

# ABSOLUTE AUCTION

## LIVE AND ONLINE

420+/- Acres • Ionia County, Michigan

Tuesday, October 11, 2022 • 6:00 PM EST

Floral Building, Ionia County Free Fairgrounds | 317 South Dexter Street, Ionia, Michigan



L-220552

### Highlights:

- Offered in five tracts by Buyer's Choice
  - Multiple Revenue Opportunities via Current Zoning and Township Ordinances!
  - Timber/wooded acres for hunting and revenue
  - Continuous family ownership for nearly 200 years!
- Don't miss this sale!

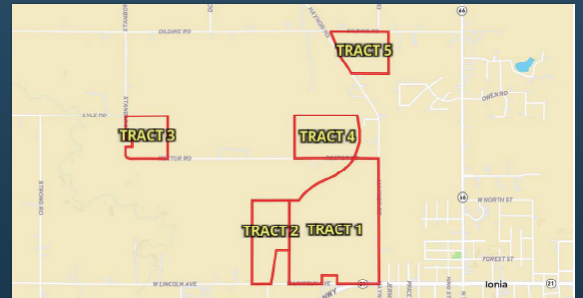
**Property Showing: Tuesday, October 11, 2022 • 12:00 PM to 2:00 PM EST**  
601 Haynor Road, Ionia, Michigan

### ONLINE SIMULCAST BIDDING

Pre-bidding starts Tuesday, October 4, 2022 at 6:00 PM EST  
Online bidding concludes per Auctioneer closing all bidding at  
the live event Tuesday, October 11, 2022.

To Register and Bid on this Auction, go to:

[www.fnctbid.com](http://www.fnctbid.com)



For additional information, please contact:



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Steve Herr, Agent

Flushing, Michigan

Phone: (810) 569-5638

SHerr@FarmersNational.com

[www.FarmersNational.com/SteveHerr](http://www.FarmersNational.com/SteveHerr)



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# Property Information

**Property Location:** 601 Haynor Road, Ionia, MI. Highway M21 west out of Ionia one mile to Haynor Road. Turn north on Haynor Road. The farm is on the corner of Haynor and M21 and runs north to Rector Road (farm is on the west side of Haynor Road).

**Property Description:** Farmers National Company is proud to present the Yeomans family farm for sale on the open market. Here's your rare opportunity to buy a piece of Ionia history. The farm house has city water and sewer service. Recent soil test (see website listing for details) shows the farmland has been well maintained. Timber was inventoried but not fully marked for a sale. North side of residence is rented and lease shall be assigned to Buyer of Tract 1 at closing.

## FSA Information: (All tracts are combined)

	Base	PLC Yield
Corn	180 Acres	115 Bushels

## Improvements:

**Tract 1:** House and outbuildings

### • Tract 1

#### Legal Description:

34-051-013-000-125-10  
 34-051-013-000-125-20  
 34-051-013-000-130-00  
 34-051-013-000-145-00  
 34-051-013-000-150-00  
 34-051-014-000-035-00

#### Improvements:

**House:** Two-story farmhouse, one side has been rented for many years, good tenants, \$500 per month, other side Seller used.

