



PROPERTY INFORMATION PACKAGE

Real Estate Auction



**4 Tracts 289 acres
Jackson County, MI**

Wednesday, November 01, 2023
Online bidding starts ending at 1pm

Open Houses: Tuesday, October 10, 3-5pm and Monday, October 30, 3-5pm. Walkover inspection anytime during daylight hours.

Table of Contents

Disclaimer

Letter of Introduction

Exhibit A

Property Information

Location Map

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.



September 27, 2023

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction four properties located on Brown Rd, Crawford Rd, Parma Rd, and Blackman Rd in Jackson County, MI at public auction.

This is an online auction only, with the bidding ending on Wednesday, November 1, 2023 at 1:00pm. Open House inspections will be held Tuesday, October 10 (3-5pm), & Monday, October 30 (3-5pm). Walkover inspections welcome during daylight hours.

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.

Tract 1 sells subject to half interest mineral rights reservation. Tract 3 sells subject to full mineral rights reservation. All tracts sell subject to Tenant's Rights, with tenant harvesting rights until Dec. 31, 2023. Tract 1 sells subject to hunting permission lease that expires Dec. 31, 2023.

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.

If you are bidding against someone who has placed a max bid in the system, the max bid that is placed first will take precedence over a bid placed after. This means that the person who placed the bid first will have 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

117.67 acres, 88.64 tillable acres

Parma Twp, Sect. 2

P.P.# 000-06-02-376-001-04

Located on Brown Rd., north of Devereax Rd., Parma.

Machinery storage pole barn, approximately 120' x 60', is situated at the rear of the tract. It includes an office area and a kitchen setup but no electricity.

Nice pond in the rear of the tract near pole barn.

Sells subject to half interest mineral rights reservation.

Tract 2

88.34 acres, 86.25 tillable acres

Springport Twp, Sect. 34

P.P.# 000-01-34-301-001-14

All vacant land located on east side of Crawford Rd., south of Town Rd., 5 miles southeast of Village of Springport.

Tract 3

52.07 acres, 51.06 tillable acres

Sandstone Twp, Sect. 18

P.P.# 000-07-18-100-001-03, 000-07-18-100-001-05

All vacant land located on the east side of N. Parma Rd., 1 mile south of Devereaux Rd., 4 miles north of Parma and 3 miles north of I-94.

Sells subject to full mineral rights reservation.

Tract 4

31 acres, 29.24 tillable acres

Blackman Twp, Sect. 19

P.P.# 000-08-19-301-003-03

All vacant land located on Blackman Rd. at the northeast corner of Blackman Rd. and County Farm Rd., 1 mile north of I-94.

Soil Type: Hillsdale-Riddles Sandy Loams

Seller retains harvesting rights on all tracts until Dec. 31, 2023.



JACKSON COUNTY, MICHIGAN

COUNTY SEAT - JACKSON

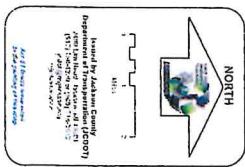


	R-3-W	R-2-W	R-1-W	R-1-E	R-2-E
T-1-S	SPRINGPORT Page 28 <i>TRACT 2</i>	TOMPKINS Page 29	RIVES Page 30	HENRIETTA Page 31	WATERLOO Page 32
T-2-S	PARMA Page 25 <i>TRACT 1</i>	SANDSTONE Page 26 <i>TRACT 3</i>	BLACKMAN Page 27 <i>TRACT 4</i>	LEONI N Page 23	GRASS LAKE Page 24
T-3-S	CONCORD Page 18	SPRING ARBOR Page 19	SUMMIT Page 20	LEONI S Page 22	NAPOLEON Page 15
T-4-S	PULASKI Page 9	HANOVER Page 10	LIBERTY Page 11	COLUMBIA Page 13	NORVELL Page 16

TABLE OF CONTENTS

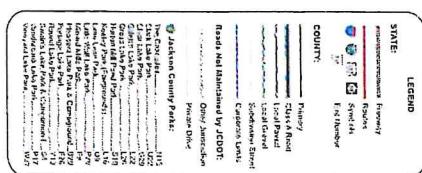
Legend / How to Read Your Maps	2
Michigan 4-H Youth Programs	3
Business Listing	4
4-H History	6
Government Directory	7
4-H Clubs & Map	8
Operation Military Kids	14
4-H Capitol Experience	17
Land Description	33
County Road Map	34-35
Road Index	36-37
Alphabetical Listing For Plat Maps	38-59
Additional Names For Plat Maps	60-62



