



PROPERTY INFORMATION PACKAGE

Real Estate Auction



2Tracts 220 acres
10993 Braun Rd, Manchester, MI

Wednesday, September 13, 2023

Online bidding starts ending at 1pm

Open Houses: Thursday, August 24 (2-5pm), Saturday, September 9 (1-3pm)
& Tuesday, September 12 (2-5pm) Walkover inspection anytime during
daylight hours.

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Property Information

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Auctioneer's Disclaimer

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective Purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at auction sale. Please review all information supplied and seek appropriate assistance prior to bidding at auction.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. All documents and information are being furnished to the bidder for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk.

These documents are being provided without any warranty or representation, express or implied, as to its content, its suitability for any purpose or its accuracy, truthfulness or completeness.

All parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults, the Seller shall have no obligation for repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser.

Purchaser and Seller acknowledge and agree that the only auctioneer/broker involved in this transaction is Sheridan Realty & Auction Co., and has acted as agent for the Seller in this transaction. Sheridan Realty & Auction Co. has not acted as agent in this transaction for the Purchaser.

Auctioneer has the right to sell this Property in any form or fashion that is legal and ethical in order to produce the best offer to the Seller.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



August 8, 2023

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at 10993 Braun Rd, Manchester, MI at public auction.

This is an online auction only, with the bidding ending on Wednesday, September 13, 2023 at 1:00pm. Open House inspections will be held Thursday, August 24 (2-5pm), Saturday, September 9 (1-3pm) & Tuesday, September 12 (2-5pm).

This property is being offered "As Is, Where Is" with any and all faults. We encourage you to read through this Property Information Packet carefully and preview the property. The sale is not contingent upon your ability to acquire mortgage financing. You are expected to pre-qualify yourself with a lender before the auction. Don't forget the 10% down payment the day of the auction.

Please contact us if you have any questions:

Sheridan Realty & Auction Co. 517-676-9800

Sale Manager:

William L. Sheridan 517-719-0768

Sincerely,

Bill Sheridan, CAI, AARE, GPPA
Sheridan Realty & Auction Co.

Doug Sheridan, CAI
Sheridan Realty & Auction Co.

740 S. Cedar St
Mason, MI 48854

www.sheridanauctionservice.com

Exhibit A
Terms and Conditions of Online Only Real Estate Auction

This online only auction is subject to Seller and/or lender confirmation and is a cash sale not contingent on or subject to financing, appraisal, survey, or inspections of any/or kind, as agreed to by bidders at registration prior to bidding and specified in the Agreement to Purchase Real Estate (the Contract) to which these terms and conditions are attached.

Once you place a bid, it cannot be removed, even if you have bid incorrectly. Therefore, please check and verify your bids before submitting.

Bidding increments are as follows:

\$200 - \$1000 = \$25

\$1,000 - \$10,000 = \$100

\$10,000 - \$25,000 = \$500

\$25,000 - \$500,000 = \$1,000

\$500,000 - \$1,000,000 = \$5,000

\$1,000,000 and up = \$10,000

Be advised that a Buyer's Premium of 10% is added to the high bid. Please take this into consideration when bidding. For example: if the final bid price on a property is \$100,000.00, then add the 10% buyer's premium of \$10,000.00 to get a final purchase price of \$110,000. This is then the actual sales price that will be used on the Purchase Agreement, and the amount upon which transfer tax and title insurance are based. At the close of the auction, the successful Bidder will be emailed a Contract to be executed and returned to Sheridan Realty & Auction Co. within Forty-Eight (48) hours.

The high bidder will then deposit earnest money of 10% of the total sale price in the form of a cashier's check or wire transfer to Sheridan Realty & Auction Co. within Forty-Eight (48) hours of the completion of the auction. The earnest money deposit is non-refundable. The entirety of the remaining balance (90% of the total sale price) is due at closing on or

before Forty-Five (45) days from Auction Day. Buyer will be responsible for all wire transfers. If the Purchase Agreement is not accepted by the Seller and/or Lender, the Buyer will receive a full refund of their earnest deposit as soon as practicable.

Successful Bidders that do not execute and return their Contract with an Earnest Money deposit within Forty-Eight (48) hours of the conclusion of the auction will be considered in default. If a closing on the Real Property is delayed for any reason, Buyer, or other parties working on your behalf, including any lender you involve, you may be declared in breach of the Contract, forfeit all deposits made, and could be held liable for any and all costs incurred by Seller and Sheridan Realty & Auction Co. incurred in a subsequent resale of the property.

Per the Purchase Agreement, time is of the essence; you should proceed to closing within Forty-Five (45) days. Possession shall be given to the successful Buyer(s) at closing. All closing fees charged by the Title Company are shared equally between Buyer(s) and Seller(s).

Buyer(s) must be prepared to make a cash offer. There are no contingencies to this sale (i.e. financing, appraisal, repairs, or inspections), but for Seller(s) and/or Lender approval (referenced above). Therefore, Bidders should be "pre-qualified" by a lender (if you require financing) prior to submitting a bid. The property is being sold for cash "as-is, where-is" without representation or warranty of any kind. Buyer agrees to accept in its present condition, Real Property, including any personal property items not taken by Seller(s).

Sheridan Realty & Auction Co. (Sheridan) reserves the right to remove or cancel the bids and or bidding rights and privileges of any party at any time. The identity of all bidders will be verified. Bidding rights are therefore provisional, and if complete verification is not possible, Sheridan may reject the registration of a bidder, and bidding activity will be terminated.

Buyer acknowledges they are buying the Real Property "as-is, where-is", that Buyer(s) are relying on his/her own judgment and prior inspection. By signing an offer, Buyer(s) waive the 10-day lead based paint test. Equipment, if any, is sold with no warranty express or implied of any

kind. Any excess materials left after the auction become the responsibility of the Buyer.

Seller(s) will provide an owner's policy of insurance and convey title with a Full Warranty Deed.

Sheridan and their representatives are Exclusive Agents of the Seller(s). Sheridan reserves the right to negotiate a final sales price on behalf of the Seller, or bid on behalf of the Seller, if necessary.

Real Estate is sold subject to any and all existing matters of record, and all easements, building use or zoning laws and regulations, including drain assessments, tile drainage system rights of way, and PA116 agreements. Properties that are rented are subject to Tenant's Rights. There are no security deposits associated with the Real Property. Taxes will be pro-rated to the closing date. Buyer agrees to assume all amortization schedules if applicable. Any drain assessments will be assumed by Buyer.

This land is enrolled in PA116 and will transfer to new buyer with all terms and conditions of existing PA116 contract.