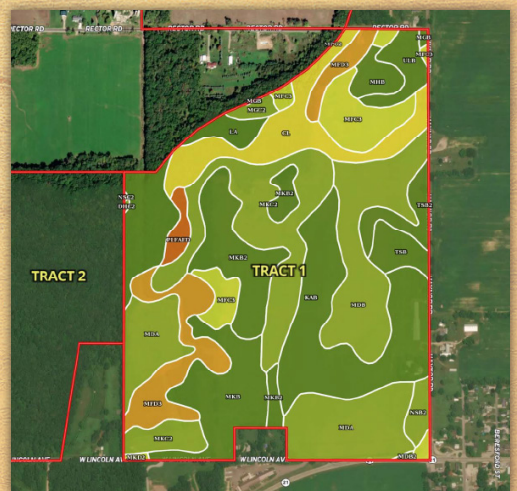
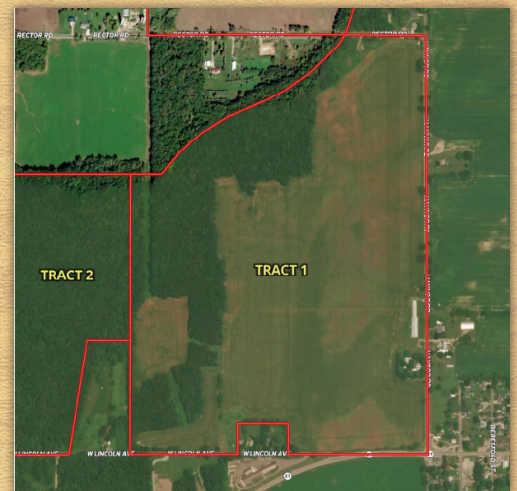
**Outbuildings:** Sheds mostly used for storing of family items.

#### Farm Data:

Cropland	146.5 acres
Non-crop	68.8 acres
Buildings	3.5 acres
Total	215.3 acres

**Taxes:** \$5,867.00

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KaB	Karelin loam, 2 to 6 percent slopes	28.78	13.36	0	62	2a
MkC2	Marlette sandy loam, 6 to 12 percent slopes, moderately eroded	28.77	12.43	0	68	3a
MdA	Mancelona-Chelsea loamy sands, 0 to 2 percent slopes	24.34	11.3	0	44	3a
MdB	Mancelona-Chelsea loamy sands, 2 to 6 percent slopes	20.74	8.03	0	43	3a
MkB2	Marlette sandy loam, 2 to 6 percent slopes, moderately eroded	18.87	7.83	0	60	2a
Cl	Corisco-Shoals loams	18.78	7.8	0	66	6a
MkB	Marlette sandy loam, 2 to 6 percent slopes	16.73	7.3	0	60	2a
MD3	Marlette clay loam, 12 to 18 percent slopes, severely eroded	16.61	7.2	0	60	6a
MIC3	Marlette clay loam, 6 to 12 percent slopes, severely eroded	12.82	6.0	0	66	4a
La	Landon-Eol loams	12.13	6.03	0	68	2a
TsB2	Tuscola silt, 2 to 6 percent slopes, moderately eroded	4.78	2.21	0	68	2a
UB	Uby sandy loam, 2 to 6 percent slopes	4.74	2.2	0	70	2a
TsB	Tuscola silt, 2 to 6 percent slopes	4.11	1.81	0	68	2a
MhB	Marlette loamy sand, 2 to 6 percent slopes	3.97	1.86	0	63	2a
NsB2	Neway sandy loam, 2 to 6 percent slopes, moderately eroded	2.44	1.13	0	64	3a
PfAeD	Pfinkold-Spirita sands, 6 to 18 percent slopes	2.23	1.04	0	34	7a
MgC2	Marlette loam, 6 to 12 percent slopes, moderately eroded	1.46	0.67	0	60	3a
NsC2	Neway sandy loam, 6 to 12 percent slopes, moderately eroded	0.88	0.32	0	64	4a
MgB	Marlette loam, 2 to 6 percent slopes	0.96	0.16	0	63	2a
MkD2	Marlette sandy loam, 12 to 18 percent slopes, moderately eroded	0.91	0.14	0	64	4a
MdB2	Mancelona-Chelsea loamy sands, 2 to 6 percent slopes, moderately eroded	0.21	0.1	0	41	3a
DhC2	Dighton sandy loam, 6 to 12 percent slopes, moderately eroded	0.1	0.06	0	63	3a
MpC2	McBride sandy loam, 6 to 12 percent slopes, moderately eroded	0.02	0.01	0	60	4a
TOTALS		215.3 5(*)	100%	-	56.64	3.06





