

Tuesday, July 11th | 6:30 pm ET

Branch County Fairgrounds

ABSOLUTE AUCTION

PRODUCTIVE FARMLAND • 272.6^{+/-} ACRES

3 TRACTS LOCATED NEAR COLDWATER, MICHIGAN

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on July 11, 2023. At 6:30 PM, 272.6 acres, more or less, will be sold at the Branch County Fairgrounds, 262 S. Sprague Street Coldwater, MI 49036. This property will be offered in three tracts as individual units, in combination or as a whole farm. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Colten Yager at (620)214-1915 at least two days prior to the sale.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

CLOSING: The closing shall be on or before September 6, 2023. The Sellers have the choice to extend this date if necessary.

BUYER'S PREMIUM: There will not be a buyer's premium for the auction.

POSSESSION: Possession of Tract 1 and 2 will be subject to the tenant's rights to the 2023-2024 lease. Possession of Tract 3 will be subject to the tenant's rights for the 2023 lease.

REAL ESTATE TAXES: The real estate taxes will be prorated to the date of closing.

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

FARM LEASE INCOME: The farm lease income will be prorated to the day of closing, based

AUCTION CONDUCTED BY: HRES MI Auct. Lic. #6505264076

on the tract(s) purchased.

DEED: The Sellers will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: Sellers shall provide all buyers with a title search. If buyers desire title insurance, then buyers will be responsible for the premium.

ZONING AND EASEMENTS: Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.

AERIAL PHOTOS, Images and Drawings: are for illustration purposes only and not surveyed boundary lines unless specified

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. No environmental audit has been made, nor will one be made. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.

PRODUCTIVE FARMLAND • TILLABLE • WOODS

BRANCH CO | LOCATED NEAR COLDWATER, MI

272.6^{+/-} total acres

ABSOLUTE AUCTION

Tuesday, July 11th | 6:30 pm ET

TRACT 1

TRACT 2

TRACT 3

3 TRACTS

AUCTION LOCATION

BRANCH COUNTY FAIRGROUNDS

262 S Sprague St. | Coldwater, MI 49036



Colten Yager

620.214.1915 | colteny@halderman.com

FARM: Terra Nova Farms HLS# CJY-12911 (23)



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com





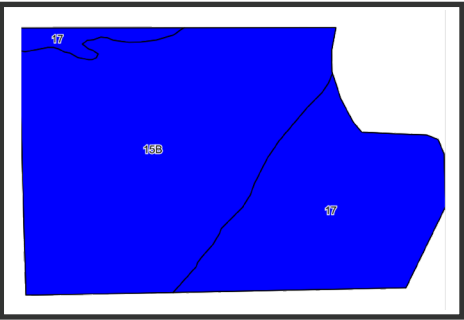
83.97+/- Tillable • 11.68+/- Woods • 4.35+/- Non-Tillable



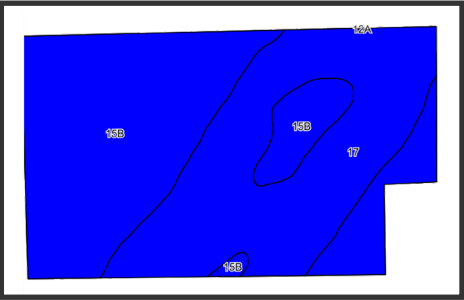
117.54+/- Tillable • 2.46+/- Non-Tillable



