158-91 Acre Form Augun Wright Twp, Hillsdale County

Auction Held at Morenci Legion 9010 Morenci Rd, Morenci, MI 49256

Broom Rd

58,91 ACTES Broom Rd 2640' Frontage Meridian Rd 2327' Frontage

14260 S Meridian Rd.

Thursday, November 4, 11:00 AM

Farm ground Sold as 1 unit, incredible rare opportunity to buy a large parcel. (House and 2 acres NOT included)

Owner: Mary Lou Ford

Sale conducted with Rick Roth Century 21 Affiliated ROTH REAL ESTATE CO. (RICK ROTH) 517-425-2759



REALTY & AUCTION, LTD.

Terms: \$10,000.00 down the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation. No buyer's Premium! Possession at closing if fall crops have been removed or possession once fall crops have been removed. Announcements made the day of the auction take precedence over printed materials. All information derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records.

Auctioneers: John & Jason Whalen, Mike Murry 419-337-7653, 419-875-6317

158.91 Acre Farm Auction

AcreValue

Tax Parcel30-17-001-2000010191Summer Tax\$1 525.52Winter Tax\$2,383.70Lot Size158.91 AcresWaldron SchoolsWright Township/Hillsdale County

Crop Data 128.2 FSA Base

	Base
Wheat	2.6
Corn	91.5
Soybean	34.1

130.2 Tillable primarily Blount and Pewamo Loam with 28 acres great recreation woods.



For More Information Call

Mike Murry Broker/Auctioneer 419-262-6943

1 field, 1	L63 acres in Hillsdale County, MI				
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All fiel 163 ac SOIL CODE	ds soil description	© Mapbox, © OpenStreetMap	QUALITY 0	Source: NR SOIL CLASS	100 CS Soil Sur NCC
All fiel 163 ac soil code 19B	ds soil description Blount silt loam, 0 to 4 percent slopes	© Mapbox, © OpenStreetMap	QUALITY 0	Source: NR SOIL CLASS 2	I 100 CS Soil Sur NCC 71 79
All fiel 163 ac SOIL CODE 19B 20	ds soil DESCRIPTION Blount silt loam, 0 to 4 percent slopes Pewarno silt loam	© Mapkov, © OpenStreetMap Accre 94.8: 55.2	QUALITY 0 5 PERCENTAGE OF FIELD 1 58.0% 2 33.8% 3 6.0%	Source: NR SOIL CLASS 2 2 2	100 CS Soil Sur NCC 71 79 8
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All fiel 163 ac SOIL CODE 19B 20 35 18B	ds soil DESCRIPTION Blount silt loam, 0 to 4 percent slopes Pewamo silt loam Palms muck Glynwood-Blount complex, 1 to 6 percent slopes	© Mapkov, © OperStreetMap Actee 94.8: 55.2: 9,71 3,21	QUALITY 0 5 PERCENTAGE OF FIELD 1 58.0% 2 33.8% 3 6.0% 7 2.0% 5 0.1%	Source: NR Soil CLASS 2 2 2 5 2 2 2	■ 100 CS Soil Sur NCC 71 79 8 61 68
All fiel 163 ac SOIL CODE 19B 20 35 18B MhA	ds soil DESCRIPTION Blount silt loarn, O to 4 percent slopes Pewarno silt loarn Palms muck Glynwood-Blount complex, 1 to 6 percent slopes Morley loarn, O to 3 percent slopes	© Maphon, © OpenStreetMap Accre 94.8: 55.2: 9,71 3,2: 0,13	QUALITY 0 5 PERCENTAGE OF FIELD 1 58.0% 2 33.8% 3 6.0% 7 2.0% 5 0.1% 7 0.0%	Source: NR Source: NR 2 2 2 2 2 2 2 2 2 2 2	IOO CS Soil Sur NCC 71

Fields | Soil Survey June 9, 2021

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0.02

0.0%

56.1

Soil Survey: 1 of 2

MhC2 Morley loam, 7 to 15 percent slopes, moderately eroded

Der **Farm Auction** Thursday, November 4, 11:00 AM

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WHALEN MAK

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REALTY & AUCTION, LTD. 216 E Linfoot Wauseon, OH 43567