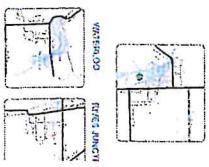
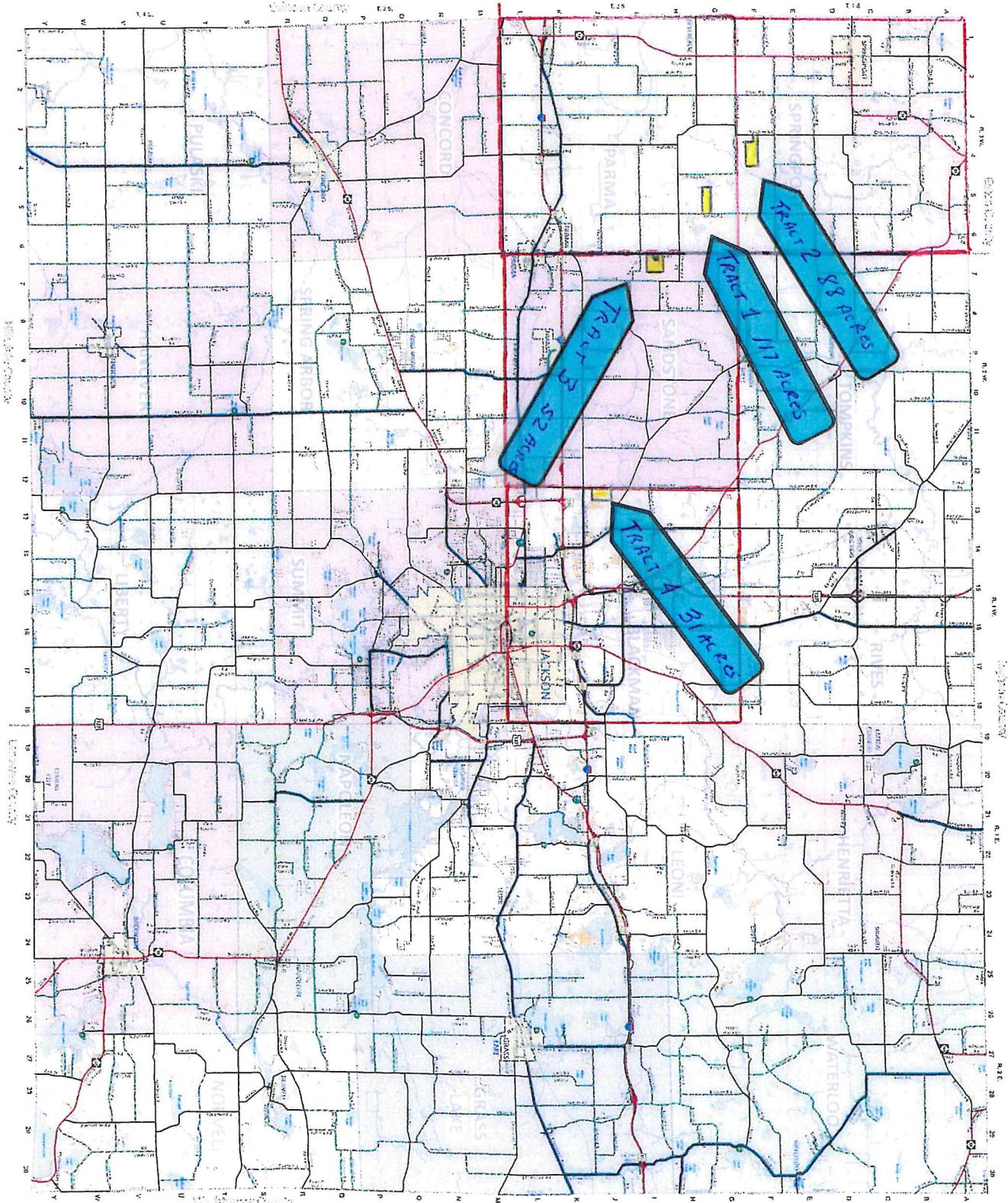


JACKSON COUNTY
BOARD OF COMMISSIONERS

Issued by Jackson County
Department of Environment, Energy,
Natural Resources and Parks
(DEENRP)
1000 N. Washington, Suite 100
P.O. Box 1000
Lansing, MI 48906-1000
(517) 373-1100
(517) 373-1101 (Fax)
www.jackcountymichigan.org
An Equal Opportunity Employer
Affirmative Action



