

online
auCTION
Saline Township, Michigan

284± acres

BIDDING ENDS

WEDNESDAY, SEPTEMBER 15, NOON EDT

Seven  Hills
AUCTIONS
 **SCHRADER**
Real Estate and Auction Company, Inc.

7Hauctions.com

800.742.9165



Dear Prospective Bidders,

Seven Hills Auctions, in association with Schrader Real Estate and Auction Company, is pleased to present to you 284± acres located in Washtenaw County, Michigan. The property is located within the growing Saline Township area, it features over 200 acres of tillable land, frontage long the Saline River and over 1.7 miles of road frontage. This property is ideal for farming operations, future development opportunities and is only 10 miles from the central business district of Ann Arbor.

The information contained in this property information package has been prepared to assist you in your pre-auction due diligence. Please review this information, the terms and conditions of the auction as well as additional information located on 7Hauctions.com prior to bidding. Bidding ends on Wednesday, September 15 at Noon EDT.

We certainly appreciate your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165. Our staff of auction professionals are ready to answer any questions you may have.

Good luck!

Buddy Lee, CAI
Chief Executive Officer

Contact Information

Buddy Lee, CAI
Seven Hills Auctions
buddy@7Hauctions.com
229.873.4211

Tim Henry, CAI
Seven Hills Auctions
tim@7Hauctions.com
229.873.1867

Disclaimer

All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

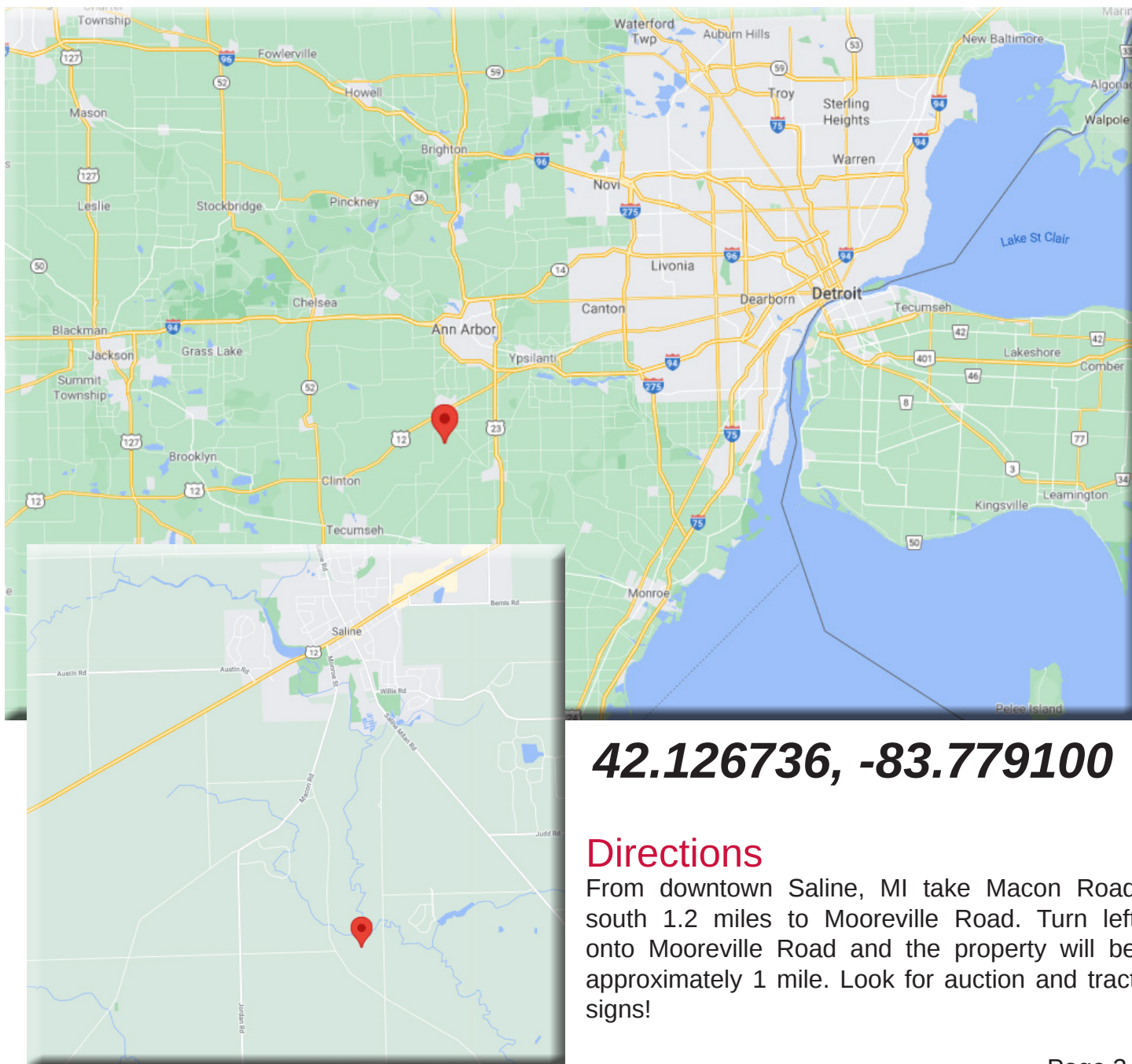


Property Overview

The subject property is a 284± acre tract of land located in Saline Township, Washtenaw County, Michigan. The subject has excellent road frontage, over 200 acres of tillable land and is only 10 miles to downtown Ann Arbor.

The property is zoned A-1 Agricultural by Saline Township.

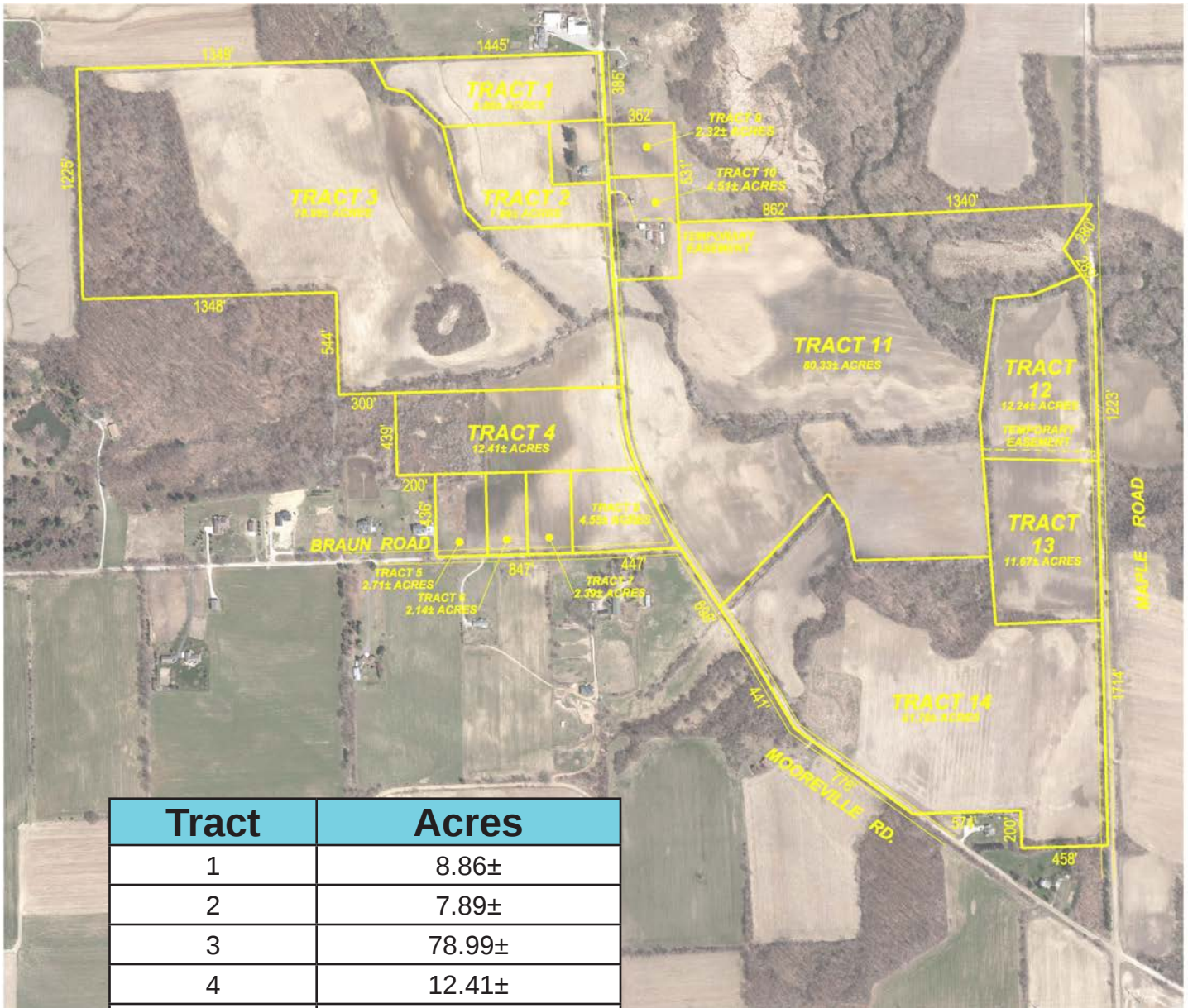
Tax Parcel Identification Numbers: R-18-13-300-015; R-18-13-400-002; R-18-24-100-008