• Tract 1

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# • Tract 2

**Legal Description:** 34-051-014-000-045-00

**Farm Data:**

Non-crop 58.4 acres  
 Total 58.4 acres

**Taxes:** \$632.00



**Tract 2 Aerial Map**

**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
NsB	Nonler sandy loam, 2 to 8 percent slopes	16.7	28.66	0	66	2s
NsD	Nonler sandy loam, 12 to 18 percent slopes	14.62	26.0	0	62	4e
DnC2	Dighton sandy loam, 8 to 12 percent slopes, moderately eroded	7.8	13.61	0	63	3e
La	Landon-Eol loams	6.00	11.38	0	66	2e
NsC2	Nonler sandy loam, 0 to 12 percent slopes, moderately eroded	3.82	6.63	0	64	4e
MdC3	Mancelona-Chelsea loamy sands, 8 to 12 percent slopes, severely eroded	3.1	5.3	0	28	4e
MgC2	Marble loam, 8 to 12 percent slopes, moderately eroded	2.66	4.58	0	60	3e
Cl	Carsaco-Shawls loams	2.06	3.57	0	66	6e
NcE3	Nonler clay loam, 18 to 26 percent slopes, severely eroded	0.81	1.38	0	38	7e
MdA	Mancelona-Chelsea loamy sands, 0 to 2 percent slopes	0.64	1.08	0	44	3s
NsB2	Nonler sandy loam, 2 to 8 percent slopes, moderately eroded	0.48	0.84	0	64	3e
MdB2	Mancelona-Chelsea loamy sands, 2 to 8 percent slopes, moderately eroded	0.08	0.16	0	41	3e
TOTALS		58.48( )	100%	-	56.44	3.11



• **Tract 3**

**Legal Description:** 34-051-014-000-015-00

**Farm Data:**

Cropland 28.4 acres  
 Non-crop 10.5 acres  
 Total 38.9 acres

**Taxes:** \$583.00



**Tract 3 Aerial Map**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
MgB	Marbleton loam, 2 to 6 percent slopes	34.02	88.0	0	63	2a
CpcaB	Capeon loam, 0 to 4 percent slopes	1.80	4.78	0	66	2a
MgC2	Marbleton loam, 6 to 12 percent slopes, moderately eroded	1.77	4.65	0	60	3a
Bw	Perchill loam, non dense till subsoil, 0 to 2 percent slopes	0.6	1.28	0	74	2a
MpB2	McBride sandy loam, 2 to 6 percent slopes, moderately eroded	0.10	0.41	0	60	2a
TOTALS		38.9(*)	100%	-	63.25	2.05