2010 ROAD MAP
JACKSON COUNTY, MICHIGAN



Brown Rd

Brown Rd

Brown Rd



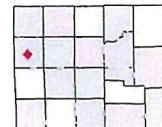
PARMA

T-2-S • R-3-W

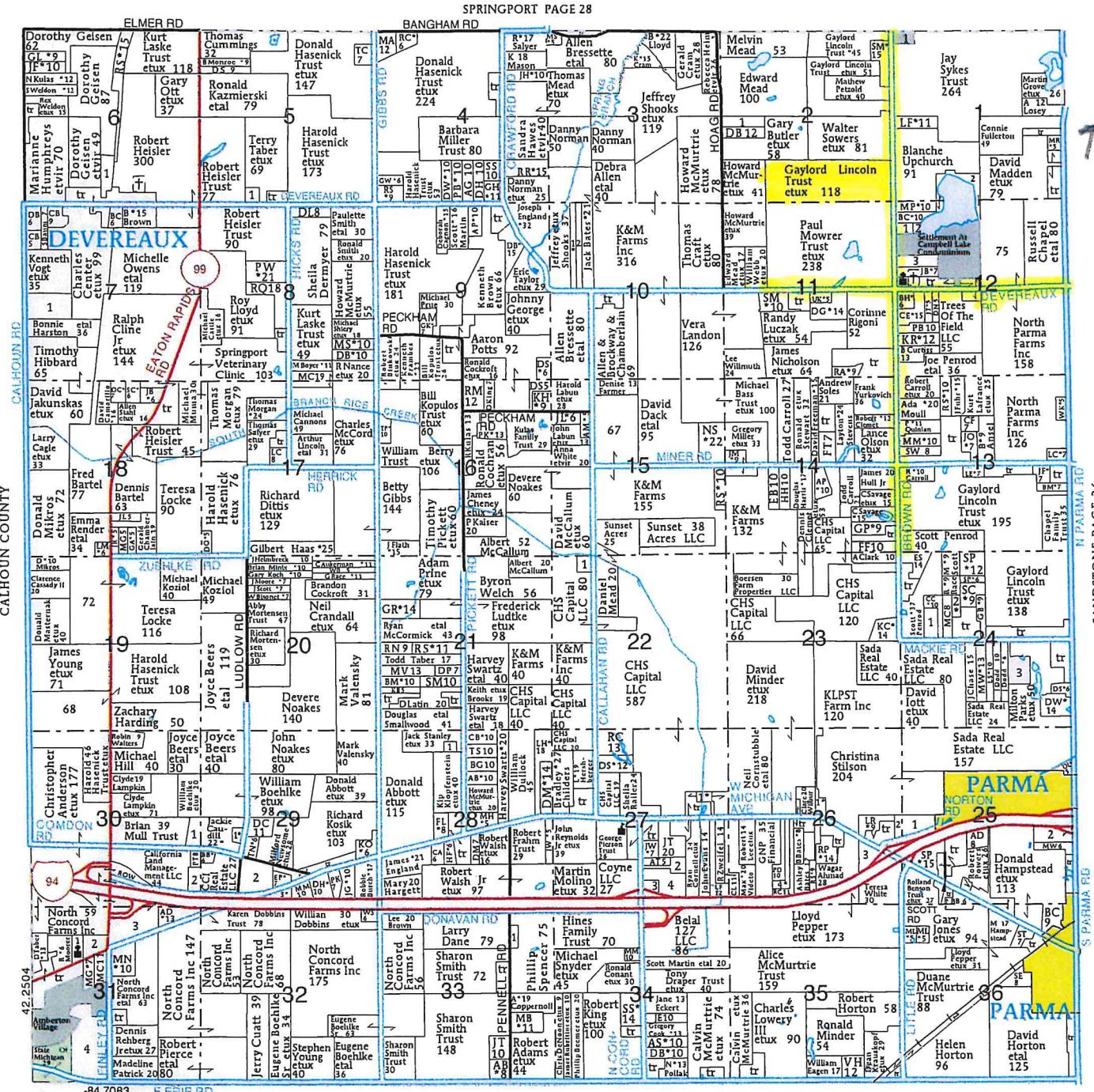
TRACT 1

See Pages 60-62 For Additional Names.

N



TRACT



CONCORD PAGE 18

Become a 4-H Volunteer Or Club Member and Find Out What The Buzz Is All About!

Contact:

Jackson County 4-H
P.O. Box 4254
Jackson, MI 49204
517-788-4292



RIPSTRA & SCHEPPELMAN, INC.
CIVIL ENGINEERING - LAND SURVEYING

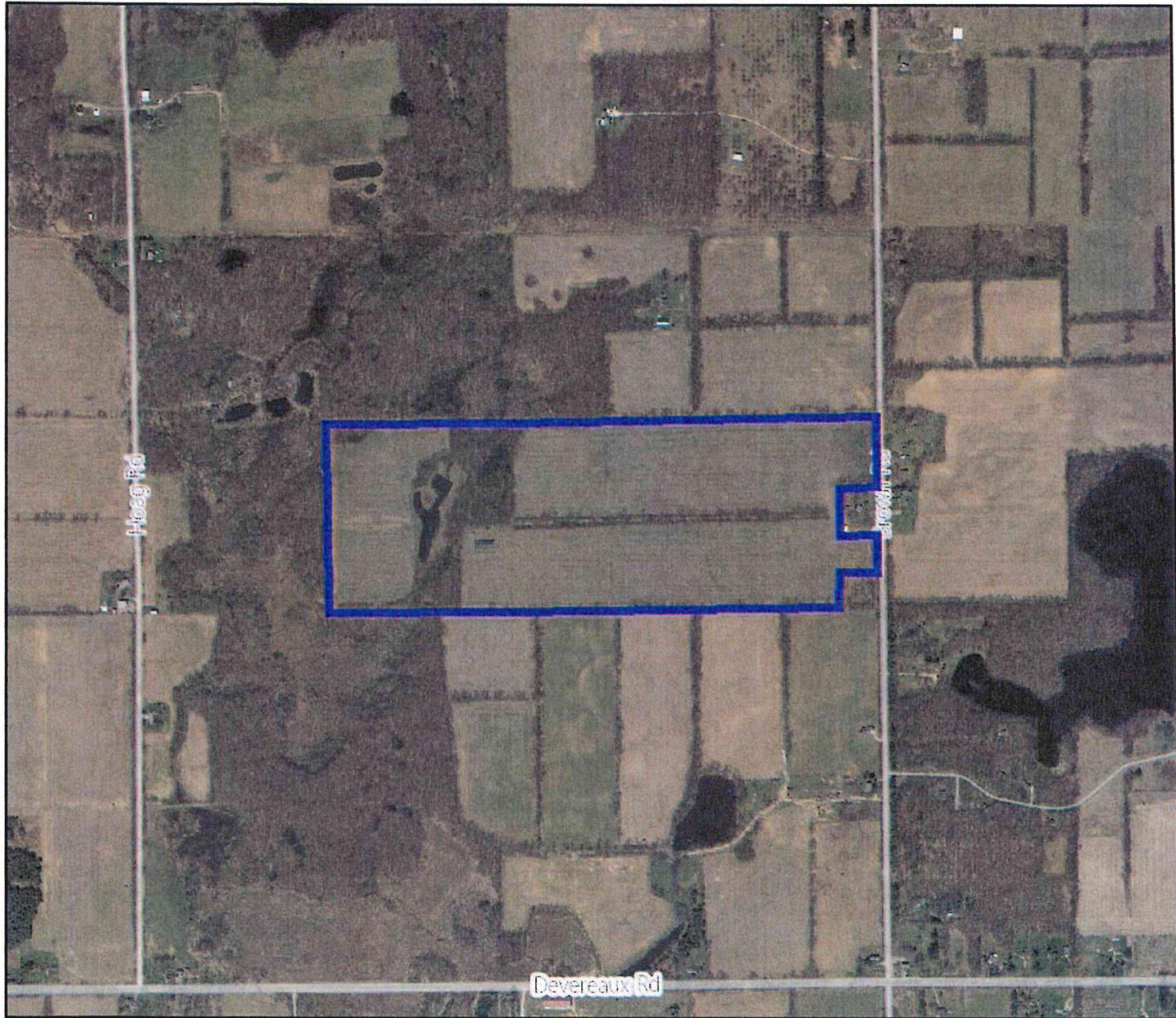
Boundary Surveys - Land Divisions - Topographical Surveys
Condominiums - Subdivisions - Elevation Certificates

2535 Spring Arbor Road - Jackson, MI 49203
Office: 517-789-9898 Fax: 517-789-6065
www.ripstra-schepelman.com



Parcel Report - Parcel ID: 000-06-02-376-001-04

8/30/2023



Owner Name	LINCOLN GAYLORD D	2021	2022	2023
Owner Address	9221 N PARMA ROAD SPRINGPORT, MI 49284	Taxable Value	\$0.00	\$121,888
Homestead	100	Assessed Value	\$0.00	\$127,982
Parcel Address	6174 BROWN RD PARMA, MI 49269			
Property Class	101 - AGRICULTURAL			
Status	Active			
Acreage	117.67			
Gov't Unit	Parma			
Tax Unit	Parma			
School District	SPRINGPORT SCHOOL			
Liber/Page	2204-911			

WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





United States
Department of
Agriculture

TRACT 1
Jackson County, Michigan

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



Common Land Unit
Common Land Unit*
CRP CLU
Tract Boundary
Section Lines
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 825
Tract 2375

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.

SPRINGPORT, MI 49284

TRACT 1



TRACT 1

MICHIGAN

JACKSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 825

Prepared : 8/1/23 10:12 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Operator Name : DANIEL ROBERT HAMMOND

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC GI/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
121.67	88.64	88.64	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	88.64		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.30	0.00	35	
Corn	47.00	0.00	106	0
Soybeans	22.60	0.00	43	0
TOTAL	75.90	0.00		

NOTES

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Tract Number : 2375

Description : PARMA TWP-SECTION 2

FSA Physical Location : MICHIGAN/JACKSON

ANSI Physical Location : MICHIGAN/JACKSON

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : SARAH LINCOLN, GAYLORD D LINCOLN

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
121.67	88.64	88.64	0.00	0.00	0.00	0.00	0.0

MICHIGAN
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 825
Prepared : 8/1/23 10:12 AM CST
Crop Year : 2023

Tract 2375 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	88.64	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.30	0.00	35
Corn	47.00	0.00	106
Soybeans	22.60	0.00	43
TOTAL	75.90	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.acer.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