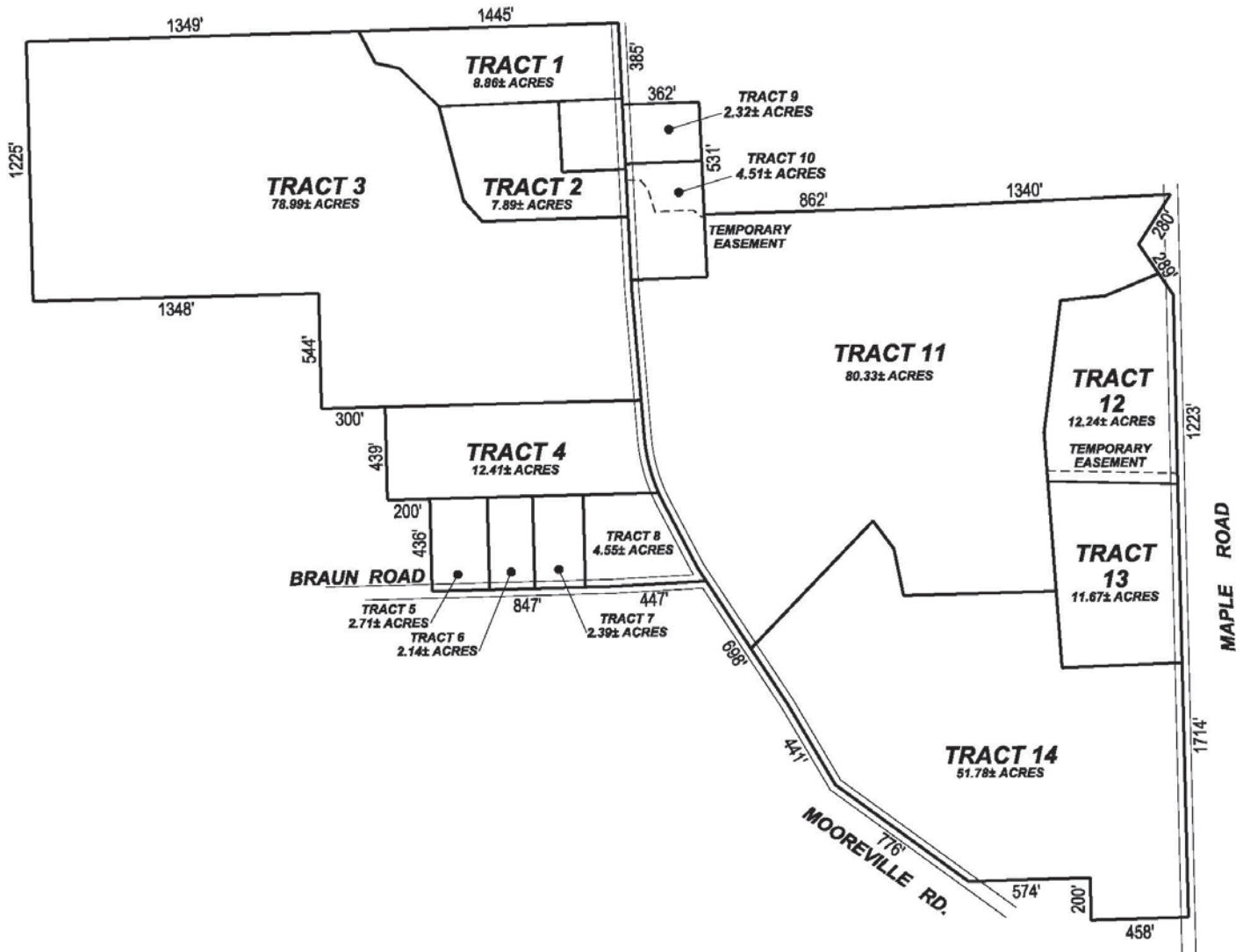
42.126736, -83.779100

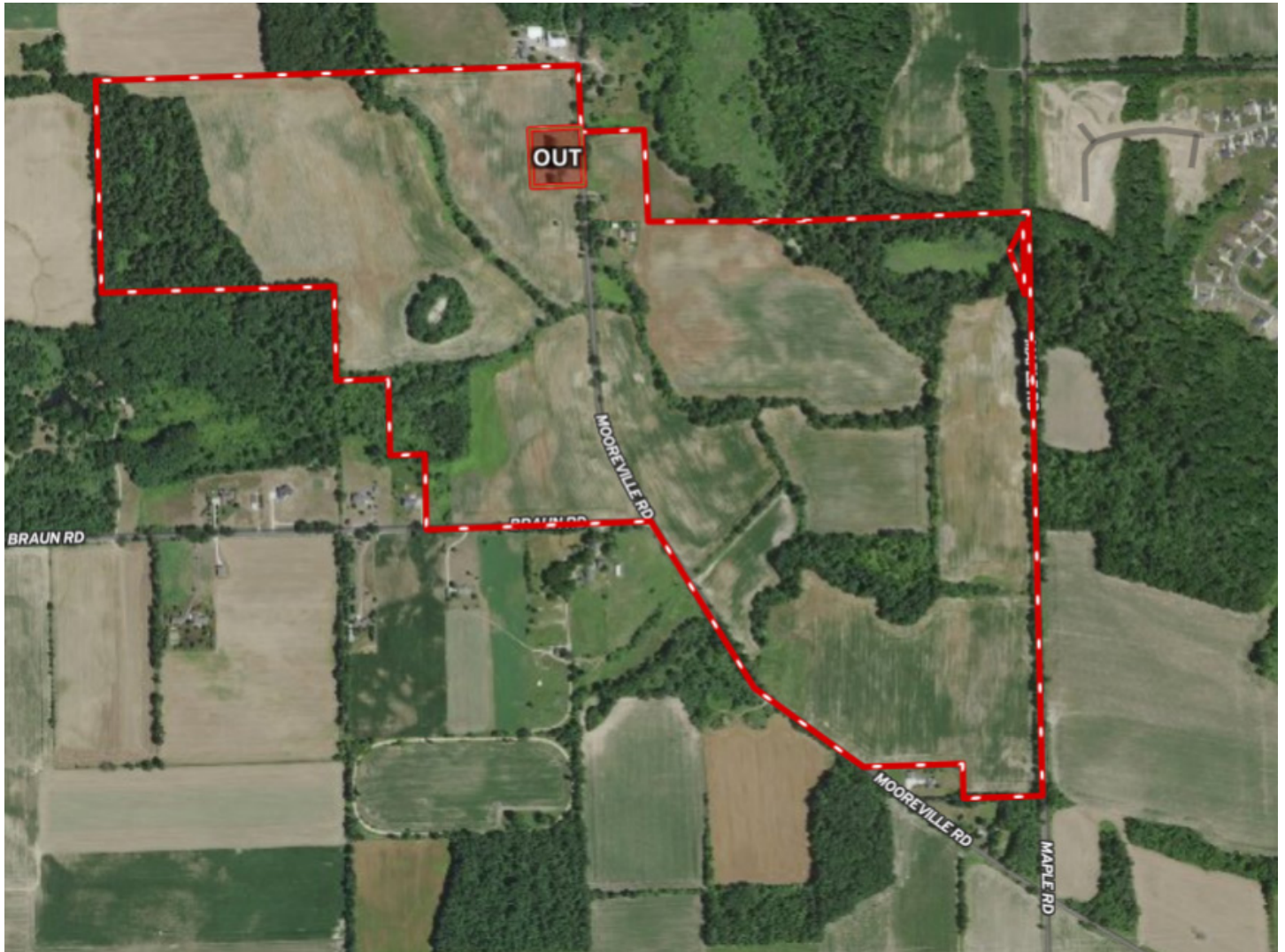
Directions

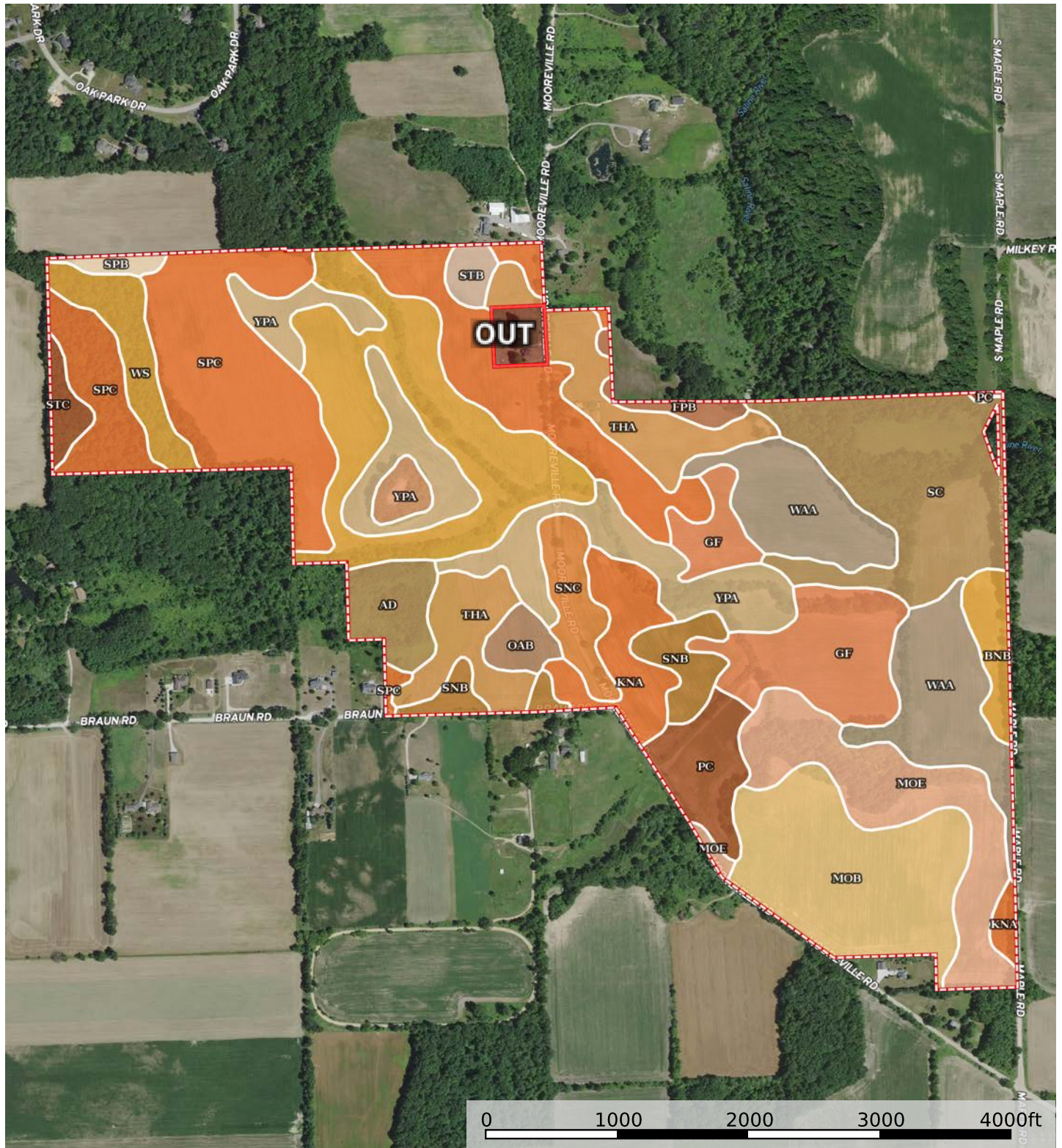
From downtown Saline, MI take Macon Road south 1.2 miles to Mooreville Road. Turn left onto Mooreville Road and the property will be approximately 1 mile. Look for auction and tract signs!



Tract	Acres
1	8.86±
2	7.89±
3	78.99±
4	12.41±
5	2.71±
6	2.14±
7	2.39±
8	4.55±
9	2.32±
10	4.51±
11	80.33±
12	12.24±
13	11.67±
14	51.78±







Boundary OUT



Soil Map and Data

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sc	Sloan loam	24.7	8.75	5w
KnA	Kibbie fine sandy loam, 0 to 4 percent slopes	9.5	3.35	2e
KeC	Kendallville loam, 6 to 12 percent slopes	0.0	0.01	3e
BnB	Boyer loamy sand, 1 to 6 percent slopes	3.9	1.39	3s
Pc	Pella silt loam	7.4	2.63	2w
WaA	Wasepi sandy loam, 0 to 4 percent slopes	23.7	8.37	3s
MoE	Morley loam, 18 to 25 percent slopes	18.3	6.48	6e