There are no surveys on any property. Buyer is purchasing by way of parcel ID and legal description only. All maps used in auction materials in print or online are based on specific County Equalization maps. Sheridan makes no guarantee that the maps are accurate.

All Sheridan Realty & Auction Co. Online Only Real Estate Auctions are timed events that have an auto-extend feature. Any bid placed within 5 minutes of a lot ending will automatically extend that lot for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are received within the 5-minute time frame.

During this auction process there is a chance that you will be outbid. At that time you will receive an outbid notification by email. Bidders may also find out if they have been outbid by refreshing the individual lot information. Due to varying internet connections/speed, sometimes email notifications can be delayed. We are not responsible for the failure of any part of the bidding process or internet bidding.

the high bid, in the event that the same bid is placed.

Sheridan Realty & Auction Co. has full discretion to modify the date and time, order, and details of the auction for any reason or no reason at all, including but not limited to technical issues, emergencies, and convenience of Sheridan Realty & Auction Co. or the Seller.

In the event that there are technical difficulties related to the server, software or any other online auction-related technologies, Sheridan Realty & Auction Co., MarkNet Alliance and the Seller reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Sheridan Realty & Auction Co., MarkNet Alliance or the Seller shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications may be sent to registered bidders with updated information as deemed necessary.

Your use of this site and bid placement constitutes your acceptance and agreement to adhere to these terms. Please print a copy for your records. All bidders are responsible for reading all terms and conditions carefully. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations.

The terms and conditions of the Purchase Agreement, including these additional terms (Exhibit A), shall survive closing and the benefits shall inure to the respective heirs, successors, representative and assigns of the Parties.

Sheridan Realty & Auction Co. reserves the right to revise The Terms and Conditions.

Property Features

Tract 1.

County: Washtenaw

Township: Bridgewater, Section 22

School District: Clinton Public Schools

Property Number: Q-17-22-100-004

Property Class: 101 Agricultural

Acreage: 160 (150 Tillable)

Square Footage: 2510 sq.ft.

Tract 2.

County: Washtenaw

Towhship: Bridgewater, Section 14

School District: Clinton Public Schools

Property Number: Q-17-14-300-007

Property Class: 102 Agricultural

Acreage: 60 (50 Tillable)

Property Information

Tract 1.

Address: 10993 Braun Rd. Manchester, MI

2 story, 4 bd., 1 bath farmhouse with 2 bd, 1 bath Mother-in-Law Suite.

Parcel # Q-17-22-100-004

SEV \$428,200

Taxable Value \$241,096

Taxes: \$2400.55 (Summer 2022) \$4664.63 (Winter 2022)

Acres: 160 (150 tillable)

Clinton Public Schools

Built in 1900

Square Feet: 2510

4 Bedrooms, Main 2 Bedrooms, M-I-L Suite

1 Full Bath, Main 1 Full Bath, MIL Suite

Well & Septic / Propane

Soil Type: Sebewa Loam, Matherton Sandy Loam, Fox Sandy Loam, Spinks Loam, Kibbille Fine Sandy Loam

Comment: This Korte Farm is on of the most productive tracts of Ag Land in all of Washtenaw County. This Land is flat and drained with random tile. This farm represents some of the best soil types in South East Michigan. Also, this farm has a very nice 2 story duplex style farmhouse, along with several large barns and 2 pole barns.

Tract 2.

Address: V/L Braun Rd. Manchester, MI 48158 (Located on north side of Braun Rd., opposite the farm buildings.)

Parcel # Q-17-14-300-007

SEV \$146,300

Taxable Value \$70,677

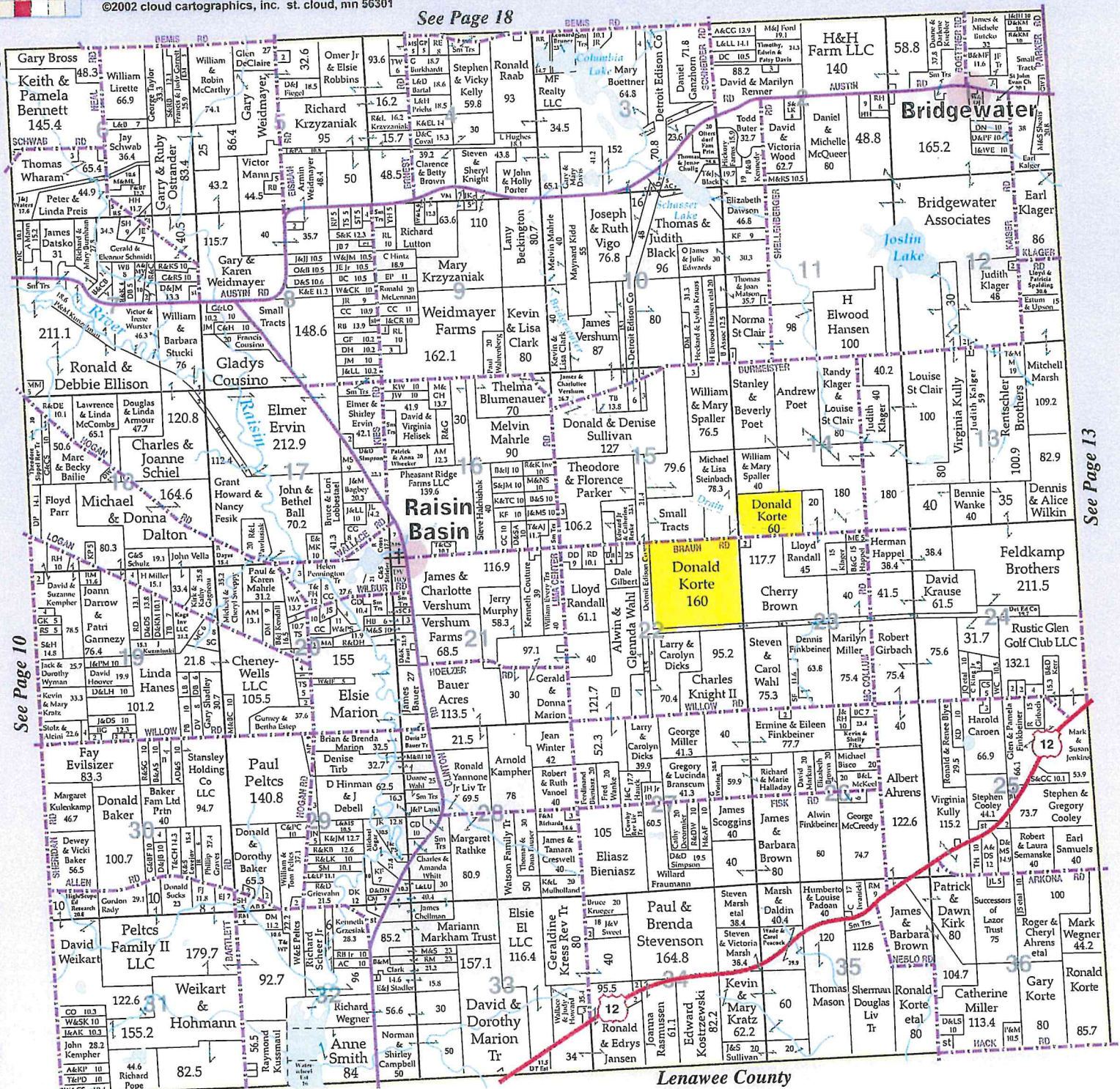
Taxes: \$703.71 (Summer 2022) \$1368.93 (Winter 2022)