© Pictometry
BOUNDARY
APPROXIMATE

Bangham Rd

Long Brook

Bangham Rd

Bangham Rd

Bangham Rd

Crawford Rd

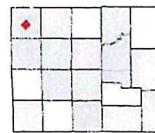


SPRINGPORT

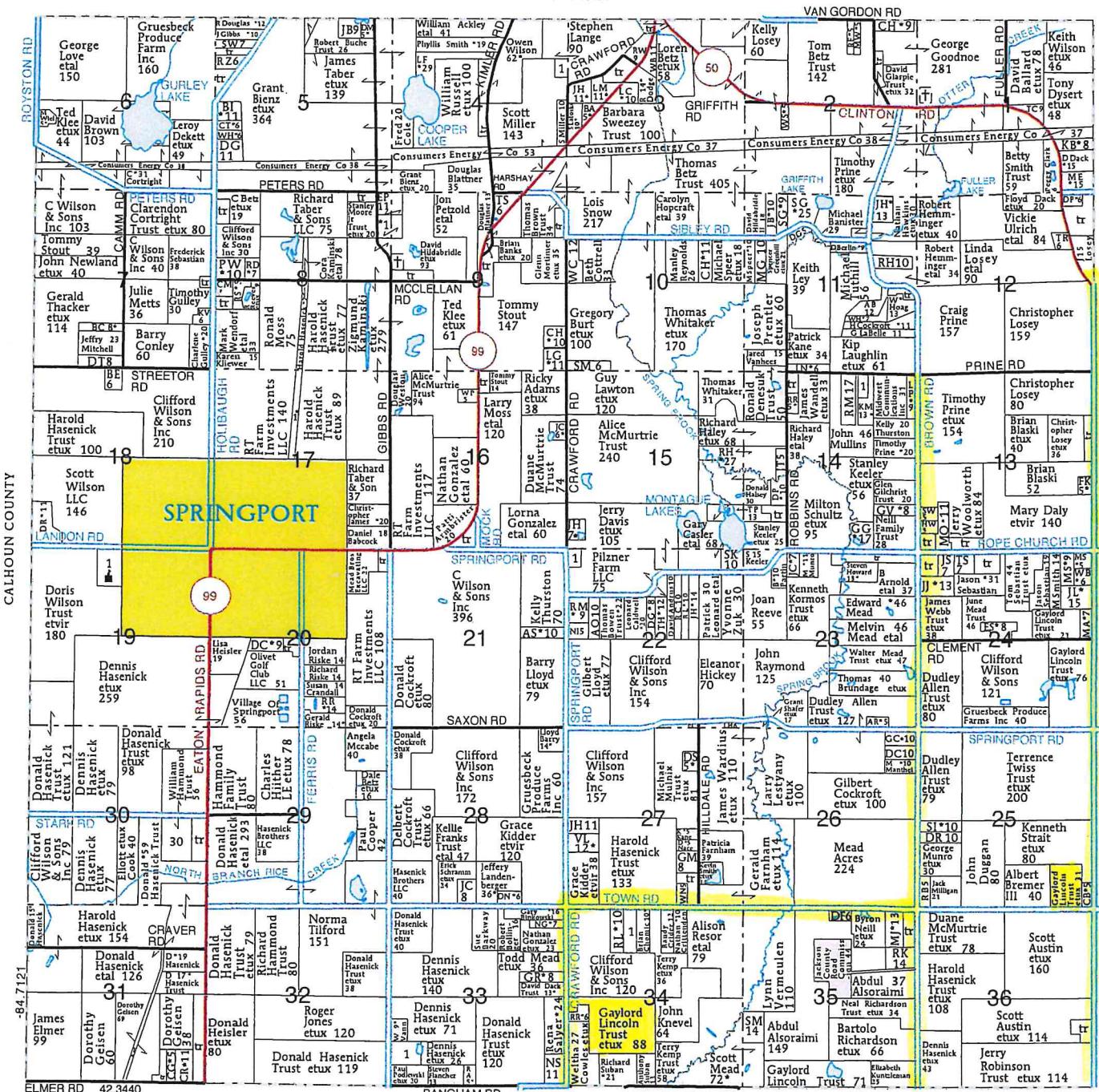
T-1-S • R-3-W

TRACT 2

See Pages 60-62 For Additional Names.



EATON COUNTY

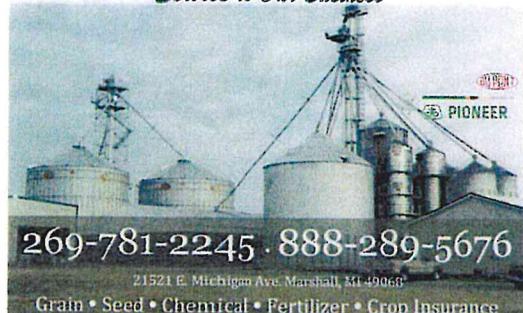


PARMA PAGE 25

TRACT 2

Hoffman Ag Service, LTD.