Gf	Gilford sandy loam, till plain, 0 to 2 percent slopes	17.5	6.18	3w
MoB	Glynwood loam, 2 to 6 percent slopes	23.9	8.45	2e
SnB	Sisson fine sandy loam, 2 to 6 percent slopes	6.7	2.36	2e
FpB	Fox cobbly sandy loam, cobbly variant, 2 to 6 percent slopes	1.9	0.69	3s
SnC	Sisson fine sandy loam, 6 to 12 percent slopes	5.6	1.99	3e
ThA	Thetford loamy sand, 0 to 4 percent slopes	17.6	6.24	3w
OaB	Oakville fine sand, 0 to 6 percent slopes	2.7	0.95	4s
StB	St. Clair clay loam, 2 to 6 percent slopes	1.9	0.67	3e
YpA	Ypsi sandy loam, 0 to 4 percent slopes	23.0	8.12	2e
MoD	Morley loam, 12 to 18 percent slopes	2.0	0.72	4e
Ad	Adrian muck	5.8	2.05	5w
SpC	Spinks loamy sand, 6 to 12 percent slopes	49.1	17.37	3e
SpB	Spinks loamy sand, 0 to 6 percent slopes	1.3	0.45	3s
Ws	Wauseon fine sandy loam	33.9	12.0	3w
StC	St. Clair clay loam, 6 to 12 percent slopes	2.2	0.77	3e
TOTALS		282.6	100%	3.18