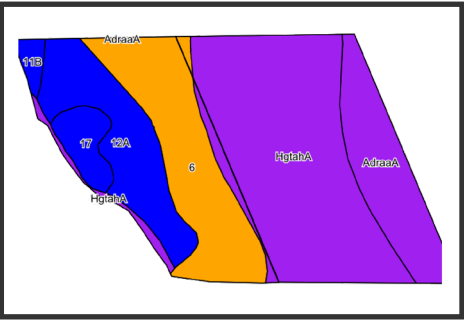
PRODUCTIVE FARMLAND • 3 TRACTS



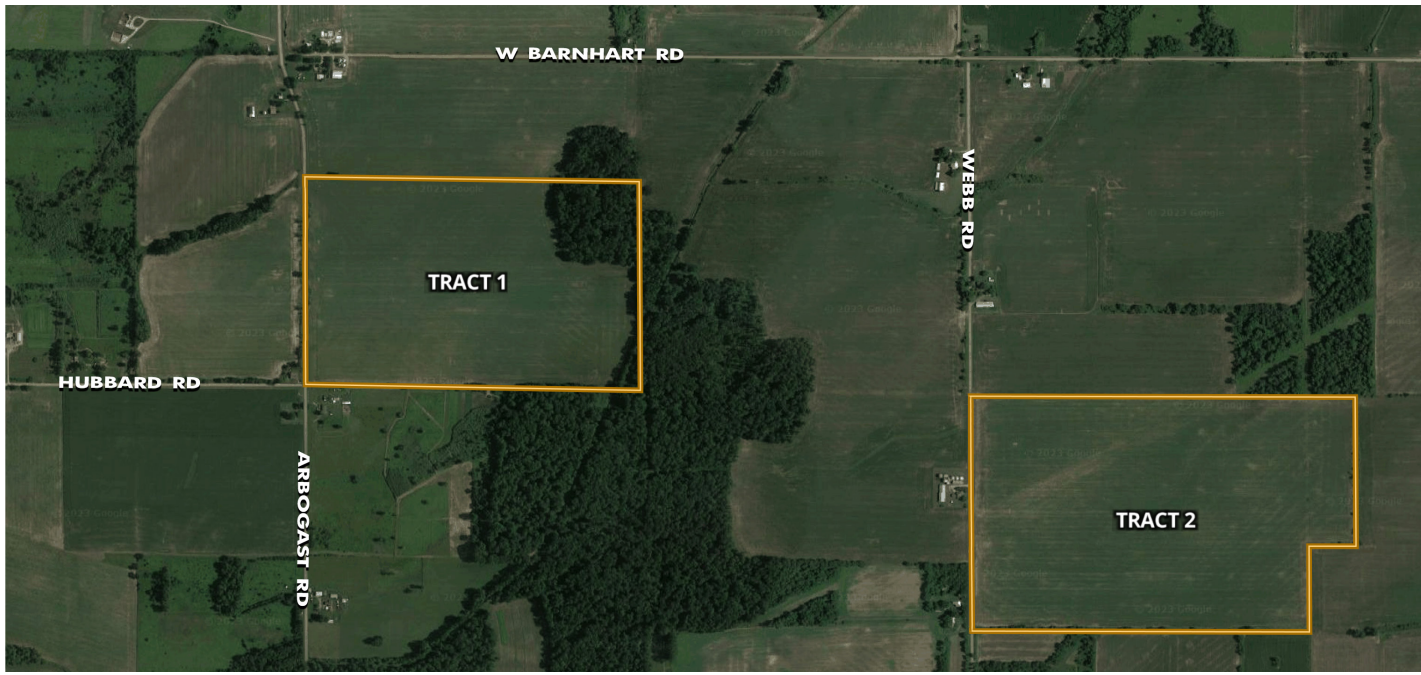
TRACT 1 SOIL MAP				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
15B	Locke fine sandy loam, 1 to 4 percent slopes	53.23	95	32
17	Barry loam, 0 to 2 percent slopes	30.74	----	----
WEIGHTED AVERAGE (WAPI)			60.2	20.3



TRACT 2 SOIL MAP				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
15B	Locke fine sandy loam, 1 to 4 percent slopes	65.48	95	32
17	Barry loam, 0 to 2 percent slopes	52.06	----	----
WEIGHTED AVERAGE (WAPI)			52.9	17.8



TRACT 3 SOIL MAP				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
HgtahA	Houghton muck, 0 to 1 percent slopes	23.13	----	----
6	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	11.07	149	42
12A	Teasdale fine sandy loam, 0 to 3 percent slopes	8.04	115	33
AdraaA	Adrian muck, 0 to 1 percent slopes	7.46	----	----
17	Barry loam, 0 to 2 percent slopes	2.16	----	----
11B	Elmdale fine sandy loam, 2 to 6 percent slopes	0.74	95	27
WEIGHTED AVERAGE (WAPI)			50.3	14.3



PROPERTY LOCATION

Tracts 1 & 2: 7 miles northwest of Coldwater, MI along Arbogast Road (*Tract 1*) and Webb Road (*Tract 2*) in Branch Co, Batavia Twp.

Tract 3: 6 miles southeast of Coldwater, MI on E Lockwood Road in Branch Co, Ovid Twp.

TOPOGRAPHY

ZONING

Level

Agricultural

Additional information including photos are available at halderman.com.

*There will be no buyer’s premium for this auction.

ONLINE BIDDING IS ALSO AVAILABLE

TO PLACE AN ONLINE BID, download the Halderman App or visit halderman.com. Please register prior to the auction.