• **Tract 4**

**Legal Description:** 34-051-013-000-160-00

**Farm Data:**

Cropland 31.9 acres  
 Non-crop 28.7 acres  
 Total 60.6 acres

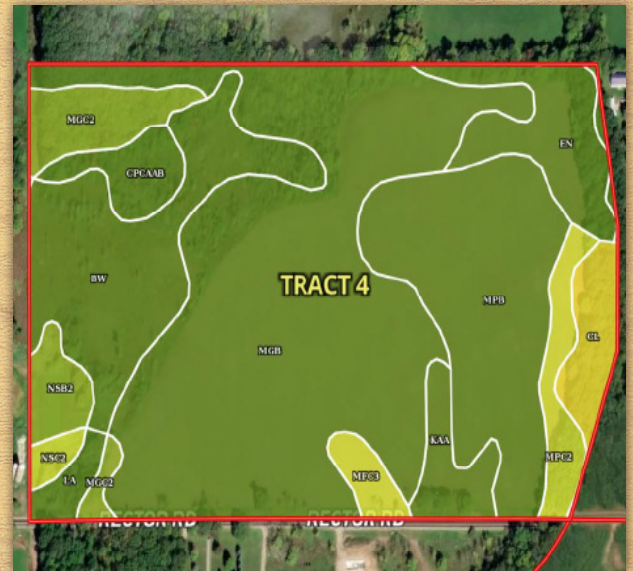
**Taxes:** \$542.00



**Tract 4 Aerial Map**



**Tract 4 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
MgB	Merlotto loam, 2 to 8 percent slopes	26.84	42.78	0	83	2a
MbB	McBride sandy loam, 2 to 8 percent slopes	8.88	18.3	0	83	2a
Bw	Parkhill loam, non dense (H subsoil), 0 to 2 percent slopes	8.28	13.66	0	74	2w
En	Enley loam	3.84	8.0	0	87	2w
MgC2	Merlotto loam, 8 to 12 percent slopes, moderately eroded	2.64	4.18	0	80	3a
Cl	Carasco-Shoals loams	1.88	3.12	0	85	8w
MpC2	McBride sandy loam, 8 to 12 percent slopes, moderately eroded	1.8	2.87	0	80	4a
KaA	Kanlawin loam, 0 to 2 percent slopes	1.88	2.78	0	83	2w
CpcaB	Copac loam, 0 to 4 percent slopes	1.81	2.95	0	88	2a
NsB2	Nesler sandy loam, 2 to 8 percent slopes, moderately eroded	1.23	2.03	0	84	3a
MIC3	Merlotto clay loam, 8 to 12 percent slopes, severely eroded	0.88	1.47	0	85	4a
La	Larson-Eel loams	0.78	1.3	0	88	2w
NsC2	Nesler sandy loam, 8 to 12 percent slopes, moderately eroded	0.47	0.77	0	84	4a
TOTALS		60.66(*)	100%	-	84.43	2.26



• Tract 5

**Legal Description:**

34-051-012-000-110-10

34-051-012-000-110-20

**Farm Data:**

Cropland 6.9 acres

Non-crop 39.4 acres

Total 46.3 acres

**Taxes:** \$201.00



Tract 5 Aerial Map

Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pm	Panama clay loam	29.67	61.68	0	66	2w
CpcaB	Copac loam, 0 to 4 percent slopes	7.04	16.61	0	66	2w
MgC2	Merlot loam, 0 to 12 percent slopes, moderately eroded	7.04	16.22	0	60	3w
MgB	Merlot loam, 2 to 6 percent slopes	6.48	11.87	0	63	2w
MnC2	McBride loamy sand, 0 to 12 percent slopes, moderately eroded	1.06	3.07	0	66	3w
MOC3	McBride sandy clay loam, 0 to 12 percent slopes, severely eroded	0.68	1.25	0	67	0w
TOTALS		46.27(*)	100%	-	66.25	2.24



# Auction Terms

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

**Taxes:** Real estate taxes for 2022 payable in 2023 to be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**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 and transferred at closing 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 or before December 7, 2022, or such other date agreed to by the parties.

**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 Sun Title Agency in Ionia, Michigan.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Sun Title Agency, Ionia, Michigan 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 any title insurance will be paid by the Seller. The cost of any escrow closing services will be paid by the Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on or before December 7, 2022, 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 Sun Title Agency, Ionia, Michigan.

**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 Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in five individual tracts by Buyer's Choice. This method of sale allows the highest bidder to choose any or all tracts or any combination of tracts. After the highest bidder has made their selection, a new round of bidding will begin with

the highest bidder of that round making their selection. This process goes on until all tracts are sold. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** This is an absolute auction, the Auctioneer will finalize the sale as directed, no reserve defined by Seller.

**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 the 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:** Yeomans Enterprise LLC

**Auctioneer:** Joe Sherwood, Sherwood Auction Service, LLC - St. Louis, Michigan

## Online Bidding Procedure:

The pre-bidding portion of this auction begins online on Tuesday, October 4, 2022, at 6:00 PM EST. Online bidding will be simultaneous with the live auction on Tuesday, October 11, 2022 at 6:00 PM EST, with online 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.