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

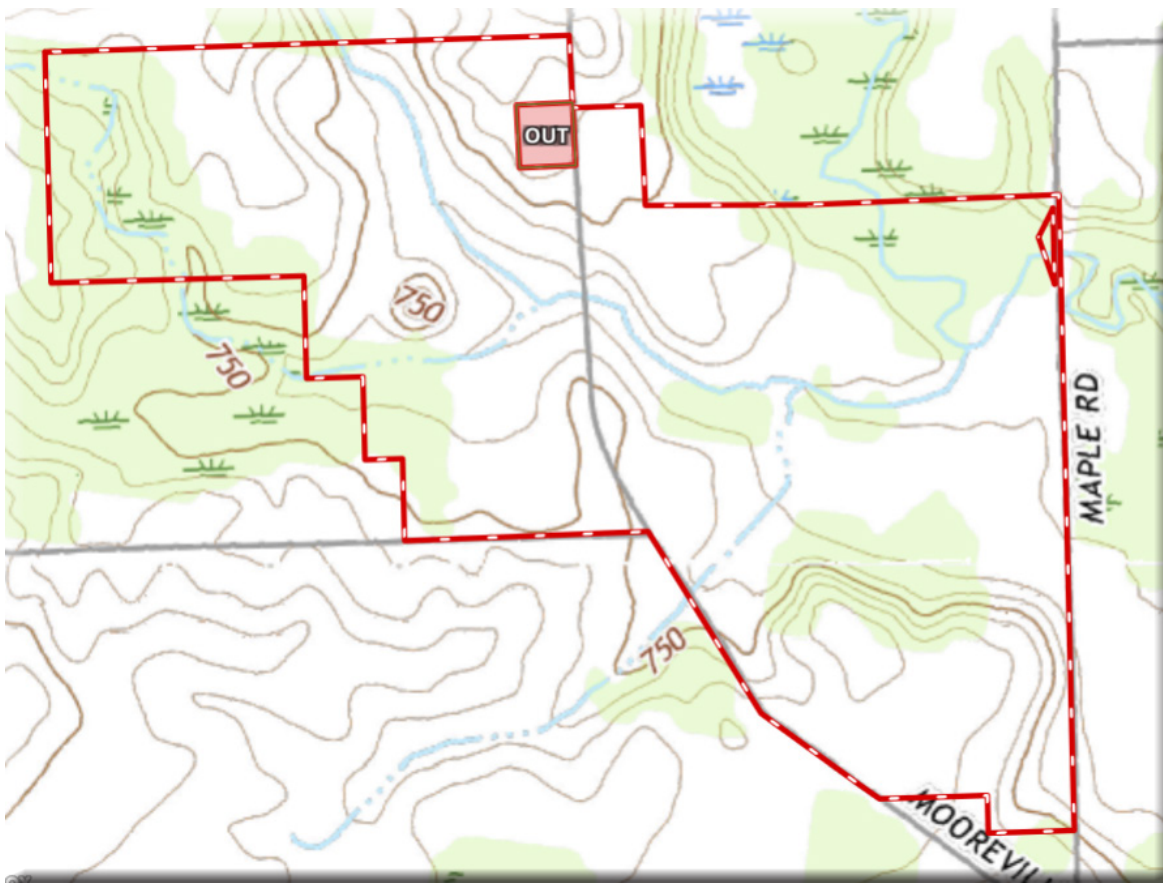
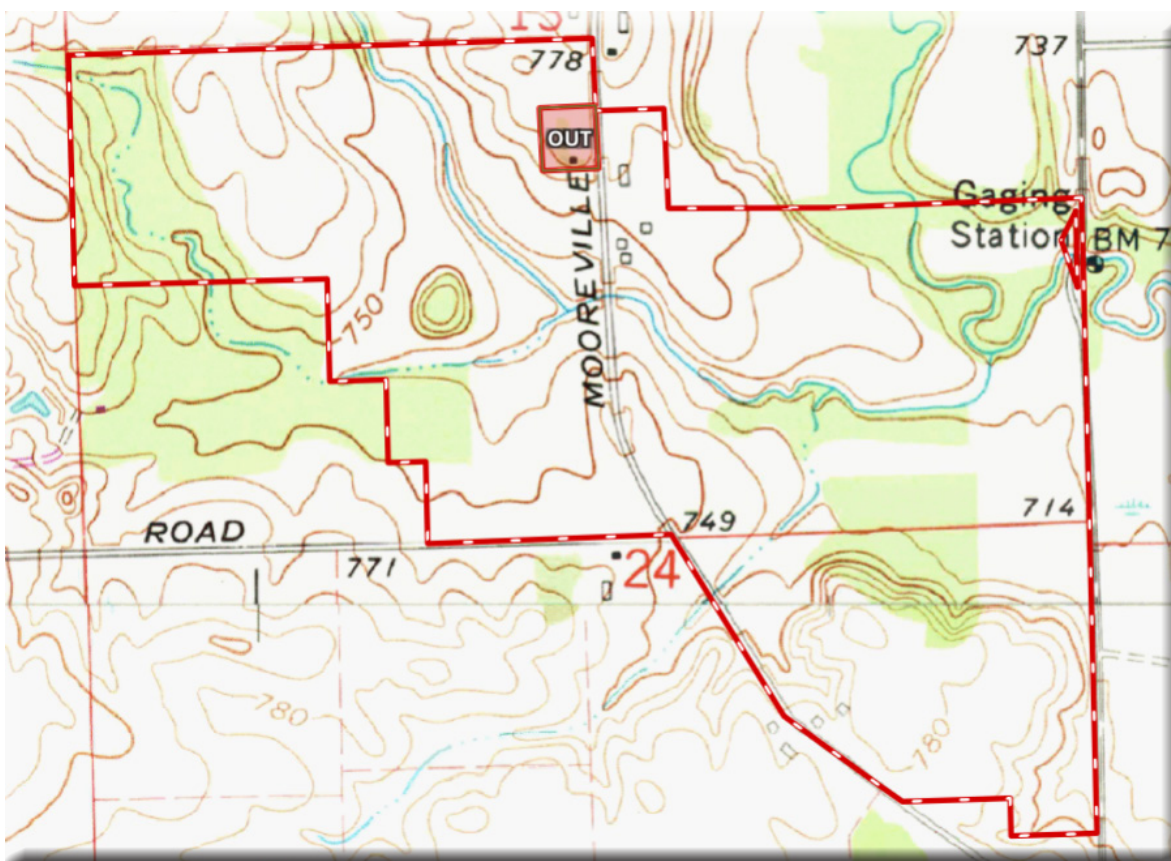
Land, Capability



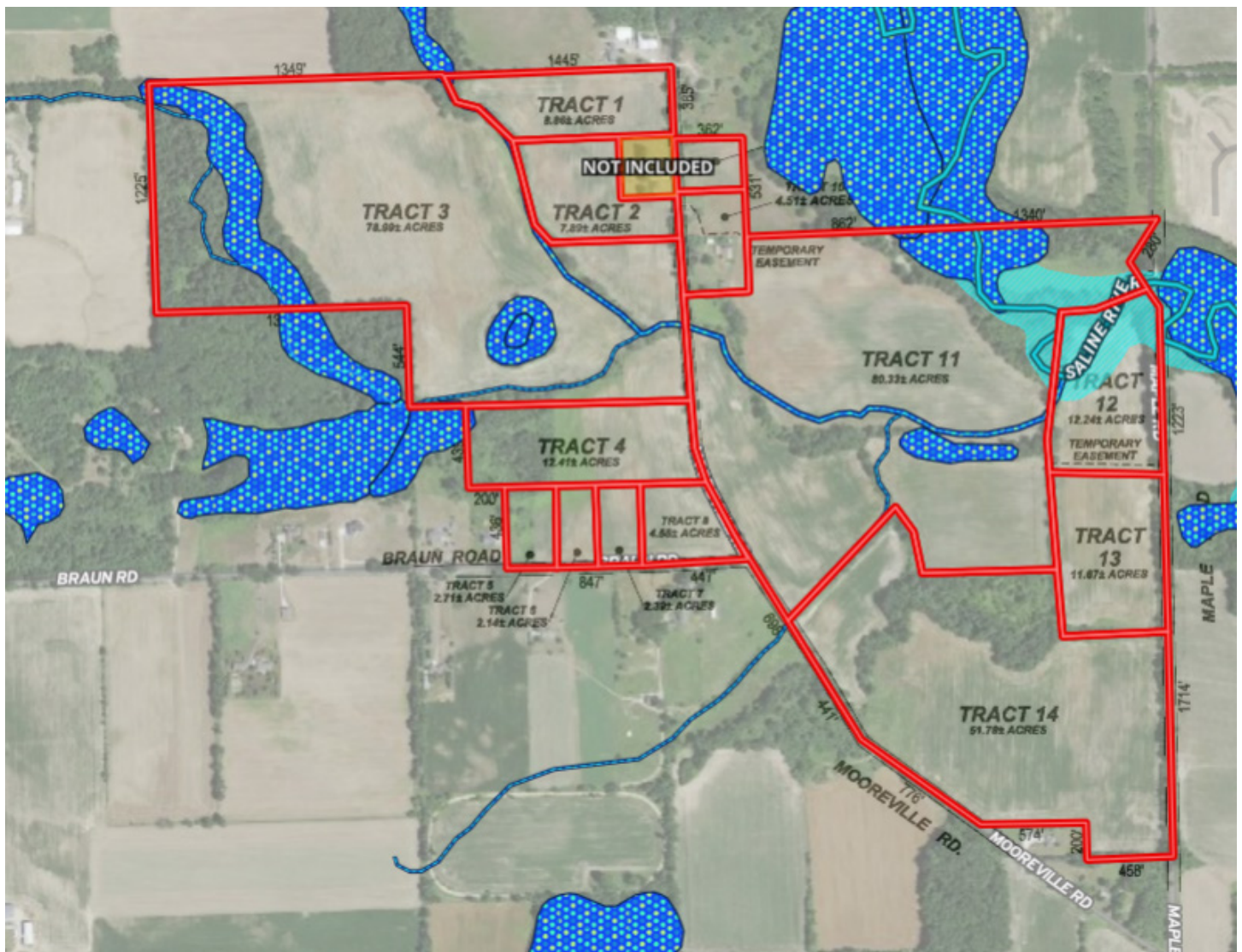
'Wild Life'	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•	
Intense	•	•	•	•	•		
Limited	•	•	•	•			
Moderate	•	•	•				
Intense	•	•					
Very Intense	•						