Acres: 60 (50 tillable)

Clinton Public Schools

Soil Type: Matherton Sandy Loam, Sebewa Loam, Thetford Loamy Sand.

Comment: This 60 acre tract contains some of the most productive soils in Washtenaw County. This tract is also drained with a random tile syst

**G.T.N. - Real Estate Co.**

1242 Bemis Road • P.O. Box 42 • Saline, MI 48176

Robert J. Bykowski
 Certified General
 Appraiser & Broker

Office: (734) 429-4297
 Email: rojoby@aol.com

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un Rd

1

160± Acres

2

60± Acres



BOUNDARY
APPROXIMATE
© Pictoma



United States
Department of
Agriculture

Washtenaw County, Michigan

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



Common Land Unit

Common Land Unit*

Non-Cropland

Tract Boundary

Cropland vs Noncropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Areas of Concern
as of 4/26/2023

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

☐ Shares - 100% OP

☐ Certified Organic

☐ All Crops - Non-Irrigated

☐ CORN - YEL/GR

☐ WHEAT - GR (SRW or SWW)

☐ SOYS - COM/GR

☐ ALFALFA - FG or GZ

☐ DRY BEANS - DE

☐ MIXFG - FG or GZ

2023 Program Year

CLU Date: April 27, 2023

2022 NAIP Imagery

Farm 5238
Tract 9028

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



Washtenaw County Parcel Report

Parcel ID:

Q -17-22-100-004

Report generated 6/2/2023 11:55:40 AM

Parcel Information

PIN: Q -17-22-100-004
CVT Code: Q
CVT Description: TOWNSHIP OF BRIDGEWATER
School: 46060 , CLINTON PUBLIC SCHOOLS
Property Class: 101 , AGRICULTURAL

Property Information

Address: 10993 BRAUN RD 10995
MANCHESTER , MI 48158

Owner Information

Owner: DON M KORTE FARMS LLC

Address: 6934 BECK
CANTON , MI 48187



Parcel highlighted in blue

Homestead Information

Homestead Percent: 100%

Values

Assessed Value: \$ 428200 **SEV:** \$ N/A
Capped Value: \$ 241096 **Taxable Value:** \$ 241096

Drain Assessment (not incl. drain debts)

Sales (last 3 max)

Year	Drain Name	Amount
------	------------	--------

Date	Sale Price	Type
07/06/2004	0	WARRANTY DEED

Tax Description

ASSR REQUEST **FROM 1722100001 07/14/93 **FROM 1722100002 07/14/93 **FROM 1722100003 07/14/93 BR 22-1A NE 1/4 SEC 22, T4S-R4E. 160 AC.

House Sq. footage 2,510



Washtenaw County Parcel Report

Parcel ID:

Q -17-14-300-007

Report generated 6/2/2023 11:52:22 AM

Parcel Information

PIN: Q -17-14-300-007
CVT Code: Q
CVT Description: TOWNSHIP OF BRIDGEWATER
School: 46060 , CLINTON PUBLIC SCHOOLS
Property Class: 102 , AGRICULTURAL

Property Information

Address: BRAUN RD
MANCHESTER , MI 48158

Owner Information

Owner: DON M KORTE FARMS LLC

Address: 40605 NEWPORT DR
PLYMOUTH , MI 48170



Parcel highlighted in blue

Homestead Information

Homestead Percent: 100%

Values

Assessed Value: \$ 146300
Capped Value: \$ 70677
SEV: \$ N/A
Taxable Value: \$ 70677

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount
------	------------	--------

Sales (last 3 max)

Date	Sale Price	Type
07/06/2004	1	WARRANTY DEED
08/05/2002	0	WARRANTY DEED

Tax Description

ASSR REQUEST **FROM 1714300003 06/21/93 **FROM 1714300004 06/21/93 BR 14-7 & 8 PA 116 01-1983 SW 1/4 OF SW 1/4, ALSO THE W 1/2 OF SE 1/4 OF SW 1/4. ALL PT OF SEC 14, T4S-R4E. 60.0 AC

2 fields, 229 acres in Washtenaw County, MI

AVG ACREVALUE (\$/AC.)

\$7,486

COUNTY AVG (\$/AC.)

\$8,319

AVG NCCPI

61.7

COUNTY AVG

58.6




Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$3,614** in additional revenue.


ECONOMIC ATTRIBUTES

Washtenaw County is a high tax county.
This land is in a low livestock demand area.
Expected Corn Basis: -\$0.08