"Service is Our Business"

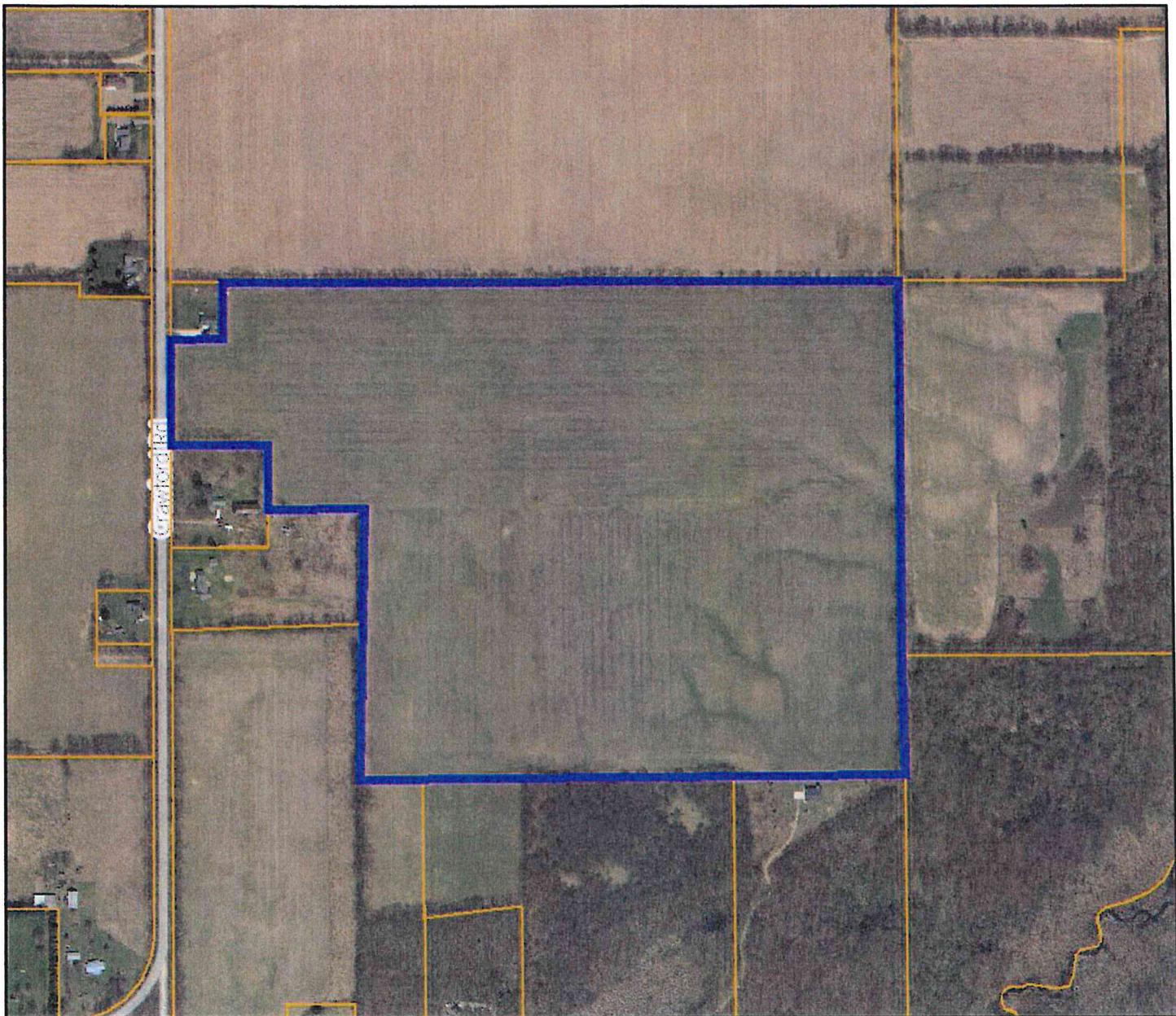


TOMPKINS PAGE 29



Parcel Report - Parcel ID: 000-01-34-301-001-14

8/30/2023



Owner Name	LINCOLN GAYLORD
Owner Address	9221 N PARMA RD
	SPRINGPORT, MI 49284
Homestead	100
Parcel Address	CRAWFORD RD
	ALBION, MI 49224
Property Class	102 - AGRICULTURAL VACANT
Status	Active
Acreage	88.34
Gov't Unit	Springport
Tax Unit	Springport
School District	SPRINGPORT SCHOOL
Liber/Page	2204-898

	2021	2022	2023
Taxable Value	\$107,072	\$110,605	\$116,135
Assessed Value	\$189,200	\$189,200	\$180,500

Tax Description:

