Kalamazoo loam, 2 to 6 percent slopes	16.17	10.59	0	67	2e
24D	Filer loam, 12 to 18 percent slopes	12.77	8.36	0	57	4e
HgtahA	Houghton muck, 0 to 1 percent slopes	6.46	4.23	0	11	5w
22D	Kalamazoo loam, 12 to 18 percent slopes	6.16	4.03	0	55	4e
51B	Marlette fine sandy loam, 2 to 6 percent slopes	5.54	3.63	0	61	2e
22C	Kalamazoo loam, 6 to 12 percent slopes	5.17	3.38	0	66	2e
25	Histosols and Aquents, ponded	4.74	3.1	0	-	6w
67D	Marlette-Oshtemo complex, 12 to 18 percent slopes	3.49	2.28	0	57	4e
31B	Oshtemo sandy loam, 0 to 6 percent slopes	3.13	2.05	0	64	3s
31C	Oshtemo sandy loam, 6 to 12 percent slopes	3.07	2.01	0	63	3e
31D	Oshtemo sandy loam, 12 to 18 percent slopes	0.96	0.63	0	59	4e
TOTALS		152.7 5(*)	100%	-	57.86	2.83







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 November 30, 2025 or such other date agreed to by the parties. Subject to current land lease in place, defined as "crop year" lease, expires upon harvest of 2025 crops.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by ATA National Title Group, 693 Capital Avenue SW Ste 2, Battle Creek, MI 49015 | (269) 962-9873.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with ATA National Title Group 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 22, 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 ATA National Title Group.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of 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: Randall and Jaqueline Hudson Trust

Auctioneer: Joe Sherwood, Sherwood Auction Services

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, October 23, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Thursday, October 30, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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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