PHYSICAL ATTRIBUTES

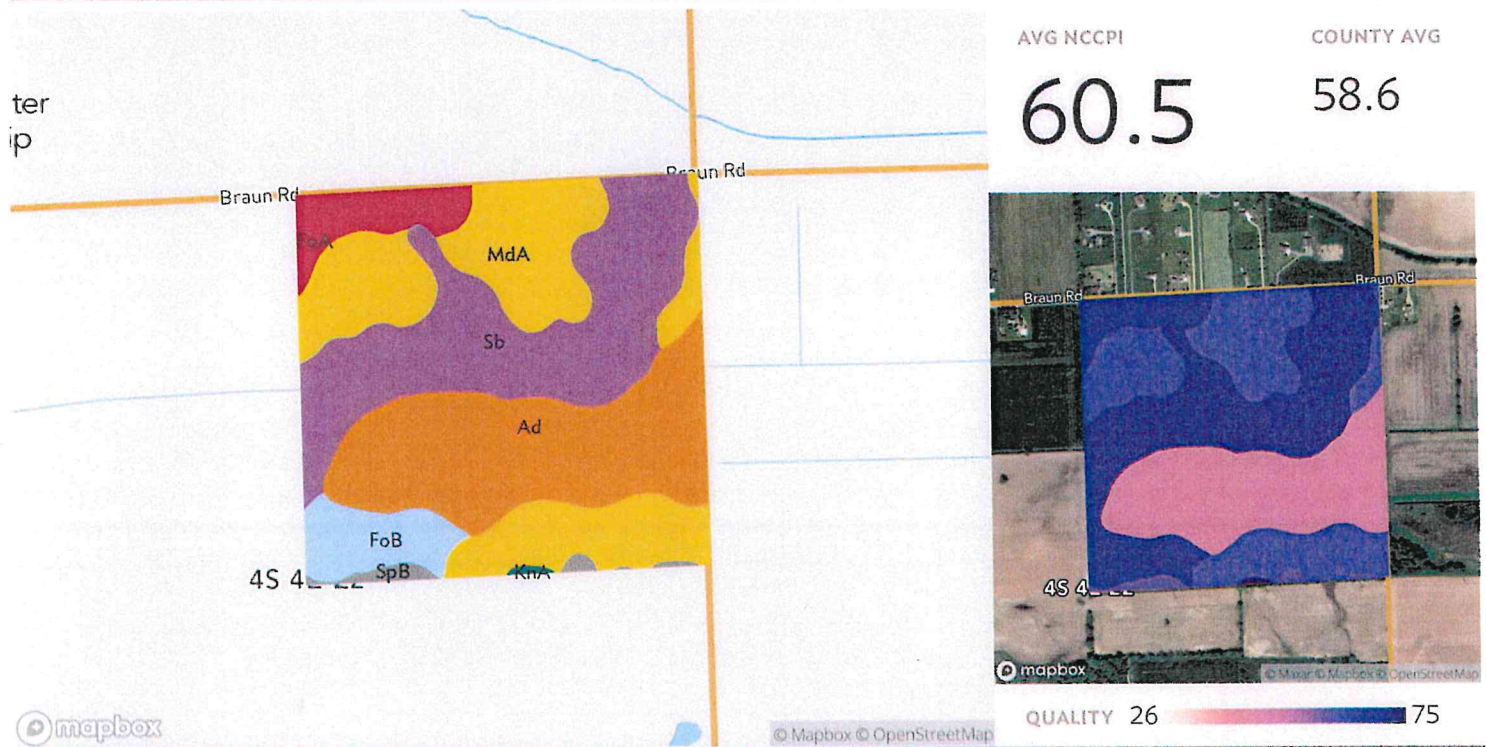
Annual Precipitation: 34.75 inches
Annual GDD: 2639

	FIELD	ACRES	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	AVG ACREVALUE (\$/AC.)
1		169.29	1.41%	76% Soybeans, 13% Corn, 6% Other, 5% Forest, 0% Winter Wheat	60.5	\$2,670	\$7,469
2		59.85	1.51%	81% Winter Wheat, 9% Corn, 6% Other, 3% Non-Cropland, 1% Soybeans	65.3	\$944	\$7,534
		229.14	1.44%		61.7	\$3,614	\$7,486

Interested in farmland financing options? You may be eligible for a Farmer Mac loan. Click here to learn more.