BEG AT W 1/4 COR OF SEC 34 TH N89°55'07"E 2643.48 FT, TH S00°04'11"E 850.16 FT, TH S89°55'07"W 1867.88 FT, TH N 650.16 FT, TH S89°55'07"W 776.42 FT, TH N00°03'57"W 200 FT TO BEG, EXC COM AT THE W 1/4 COR OF SAID SEC 34, THN N 89°55'07"E ALONG THE E & W 1/4 LINE OF SAID SEC 218 FT, THN S PARALLEL WITH THE W SEC LINE 200 FT, THN W PARALLEL WITH SAID E & W 1/4 LINE 218 FT, THN N ALONG THE W SEC LINE 200 FT TO THE POB. ALSO COM AT W 1/4 COR OF SEC 34, TH S00°03'57"E 200 FT TO POB, TH N89°55'07"E 776.42 FT, TH S 650.16 FT, TH N89°55'07"E 1867.86 FT, TH S00°04'11"E 478.29 FT, TH S01°34'27"E 424.15 FT, TH S89°49'56"W 1975.01 FT, TH N01°43'05"E 964.09 FT, TH S89°56'03"W 337.74 FT, TH N00°03'57"W 211.63 FT, TH S89°56'03"W 372 FT, TH N00°03'57"W 380 TO BEG. SEC 34 T1S R3W 88.34 A/- COMBINED ON 12/03/2010 FROM 000-01-34-301-001-08, 000-01-34-301-001-12;



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
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United States
Department of
Agriculture

TRACT 2
Jackson County, Michigan

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



Common Land Unit
Common Land Unit*
CRP CLU
Tract Boundary
Section Lines
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 8017
Tract 11642**

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.

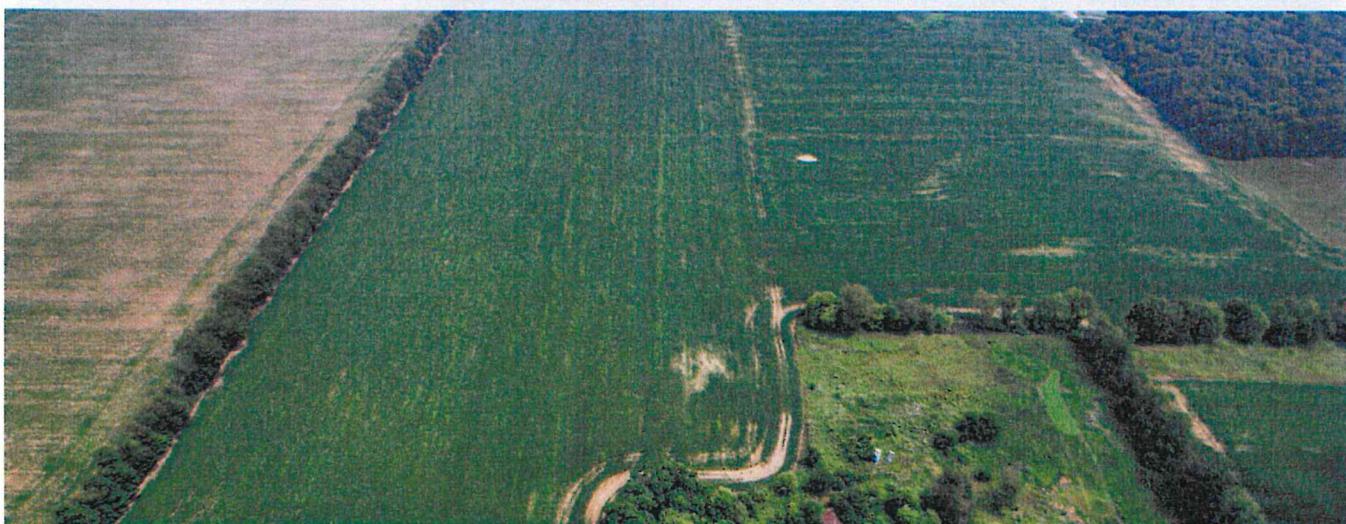
SPRINGPORT, MI 49284

TRACT 2



SPRINGPORT, MI 49284

TRACT 2



TRACT 2

MICHIGAN

JACKSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8017

Prepared : 8/1/23 10:16 AM CST

Crop Year : 2023

Operator Name : DANIEL ROBERT HAMMOND

CRP Contract Number(s) : None

Recon ID : 26-075-2008-7

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
88.37	86.25	86.25	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	86.25		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	7.30	0.00	41	
Corn	57.50	0.00	113	0
Soybeans	17.90	0.00	42	0
TOTAL	82.70	0.00		

NOTES

Tract Number : 11642

Description : SPRINGPORT TWP-SECTION 34

FSA Physical Location : MICHIGAN/JACKSON

ANSI Physical Location : MICHIGAN/JACKSON

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : GAYLORD D LINCOLN

Other Producers : None

Recon ID : 26-075-2008-6

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.37	86.25	86.25	0.00	0.00	0.00	0.00	0.0

MICHIGAN
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8017
Prepared : 8/1/23 10:16 AM CST
Crop Year : 2023

Tract 11642 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	86.25	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.30	0.00	41
Corn	57.50	0.00	113
Soybeans	17.90	0.00	42
TOTAL	82.70	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

MICHIGAN
JACKSON



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

FARM : 8017

Prepared : 8/1/23 10:16 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Operator Name : DANIEL ROBERT HAMMOND

CRP Contract Number(s) : None

Recon ID : 26-075-2008-7

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
88.37	86.25	86.25	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	86.25		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	7.30	0.00	41	
Corn	57.50	0.00	113	0
Soybeans	17.90	0.00	42	0
TOTAL	82.70	0.00		