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water









Farm and Crop Data

MICHIGAN
WASHTENAW
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 11409
Prepared : 7/13/21 9:08 AM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]

Farms Associated with Operator : [REDACTED]

CRP Contract Number(s) : None

Recon ID : 26-161-2014-223

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
282.39	223.61	223.61	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	223.61	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	27.93	0.00	59	
Corn	112.14	0.00	123	
Soybeans	59.03	0.00	46	0
TOTAL	199.10	0.00		

NOTES

Tract Number : 12155

Description : SALINE 13 & 24

FSA Physical Location : MICHIGAN/WASHTENAW

ANSI Physical Location : MICHIGAN/WASHTENAW

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : [REDACTED]

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
282.39	223.61	223.61	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	223.61	0.00	0.00	0.00	0.00	0.00



Farm and Crop Data



Washtenaw County, Michigan

Name: _____ Share: _____
Name: _____ Share: _____
Name: _____ Share: _____



Common Land Unit

- Common Land Unit*
- Non-Cropland
- Tract Boundary
- Section Lines
- @cropland vs Noncropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern as of 3/15/21

This box is applicable ONLY for certification maps. Options only valid if checked.

- ☐ Shares - 100% OP
- ☐ Certified Organic
- ☐ CORN - YEL/GR
- ☐ SOYS - COM/GR
- ☐ DRY BEANS - DE
- ☐ All Crops - NI
- ☐ WHEAT - GR (SRW or SWW)
- ☐ ALFALFA - FG or GZ
- ☐ MIXFG - FG or GZ

2021 Program Year

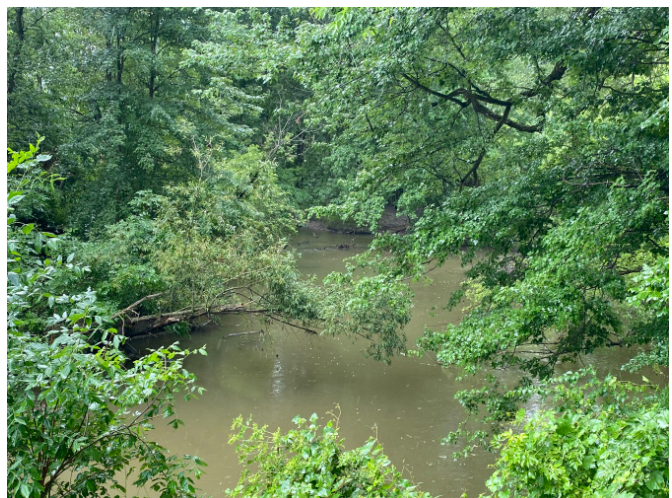
CLU Date: March 19, 2021
2020 NAIP Imagery

Farm 11409
Tract 12155

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.



Visit [7Hauctions.com](https://7hauctions.com) for individual tract photos, an interactive map and other details.





Property Photos





TOWNSHIP OF SALINE

COUNTY OF WASHTENAW

SALINE, MICHIGAN 48178

JAMES MARION * SUPERVISOR
KELLY L. MARION * CLERK
JENNIFER M. ZINK

TOM P. HAMMOND TRUSTEE
ROBERT J. MARION * TRUSTEE

*To Mr. Buddy Lee from
Saline Township Zoning Admin.
Robert J. Marion
7-29-2021*



B. A-1 District Maximum Non-Farm Residential Lot Area.

A lot in the A-1 (Agricultural-Conservation) District on which a new dwelling is to be constructed shall not contain more than one (1) acre unless a larger parcel is required for a private, on-site septic system by the Washtenaw County Environmental Health Division.

C. Maximum Lot Area for a Farmstead Lot Split.

A lot in the A-1 (Agricultural-Conservation) District on which an existing farmstead consisting of a residential dwelling and farm buildings is located may be split off from contiguous farm acreage in the form of a separate lot of record, provided that the farmstead parcel shall not exceed three (3) acres in lot area.

D. Residential Density Calculations.

The following shall be excluded from the total acreage used in calculating the net density of dwelling units in a Rural Residential or Residential zoning district or any special district that includes residential uses:

1. Existing rights-of-way and easements;
2. Rights-of-way and easements of proposed public and private roads serving the development; and
3. Floodplains, wetlands, Bodies of water; watercourses, and drainageways;
4. Steep slopes, as defined in Section 18.02 (Definitions); and
5. Any other unbuildable lots.

E. Maximum Residential Density.

The maximum net density of any residential development subject to development plan or subdivision plat approval in accordance with Section 12.01 (Site Plan Review), Article 13 (Condominium Regulations), or the Land Division Act (PA 288 of 1967, as amended) and any Township subdivision regulations shall not exceed the maximum net dwelling unit density for the zoning district, as specified in Section 3.101 (Table of Dimensional Standards by District). The maximum net residential density for any planned unit development project shall be subject to the standards of Article 14 (Planned Unit Developments).

F. Minimum Lot Area for Rural Residential Dwellings.

The minimum lot area for residential dwellings in any Rural, Rural Residential, and Residential zoning district not served by a municipal sanitary sewerage system and a municipal water system shall not be less than one (1) acre, and shall satisfy all applicable Washtenaw County Environmental Health Division requirements for use of private septic systems.



Permitted as of right upon a parcel existing as of March 31, 1997, shall be restricted to the following:

- a. For a parcel of ten acres or less, existing as of March 31, 1997 up to a total of four dwelling units.
- b. For a parcel of greater than ten acres, up to and including 120 acres, existing as of March 31, 1997 one additional dwelling for each whole ten acres in excess of the first ten acres, up to a maximum of 11 dwellings.
- c. For parcels of greater than 120 acres existing as of March 31, 1997 one additional dwelling for each whole 40 acres in excess of the first 120 acres.
- d. For parcels of not less than 20 acres existing as of March 31, 1997 two additional dwellings may be permitted, if one of the following conditions apply:
 - (i) Because of the establishment of one or more new roads, no new driveway accesses to an existing public road for any of the resulting parcels under subsections 3.a through c of the section or this subsection 3.d are created or required.
 - (ii) One of the resulting parcels under subsection 3.a through c of this section and this subsection 3.d comprises not less than 60 percent of the area of the parent parcel or parent tract.