FARMER  **MAC**

2 fields, 229 acres in Washtenaw County, MI



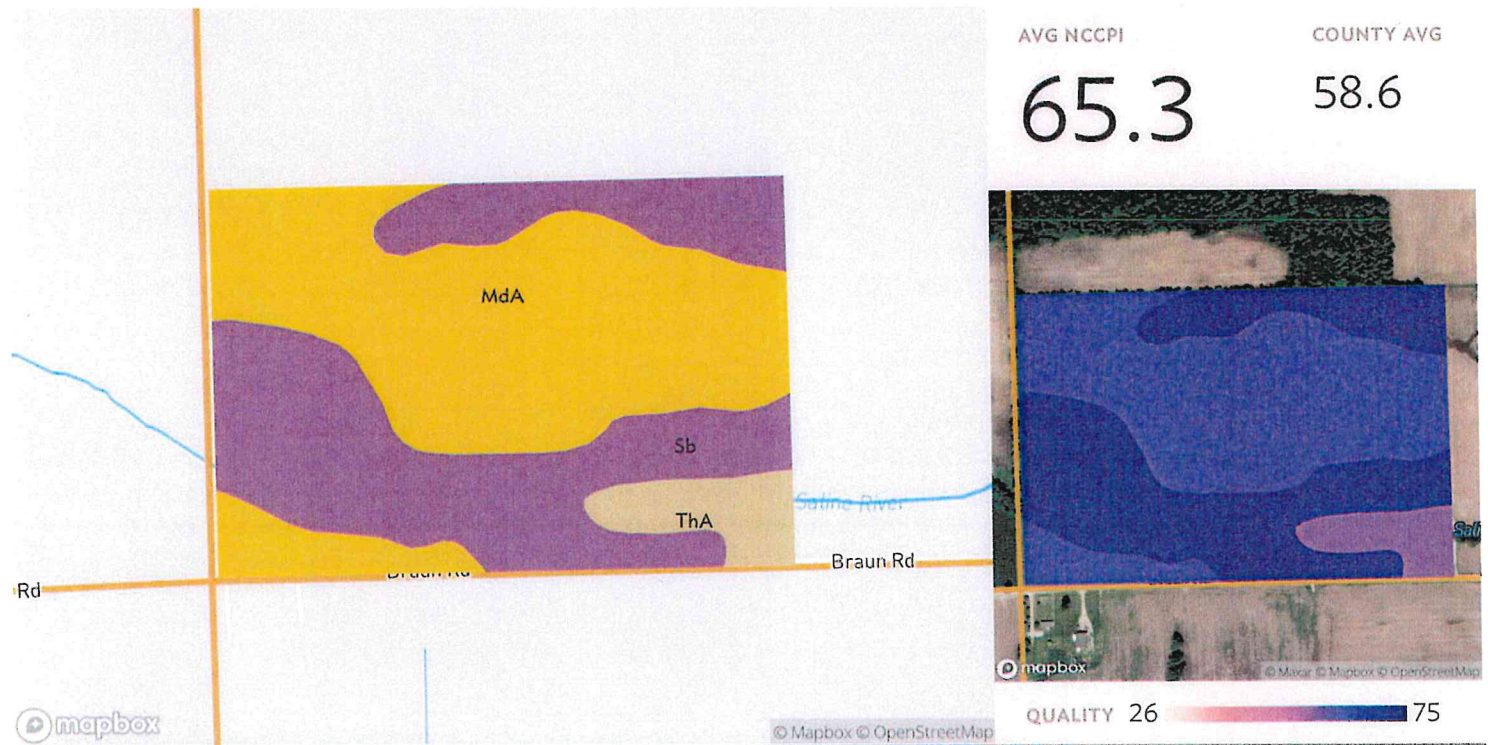
Source: NRCS Soil Survey

Field 1

169 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Sb	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	50.39	29.8%	2	69.8
MdA	Matherton sandy loam, 0 to 4 percent slopes	50.20	29.7%	2	62.6
Ad	Adrian muck	47.17	27.9%	5	45.6
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	9.94	5.9%	2	66.9
FoA	Fox sandy loam, till plain, 0 to 2 percent slopes	8.97	5.3%	2	67.5
SpB	Spinks loamy sand, 0 to 6 percent slopes	2.28	1.3%	3	59.5
KnA	Kibbie fine sandy loam, 0 to 4 percent slopes	0.34	0.2%	2	76.7
		169.29			60.5

2 fields, 229 acres in Washtenaw County, MI



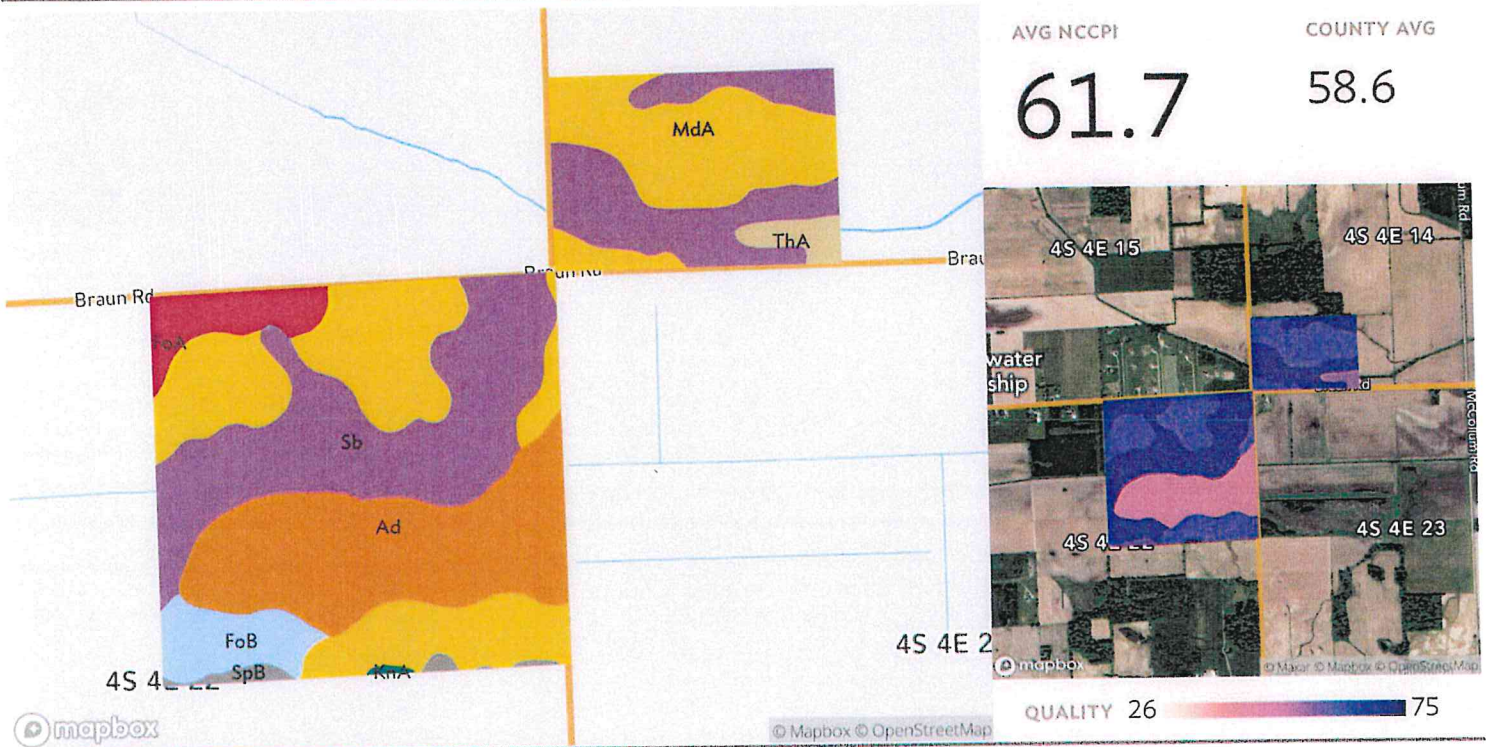
Source: NRCS Soil Survey

Field 2

60 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MdA	Matherton sandy loam, 0 to 4 percent slopes	30.82	51.5%	2	62.6
Sb	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	25.56	42.7%	2	69.8
ThA	Thetford loamy sand, 0 to 4 percent slopes	3.47	5.8%	3	55.4
		59.85			65.3

2 fields, 229 acres in Washtenaw County, MI



Source: NRCS Soil Survey

All fields

229 ac.

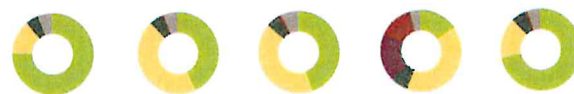
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MdA	Matherton sandy loam, 0 to 4 percent slopes	81.02	35.4%	2	62.6
Sb	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	75.95	33.1%	2	69.8
Ad	Adrian muck	47.17	20.6%	5	45.6
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	9.94	4.3%	2	66.9
FoA	Fox sandy loam, till plain, 0 to 2 percent slopes	8.97	3.9%	2	67.5
ThA	Thetford loamy sand, 0 to 4 percent slopes	3.47	1.5%	3	55.4
SpB	Spinks loamy sand, 0 to 6 percent slopes	2.28	1.0%	3	59.5
KnA	Kibbie fine sandy loam, 0 to 4 percent slopes	0.34	0.1%	2	76.7
229.14					61.7

2 fields, 229 acres in Washtenaw County, MI



Field 1

169 ac.



2022 2021 2020 2019 2018

Soybeans	75.5%	43.4%	45.1%	15.7%	71.8%
Corn	13.5%	44.7%	41.3%	40.5%	16.0%
Forest	5.3%	5.5%	5.8%	6.5%	6.1%
Fallow	-	-	-	19.0%	-
Winter Wheat	-	0.6%	1.1%	14.0%	0.9%
Other	5.8%	5.8%	6.7%	4.3%	5.2%



Field 2

60 ac.