Parent Parcel Size (or parcel size for re-divisions)	Number of Allowable Divisions (Incl. remainder)	Number of Allowable Division, With Bonus (roads or 1 = 60%)	Number of Allowable Re-Divisions (after 10 yrs)
Under 20 acres	4	4 (no bonus avail.)	2
20 acres	5	7	3
30 acres	6	8	4
40 acres	7	9	5
50 acres	8	10	6
60 acres	9	11	7
70 acres	10	12	7 or 8*
80 acres	11	13	7 or 8*
90 acres	12	14	7 or up to 9*
100 acres	13	15	7 or up to 10*
110 acres	14	16	7 or up to 10*
120 acres	15	17	7 or up to 10*
160 acres	16	18	7 or up to 10*
200 acres	17	19	7 or up to 10*
240 acres	18	20	7 or up to 10*
280 acres	18	21	7 or up to 10*
320 acres	20	22	7 or up to 10*
360 acres	21	23	7 or up to 10*
400 acres	22	24	7 or up to 10*
More acres**	**	**	7 or up to 10*

** 1 more for each additional whole 40 acres

* 7 Re-Divisions are used in 40% of the parcel





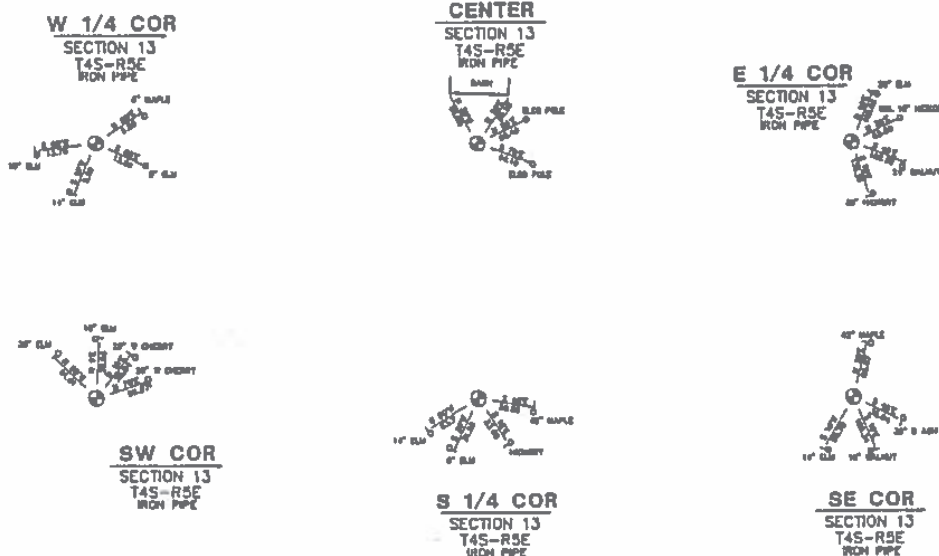
CERTIFICATE OF SURVEY

Description
Saline Township, Washtenaw County Michigan
Parcel "A"

All that part of the Southwest 1/4 and the Southeast 1/4 of Section 13, Town 4 South, Range 5 East, described as beginning at the South 1/4 corner of said Section 13; thence S 88° 27' 10" W 846.51 feet along the south line of said Section 13; thence N 01° 26' 18" W 435.60 feet; thence N 01° 53' 08" W 439.41 feet; thence S 88° 27' 10" W 496.57 feet; thence N 01° 26' 18" W 544.00 feet along the west line, East 1/2, Southwest 1/4, said Section 13; thence S 88° 27' 11" W 1347.88 feet along the north line of the South 86 rods (1419 feet) of the West 1/2, Southwest 1/4, said Section 13; thence N 01° 29' 38" W 1224.55 feet along the west line of said Section 13 to the West 1/4 corner of said Section 13; thence N 87° 41' 35" E 2698.50 feet along the East and West 1/4 line of said Section 13 to the Center of said Section 13; thence N 87° 41' 35" E 97.50 feet continuing along the said East and West 1/4 line of Section 13 to the centerline of Mooreville Road; thence along the said centerline of Mooreville Road S 02° 47' 06" W 24.21 feet and S 02° 54' 54" E 384.70 feet; thence N 88° 12' 34" E 362.03 feet [Recorded as N 88° 13' 35" E 362.13 feet] in a survey by Charles C. Wilson Job No. 93100; thence S 02° 37' 20" E 530.66 [Recorded as S 02° 36' 30" W 530.64 feet] in a survey by Charles C. Wilson Job No. 93100; thence S 88° 12' 58" W 359.32 feet to the centerline of said Mooreville Road; thence along said centerline S 02° 54' 54" E 343.44 feet and S 04° 52' 18" E 700.38 feet and 328.63 feet along a 823.42 foot radius curve to the left having a chord bearing and distance of S 16° 18' 18" E 326.45 feet and S 27° 44' 17" E 356.40 feet and S 34° 43' 17" E 59.58 feet; thence S 86° 43' 30" W 447.30 feet along the south line of said Section 13 to the point of beginning. Containing 125.39 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

Bearings are referenced to the Plat of Oak Park Estates recorded in Liber 21 of Plats, Pages 14 and 15 and survey No. 93100 by Charles Wilson & Associates.



Sheet 2 of 2 Sheets

I hereby certify that I have surveyed the parcel of land described and delineated hereon; that the ratio of closure on the unadjusted field observations of said survey was 1 in 10,000; and that all the requirements of P.A. 132, 1970 have been complied with.

FOR: Reinhart Realty
DATE: January 7, 2004
SCALE: 1 inch = feet
JOB No.: 031008 - "A"

By: *Kevin L. Pickford*
Kevin L. Pickford
Professional Surveyor No. 40882

LEGEND

- Iron Found
- Iron Set
- Fence

GRAPHIC SCALE
0

ASSOCIATED ENGINEERS & SURVEYORS, INC.

Civil Engineers - Land Surveyors
237 N. Main St., Adrian, MI 48221
Telephone: (517) 283-4315



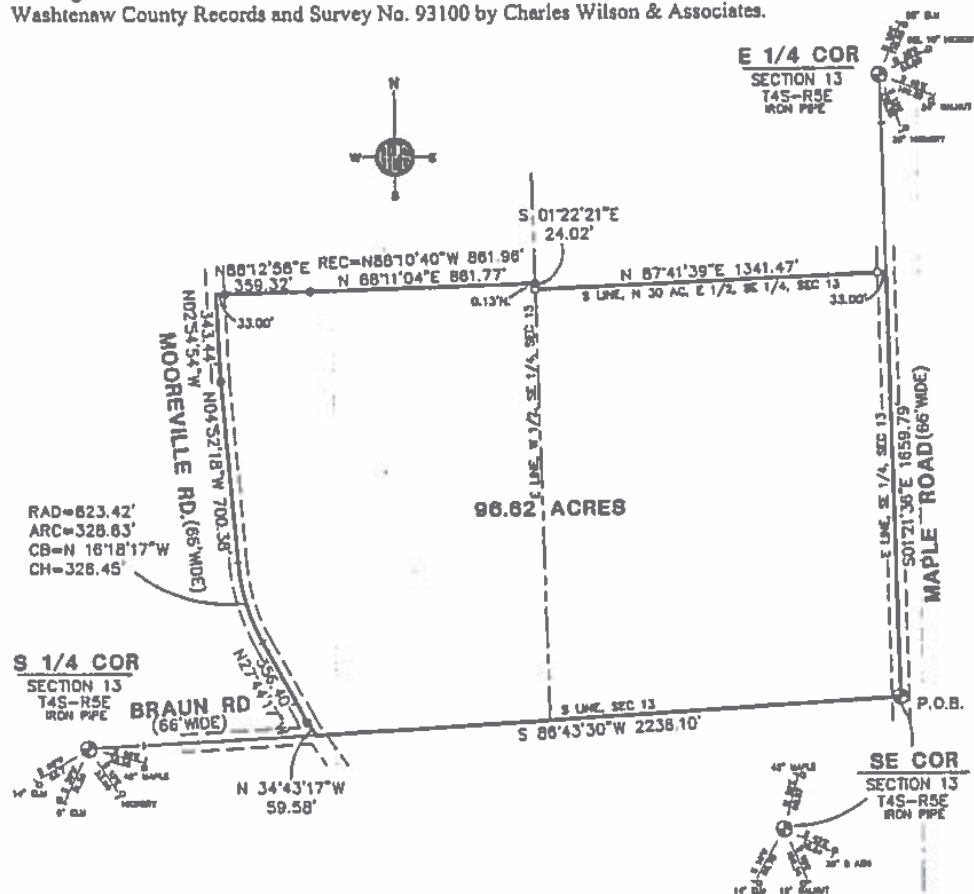
**CERTIFICATE OF SURVEY**

Description
Saline Township, Lenawee County, Michigan
Parcel "B"