2022 2021 2020 2019 2018

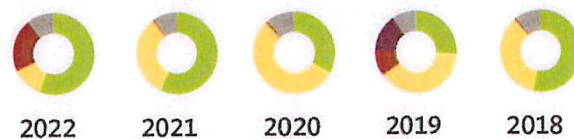
Winter Wheat	80.7%	-	-	-	-
Soybeans	0.6%	95.1%	1.0%	55.8%	0.9%
Corn	8.8%	0.1%	92.4%	35.6%	92.2%
Non-Cropland	3.5%	3.1%	5.0%	3.7%	4.1%
Other	6.4%	1.7%	1.6%	4.8%	2.8%






2 fields, 229 acres in Washtenaw County, MI



All fields

229 ac.



	2022	2021	2020	2019	2018
 Soybeans	55.9%	56.9%	33.6%	26.2%	53.3%
 Corn	12.2%	33.1%	54.7%	39.3%	35.9%
 Winter Wheat	21.1%	0.4%	0.8%	10.3%	0.6%
 Fallow	-	-	-	14.7%	-
 Other	10.7%	9.6%	11.0%	9.6%	10.1%












This crop rotation may be eligible for Carbon by Indigo - the following crops are currently supported: Barley, Dry beans/peas, Canola, Corn, Cotton, Flax, Oats, Peanuts, Rye, Sorghum, Soybeans, Sugar beets, Sunflowers, Triticale, and Wheat. [Click here to find out more about your qualification.](#)

Source: NASS Cropland Data Layer

2 fields, 229 acres in Washtenaw County, MI



Legend

SPECIAL FLOOD HAZARD AREAS High flood risk		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD Moderate flood risk		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Areas with Reduced Flood Risk due to Levee Zone X
		Areas with Flood Risk due to Levee Zone X
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D


SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

* **HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

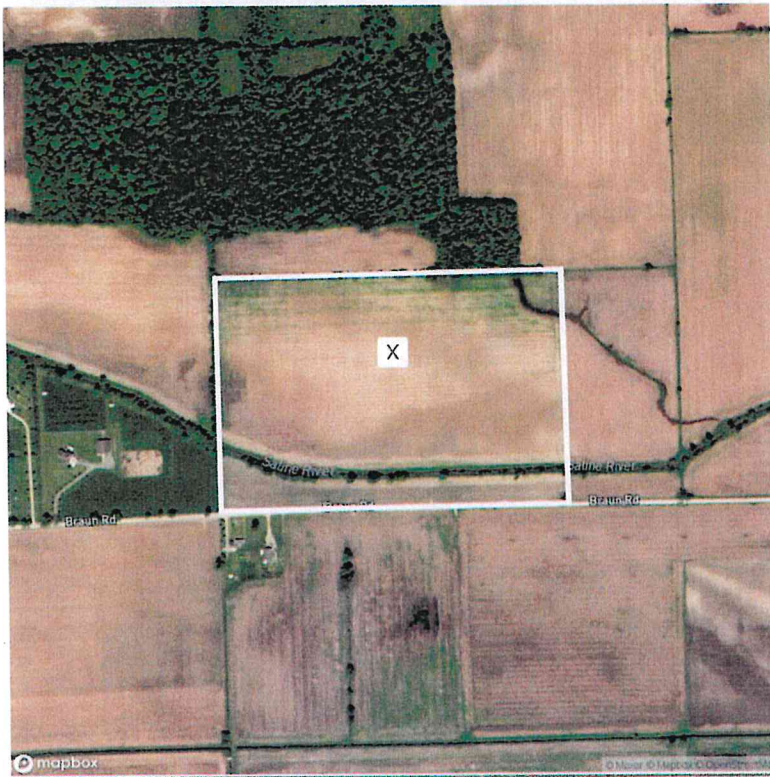
Source: FEMA National Flood Hazard Layer

Field 1










169 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	169.29	100.0%
			169.29	

2 fields, 229 acres in Washtenaw County, MI



Legend

SPECIAL FLOOD HAZARD AREAS High flood risk		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD Moderate flood risk		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Areas with Reduced Flood Risk due to Levee Zone X
		Areas with Flood Risk due to Levee Zone X
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D


SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

Field 2

60 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	59.85	100.0%
			59.85	

2 fields, 229 acres in Washtenaw County, MI



Legend

SPECIAL FLOOD HAZARD AREAS High flood risk	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD Moderate flood risk	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Areas with Reduced Flood Risk due to Levee Zone X
	Areas with Flood Risk due to Levee Zone X
OTHER AREAS	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D


SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

* **HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

All fields

229 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	229.14	100.0%
			229.14	

2 fields, 229 acres in Washtenaw County, MI

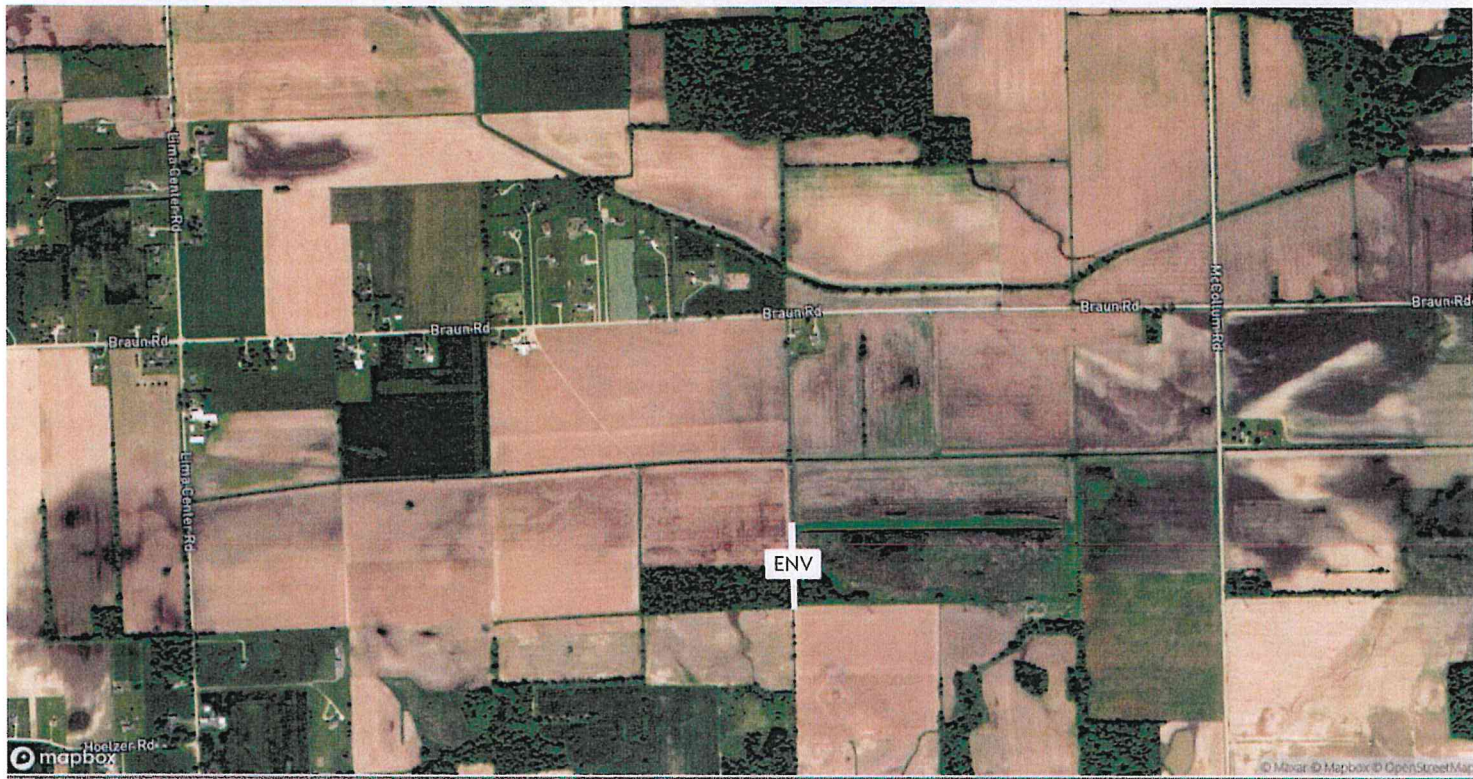


Field 1

169 ac.

LOCAL DESIGNATION		EASEMENT NAME	ACRES	PERCENTAGE OF FIELD	DURATION
<input type="checkbox"/>	ENV	00-00-0036	0.22	0.1%	PERM
			0.22	0.1%	

2 fields, 229 acres in Washtenaw County, MI



All fields

229 ac.

LOCAL DESIGNATION		EASEMENT NAME	ACRES	PERCENTAGE OF FIELD	DURATION
<input type="checkbox"/>	ENV	00-00-0036	0.22	0.1%	PERM
			0.22	0.1%	

10993 BRAUN RD 10995 MANCHESTER, MI 48158 (Property Address)

Parcel Number: Q -17-22-100-004

Property Owner: DON M KORTE FARMS LLC*Summary Information*

> Property Tax information found

Owner and Taxpayer Information

OwnerDON M KORTE FARMS LLC
40605 NEWPORT DR
PLYMOUTH, MI 48170**Taxpayer**

SEE OWNER INFORMATION

Legal Description

ASSR REQUEST **FROM 1722100001 07/14/93 **FROM 1722100002 07/14/93 **FROM 1722100003 07/14/93 BR 22-1A NE 1/4 SEC 22, T4S-R4E. 160 AC.

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/13/2023



Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$4,664.63	\$4,664.63	02/20/2023	\$0.00
2022	Summer	\$2,400.55	\$2,400.55	09/09/2022	\$0.00
2021	Winter	\$4,762.30	\$4,762.30	02/10/2022	\$0.00
2021	Summer	\$2,329.88	\$2,329.88	09/02/2021	\$0.00
2020	Winter	\$4,566.75	\$4,566.75	12/31/2020	\$0.00
2020	Summer	\$2,301.42	\$2,301.42	12/31/2020	\$0.00
2019	Winter	\$4,185.16	\$4,185.16	01/03/2020	\$0.00
2019	Summer	\$2,264.86	\$2,264.86	01/03/2020	\$0.00
2018	Winter	\$4,148.86	\$4,148.86	01/31/2019	\$0.00
2018	Summer	\$2,217.55	\$2,217.55	12/31/2018	\$0.00

Load More Years

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BRAUN RD MANCHESTER, MI 48158 (Property Address)

Parcel Number: Q -17-14-300-007

Property Owner: DON M KORTE

Summary Information

> Property Tax information found

Owner and Taxpayer Information

OwnerDON M KORTE
40605 NEWPORT DRIVE
PLYMOUTH, MI 48170**Taxpayer**

SEE OWNER INFORMATION

Legal Description

ASSR REQUEST **FROM 1714300003 06/21/93 **FROM 1714300004 06/21/93 BR 14-7 & 8 PA 116 01-1983 SW 1/4 OF SW 1/4, ALSO THE W 1/2 OF SE 1/4 OF SW 1/4. ALL PT OF SEC 14, T4S-R4E. 60.0 AC

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/13/2023



Recalculate

Tax History

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

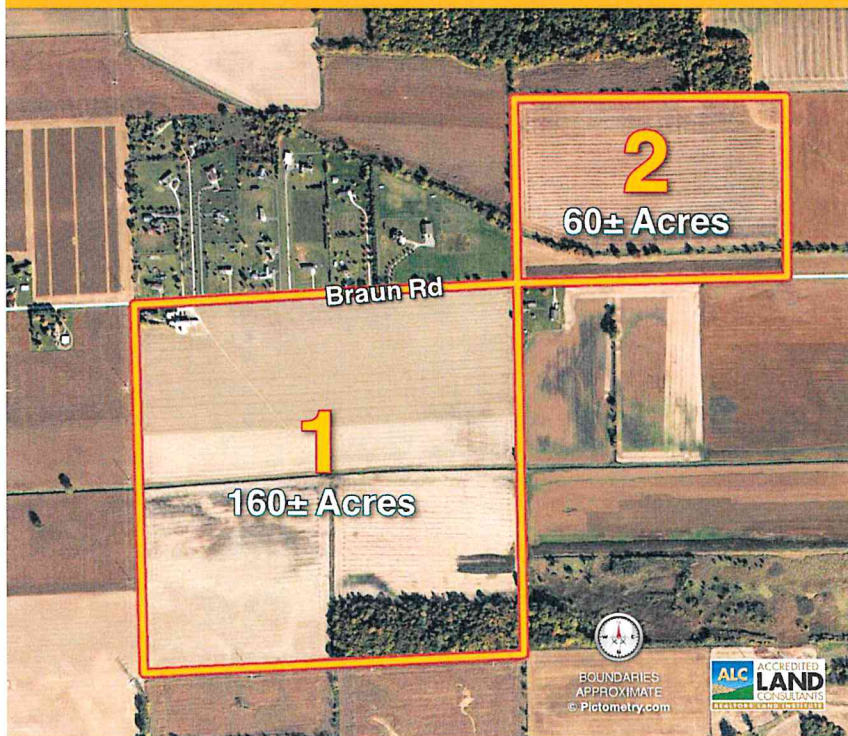
Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2022	Winter	\$1,368.93	\$1,368.93	12/31/2022	\$0.00	
2022	Summer	\$703.71	\$703.71	09/09/2022	\$0.00	
2021	Winter	\$1,322.19	\$0.00		\$1,322.19	** Read Note(s) Above
2021	Summer	\$683.00	\$0.00		\$683.00	** Read Note(s) Above
2020	Winter	\$1,294.96	\$1,294.96	12/31/2020	\$0.00	
2020	Summer	\$674.65	\$674.65	12/31/2020	\$0.00	
2019	Winter	\$1,236.37	\$1,236.37	01/03/2020	\$0.00	
2019	Summer	\$663.95	\$663.95	01/03/2020	\$0.00	
2018	Winter	\$1,208.61	\$1,208.61	12/31/2018	\$0.00	
2018	Summer	\$650.07	\$650.07	12/31/2018	\$0.00	