All that part of the Southeast 1/4 of Section 13, Town 4 South, Range 5 East, described as beginning at the Southeast corner of Section 13 aforesaid; thence S 86° 43' 30" W 2236.10 feet along the south line of said Section 13; thence continuing along the centerline of Mooreville Road, N 34° 43' 17" W 59.58 feet and N 27° 44' 17" W 356.40 feet and 328.63 feet along a 823.42 foot radius curve to the right having a chord bearing and distance of N 16° 18' 17" W 326.45 feet and N 04° 52' 18" W 700.38 feet and N 02° 54' 54" W 343.44 feet; thence leaving said centerline of Mooreville Road, N 88° 12' 58" E 359.32 feet; thence N 88° 11' 04" E 861.77 feet (Recorded as N 88° 10' 40" W 861.96 feet in a survey by Charles Wilson Job No. 93100); thence S 01° 22' 21" E 24.02 feet along the east line of the West 1/2 of the Southeast 1/4 of said Section 13; thence N 87° 41' 39" E 1341.47 feet along the south line of the North 30 acres of the East 1/2 of the Southeast 1/4 of said Section 13; thence S 01° 21' 36" E 1659.79 feet along the east line of the Southeast 1/4 of said Section 13 to the point of beginning. Containing 96.62 acres.

Subject to highway easements and other easements and restrictions of record, if any.

Bearings are referenced to the Plat of Oak Park Estates as recorded in Liber 21 of Plats, Pages 14 & 15, Washtenaw County Records and Survey No. 93100 by Charles Wilson & Associates.



I hereby certify that I have surveyed the parcel of land described and delineated hereon; that the ratio of closure on the unadjusted field observations of said survey was 1 in 10,000; and that all the requirements of P.A. 132, 1970 have been complied with.

FOR: Reinhart Realty
DATE: January 7, 2004
SCALE: 1 inch = 500 feet
JOB No: 031008 - "B"

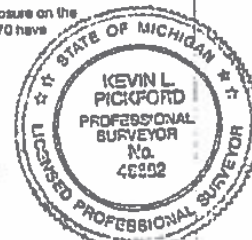
By *Kevin L. Pickford*
Kevin L. Pickford
Professional Surveyor No. 46582

LEGEND

- Iron Found
- Iron Set
- Fence

GRAPHIC SCALE
0 250 500

ASSOCIATED ENGINEERS & SURVEYORS, INC.
Civil Engineers - Land Surveyors
237 N. Main St., Adrian, MI 49221
Telephone: (517) 263-4515



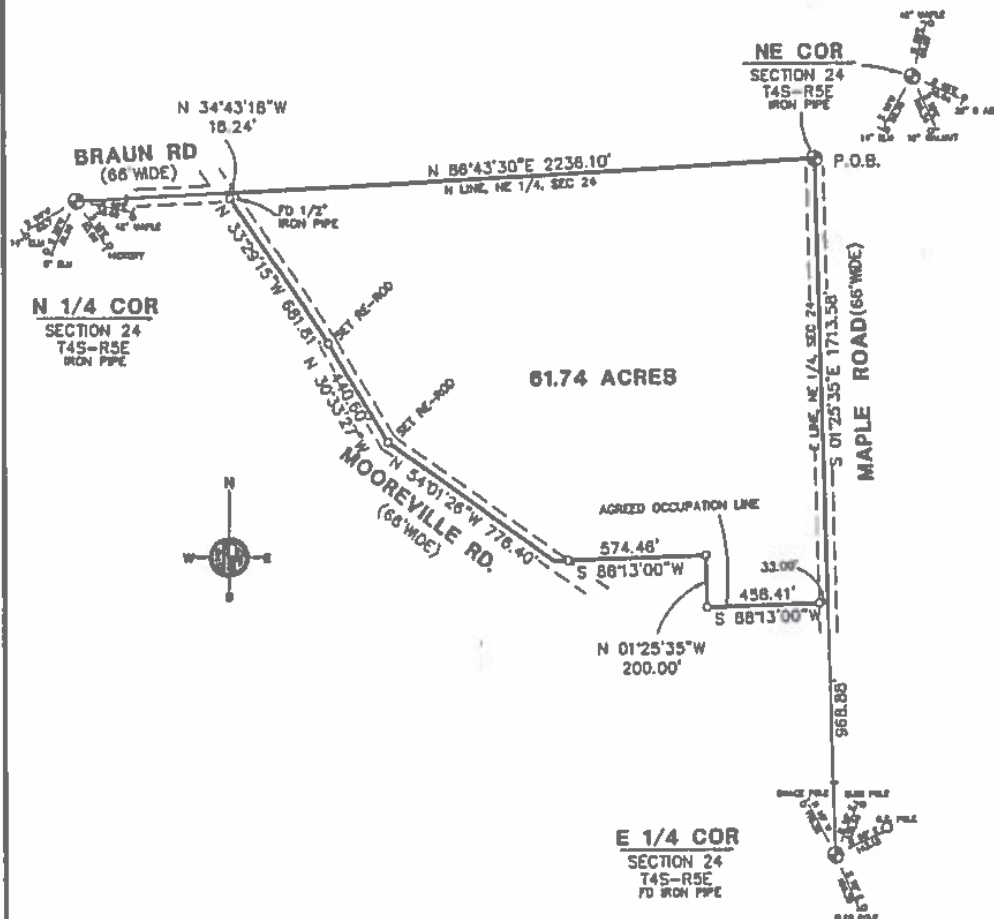
CERTIFICATE OF SURVEY

Description
Saline Township, Lennawee County, Michigan
Parcel "C"

All that part of the Northeast 1/4 of Section 24, Town 4 South, Range 5 East, described as beginning at the Northeast corner of Section 24 aforesaid; thence S 01° 25' 35" E 1713.58 feet along the east line of the Northeast 1/4 of said Section 24; thence S 88° 13' 00" W 458.41 feet along a line of occupation as agreed to by the adjoining property owners; thence N 01° 25' 35" W 200.00 feet; thence S 88° 13' 00" W 574.46 feet; thence continuing along the centerline of Mooreville Road, N 54° 01' 26" W 776.40 feet and N 30° 33' 27" W 440.60 feet and N 33° 29' 15" W 681.81 feet and N 34° 43' 18" W 16.24 feet; thence leaving the said centerline of Mooreville Road, N 86° 43' 30" E 2236.10 feet along the north line of the Northeast 1/4 of said Section 24 to the point of beginning. Containing 61.74 acres.

Subject to highway easements and other easements and restrictions of record, if any.

Bearings are referenced to the Plat of Oak Park Estates as recorded in Liber 21 of Plats, Pages 14 & 15, Washtenaw County Records and Survey No. 93100 by Charles Wilson & Associates.



I hereby certify that I have surveyed the parcel of land described and delineated hereon; that the ratio of closure on the unadjusted field observations of said survey was 1 in 10,000; and that all the requirements of P.A. 132, 1970 have been complied with.

FOR: Reinhart Realty
DATE: January 7, 2004
SCALE: 1 inch = 500 feet
JOB No. 031008 - "C"

By: *Kevin L. Pickford*
Kevin L. Pickford
Professional Surveyor No. 48682

LEGEND

- Iron Found
- Iron Set
- Fence

GRAPHIC SCALE
0 250 500

ASSOCIATED ENGINEERS & SURVEYORS, INC.
Civil Engineers - Land Surveyors
237 N. Main St., Adrian, MI 49221
Telephone: (517) 263-4515





Parcel A # R-18-13-300-013. pr, R-18-13-300-015 NEW
All that part of the Southwest $\frac{1}{4}$ and the southeast $\frac{1}{4}$ of Section 13, T4S, R5E, Saline Township, Washtenaw County, Michigan; described as: Beginning at the South $\frac{1}{4}$ corner of Section 13; thence South $88^{\circ}27'10''$ West 846.51 feet along the South line of Section 13; thence North $01^{\circ}26'18''$ West 435.60 feet; thence north $01^{\circ}53'08''$ West 439.41 feet; thence South $88^{\circ}27'10''$ West 496.57 feet; thence North $01^{\circ}26'18''$ West 544.00 feet along the West line, of the East $\frac{1}{2}$, of the Southwest $\frac{1}{4}$, Section 13; thence South $88^{\circ}27'10''$ West 1347.88 feet along the North line of the South 86 rods (1419 feet) of the West $\frac{1}{2}$, of the Southwest $\frac{1}{4}$, of Section 13; thence North $01^{\circ}29'38''$ West 1224.55 feet along the West line of Section 13, to the West $\frac{1}{4}$ corner of Section 13; thence North $87^{\circ}41'35''$ East 2698.50 feet along the East and west $\frac{1}{4}$ line of Section 13 to the center of Section 13; thence North $87^{\circ}41'35''$ East 97.50 feet continuing along the East and West $\frac{1}{4}$ line of Section 13 to the centerline of Mooreville Road; thence along the centerline of Mooreville Road South $02^{\circ}47'06''$ West 24.21 feet and South $02^{\circ}54'54''$ East 384.70 feet; thence north $88^{\circ}12'34''$ East 362.03 feet (recorded as North $88^{\circ}13'35''$ East 362.13 feet) in a survey by Charles C. Wilson Job No. 93100; thence South $02^{\circ}37'20''$ East 530.66 feet (recorded as South $02^{\circ}36'30''$ West 530.64 feet) in a survey by Charles C. Wilson Job No. 93100; thence south $88^{\circ}12'58''$ West 359.32 feet to the centerline of Mooreville Road; thence along the centerline South $02^{\circ}54'54''$ East 343.44 feet and South $04^{\circ}52'18''$ East 700.38 feet and 328.63 feet along a 823.42 foot radius curve to the left, having a chord bearing and distance of South $16^{\circ}18'18''$ East 326.45 feet and South $27^{\circ}44'17''$ East 356.40 feet and South $34^{\circ}43'17''$ East 59.58 feet; thence south $86^{\circ}43'30''$ West 447.30 feet along the South line of Section 13 to the Point of Beginning.

Excepting therefrom that portion described as:

All that part of the southwest $\frac{1}{4}$ of section 13, T4S, R5E, Saline Township, Washtenaw County, Michigan; described as beginning on the South line of Section 13 aforesaid, 846.51 feet South $88^{\circ}27'10''$ West from the South $\frac{1}{4}$ corner of Section 13; thence South $88^{\circ}27'10''$ West 200.00 feet continuing along the South line of Section 13; thence North $01^{\circ}26'18''$ West 435.60 feet; thence North $88^{\circ}27'10''$ East 200.00 feet; thence South $01^{\circ}26'18''$ East 435.60 feet to the Point of Beginning.

And further excepting:

Land situated in Saline Township, Washtenaw County, Michigan, being a part of the Southwest $\frac{1}{4}$ of Section 13 and the Southeast $\frac{1}{4}$ of Section 13, T4S, R5E, Saline Township, Washtenaw County, Michigan, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the South $\frac{1}{4}$ corner of section 13; thence North $01^{\circ}23'00''$ West 1964.06 feet along the North-South $\frac{1}{4}$ line of Section 13 for a Point of Beginning; thence south $87^{\circ}28'54''$ West 94.80 feet; thence North $02^{\circ}54'55''$ West 300.00 feet; thence North $87^{\circ}28'54''$ East 209.00 feet to the centerline of Mooreville Road; thence South $02^{\circ}54'55''$ East 300.00 feet along the centerline of Mooreville Road; thence south $87^{\circ}28'54''$ West 114.20 feet to the Point of Beginning. Also excepting therefrom that portion conveyed in Liber 4879 Page 379, and Liber 4879, Page 380, Washtenaw County Records.

Parcel B: # R-18-13-400-002
All that part of the Southeast $\frac{1}{4}$ of Section 13; T4S R5E, Saline Township, Washtenaw County, Michigan, described as: Beginning at the Southeast corner of Section 13 aforesaid; thence South $86^{\circ}43'30''$ West 2236.10 feet along the South line of Section 13; thence continuing along the centerline of Mooreville Road, North $34^{\circ}43'17''$ West 59.58 feet and North $27^{\circ}44'17''$ West 356.40 feet and 328.63 feet along a 823.42 foot radius curve to the right, having a chord bearing and distance of North $16^{\circ}18'17''$ West 326.45 feet and North $04^{\circ}52'18''$ West 700.38 feet and North $02^{\circ}54'54''$ West 343.44 feet; thence leaving the centerline of Mooreville Road, North $88^{\circ}12'58''$ East 359.32 feet; thence North $88^{\circ}11'04''$ East 861.77 feet (recorded as North $88^{\circ}10'40''$ West 861.96 feet in a survey by Charles Wilson Job No. 93100); thence south $01^{\circ}22'21''$ East 24.02 feet along the East line of the West $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of Section 13; thence North $87^{\circ}41'39''$ East 1341.47 feet along the South line of the North 30 acres of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13; thence South $01^{\circ}21'36''$ East 1659.79 feet along the East line of the Southeast $\frac{1}{4}$ of section 13 to the Point of Beginning.

Parcel C: # R-18-24-100-008
All that part of the Northeast $\frac{1}{4}$ of Section 24, T4S, R5E, described as beginning at the Northeast corner of Section 24 aforesaid; thence South $01^{\circ}25'35''$ East 1713.58 feet along the East line of the Northeast $\frac{1}{4}$ of Section 24; thence south $88^{\circ}13'00''$ West 458.41 feet along a line of occupation as agreed to by the adjoining property owners; thence North $01^{\circ}25'35''$ West 200.00 feet; thence South $88^{\circ}13'00''$ West 574.46 feet; thence continuing along the centerline of Mooreville Road, North $54^{\circ}01'26''$ West 776.40 feet and North $30^{\circ}33'27''$ West 440.60 feet and North $33^{\circ}29'15''$ West 681.81 feet and North $34^{\circ}43'18''$ West 16.24 feet; thence leaving the centerline of Mooreville Road, North $86^{\circ}43'30''$ East 2236.10 feet along the North line of the Northeast $\frac{1}{4}$ of Section 24 to the Point of Beginning.



Terms and Conditions

The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property prior to Bidding.

Farm Lease: The property is currently under a farm lease until December 31, 2021. The farmer shall maintain all rights under that agreement through its expiration. New purchasers will be required to sign a contract provision agreeing to not disturb any crop and to allow the farmer access to the property. New purchasers will not be entitled to prorations of rents.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful online Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 48 hours execute the Purchase and Sale Agreement and remit an earnest deposit of ten percent (10%) of the total purchase price. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium).

Closing: All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by **Andy Mayoras, Barron, Rosenberg, Mayoras & Mayoras, P.C., 1301 West Long Lake Road, Suite 340, Troy, MI 48098, 248.213.9514**. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

Survey: Should all tracts be sold in its entirety to a single purchaser the property will be conveyed by existing legal description. In the event the property sells divided a final survey will be completed by Mannik & Smith Group, Inc. The cost of the survey will be paid by the purchasers at a rate of \$1.10 cents per liner foot with common lines split 50/50 between adjoining purchasers. The survey will include a survey, certified boundary certificates, metes and bounds descriptions and corners set. The individual tracts contain estimated acreage amounts derived by Mannik & Smith and are not field measurements. The final acreage may vary slightly on individual tracts. Final sales prices will be adjusted on a per acre basis only if the final survey reveals a deviation of one acre or greater from what is advertised the day of the auction.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on or before September 14, whichever comes first. **UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 5 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of up to \$5,000. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.



Terms and Conditions

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Extended Bidding: All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last ten (10) minutes of the auction the ending time of the auction for ALL properties will be extended for ten (10) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for ten (10) minutes.

Bid Increments: The bidding increments for all properties will be as follows:

Amount Up To	Bid Increments
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be reveled in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconstancies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

THIS AUCTION IS BEING CONDUCTED IN ASSOCIATION
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INC. MICHIGAN REAL ESTATE FIRM # 6505397356. BROKER
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MEMBERS
August 2021