Load More Years

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ONLINE ONLY AUCTION

BIDDING ENDS WED, SEPTEMBER 13 AT 1PM



220± ACRES

TRACT 1: 160± Acres

(150± acres tillable) 2-story, duplex-style farmhouse, barns

TRACT 2: 60± Acres

(50± acres tillable)

Inspections/Open Houses:

August 24 & September 12 (2-5pm)

September 9 (1-3pm)

Sale Manager: Bill Sheridan (517) 719-0768

 **SHERIDAN**
REALTY & AUCTION CO.
(517) 676-9800
www.SheridanAuctionService.com

WELCOME TO BRIDGEWATER TOWNSHIP

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MEETING MINUTES](#)[PLANNING COMMISSION
MEETING MINUTES](#)[DEPARTMENTS](#)[CALENDAR](#)[BOARDS](#)

PUBLIC NOTICES AND NEWS

CONTACT INFORMATION

Township Hall
10990 Clinton Road
Manchester, MI 48158
517 456 7728

LAURIE FROMHART
SUPERVISOR



Available by appointment

MARY RIDER
ASSESSOR



Thursdays, 1:00 p.m. to 4:00 p.m.

MICHELLE MCQUEER
CLERK



Available by appointment

AMY AHRENS
TREASURER



Available by appointment

HISTORY OF BRIDGEWATER TOWNSHIP

Bridgewater Township was set off from Hixon Township in 1832. The remainder became Manchester Township in 1837. By 1850 there were two settlements, River Raisin and Bridgewater. Each had a railroad station and a post office. The River Raisin community no longer exists.

In 1856 the first town hall opened at on the site at 10990 Clinton Road, Manchester, Michigan. It was used for "moral and scientific lectures and for funerals." The present hall was built in 1882 and appears on the Michigan Register of Historic Sites. It has been in continuous use as the site of township meetings, elections and social functions since that time.

There are two fire departments that service the residents of the township and both are volunteer fire departments, Clinton and Manchester. There are three school districts within the boundaries of the township: Clinton Community Schools, Manchester Community Schools and Saline Area Schools. The township has three District Libraries Clinton, Manchester and Saline that serve its community.

The Hamlet of Bridgewater is a mix of businesses and residents. These include St. Johns Lutheran Church, the General Store and Post Office, the Bridgewater Bank Tavern, the Candy and Antique Mill, Lumber Company, Tire Service, Service Center, Craftsmen Shop, and Packaging Company, all nestled in a growing agricultural community.

Two main roads, Austin Road and Michigan Avenue, are used daily by residents and travelers. Come visit this community nestled between Saline, Clinton and Manchester and enjoy the beauty that the changing seasons bring.

1615

Population

1474

Registered Voters

32

Farmland Acreage

99

% Agricultural



Quicklinks

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[Our District](#)

[Schools](#)

[Departments](#)

[Staff Directory](#)

Our District

[District Calendar](#)
[District Staff Directory](#)
[Employment Opportunities](#)
[Board of Education](#)
[District History](#)
[Budget Information](#)
[School of Choice](#)
[Our Community](#)
[Bids/RFP](#)
[Annual Education Report](#)
[Safety Drills](#)
[Public Notices](#)

District History

History of Clinton Community Schools

Clinton retains a small town atmosphere where the school system is a focal point of social life within the school district. The school district, which encompasses over 153 square miles, is comprised of seven townships. The school is located in the village of Clinton (estimated population 2500) and the outlying area is predominately agricultural. The district utilizes three buildings: a K-5 elementary, a 6-8 middle school, and a 9-12 high school. The buildings are equipped with the latest educational equipment and instructional materials and are currently valued at \$10,325,334. The district is part of the Lenawee Intermediate School District and offers special education and vocational opportunities. Our success comes from a dedicated staff, the support of our community, strong family values, and a promise to shape positive attitudes toward lifelong learning and productive citizenship.

Staff Directory

Superintendent Office | 340 East Michigan Ave | Clinton, MI 49236 | 517-456-6501

Website accessibility issue? Email our [Accessibility Team](#) or call us at 517-456-6501

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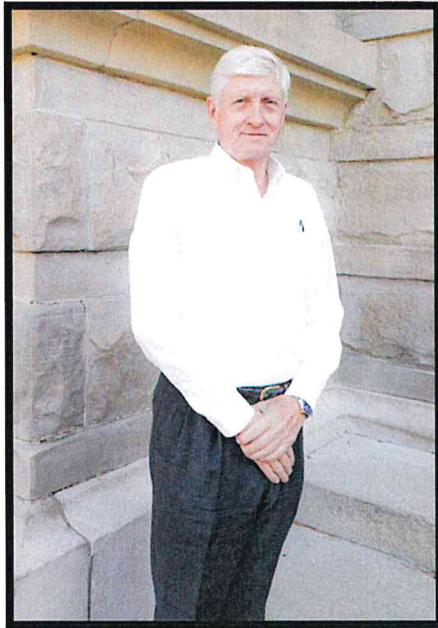
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P.I.P.

Thank you for reviewing the entire Property Information Package. We look forward to seeing you at the auction. If you have any questions please don't hesitate to contact us!



William L. Sheridan

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Fax: (517) 676-4440

Email: bill@sheridanauctionservice.com

Website: www.sheridanauctionservice.com