NOTES

--

Tract Number : 11642

Description : SPRINGPORT TWP-SECTION 34

FSA Physical Location : MICHIGAN/JACKSON

ANSI Physical Location : MICHIGAN/JACKSON

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : GAYLORD D LINCOLN

Other Producers : None

Recon ID : 26-075-2008-6

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.37	86.25	86.25	0.00	0.00	0.00	0.00	0.0

MICHIGAN
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8017
Prepared : 8/1/23 10:16 AM CST
Crop Year : 2023

Tract 11642 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	86.25	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.30	0.00	41
Corn	57.50	0.00	113
Soybeans	17.90	0.00	42
TOTAL	82.70	0.00	

NOTES

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SANDSTONE

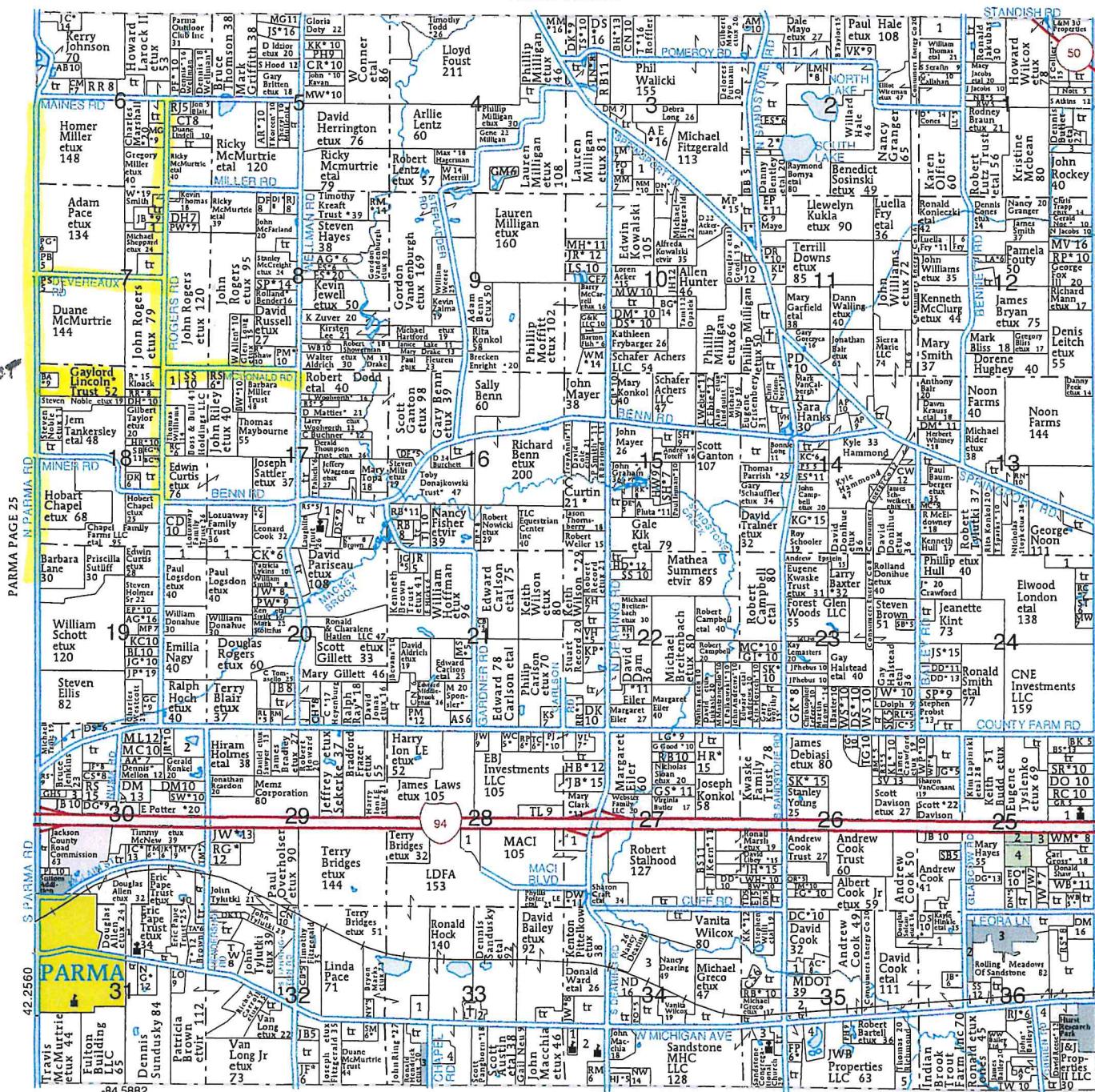
T-2-S • R-2-W

TRACT 3

See Pages 60-62 For Additional Names.



TOMPKINS PAGE 29



SPRING ARBOR PAGE 19

HEAD
HEART
HANDS
HEALTH

"I pledge my HEAD to clearer thinking, my HEART to greater loyalty,
my HANDS to larger service, and my HEALTH to better living,
for my club, my community, my country and my world."

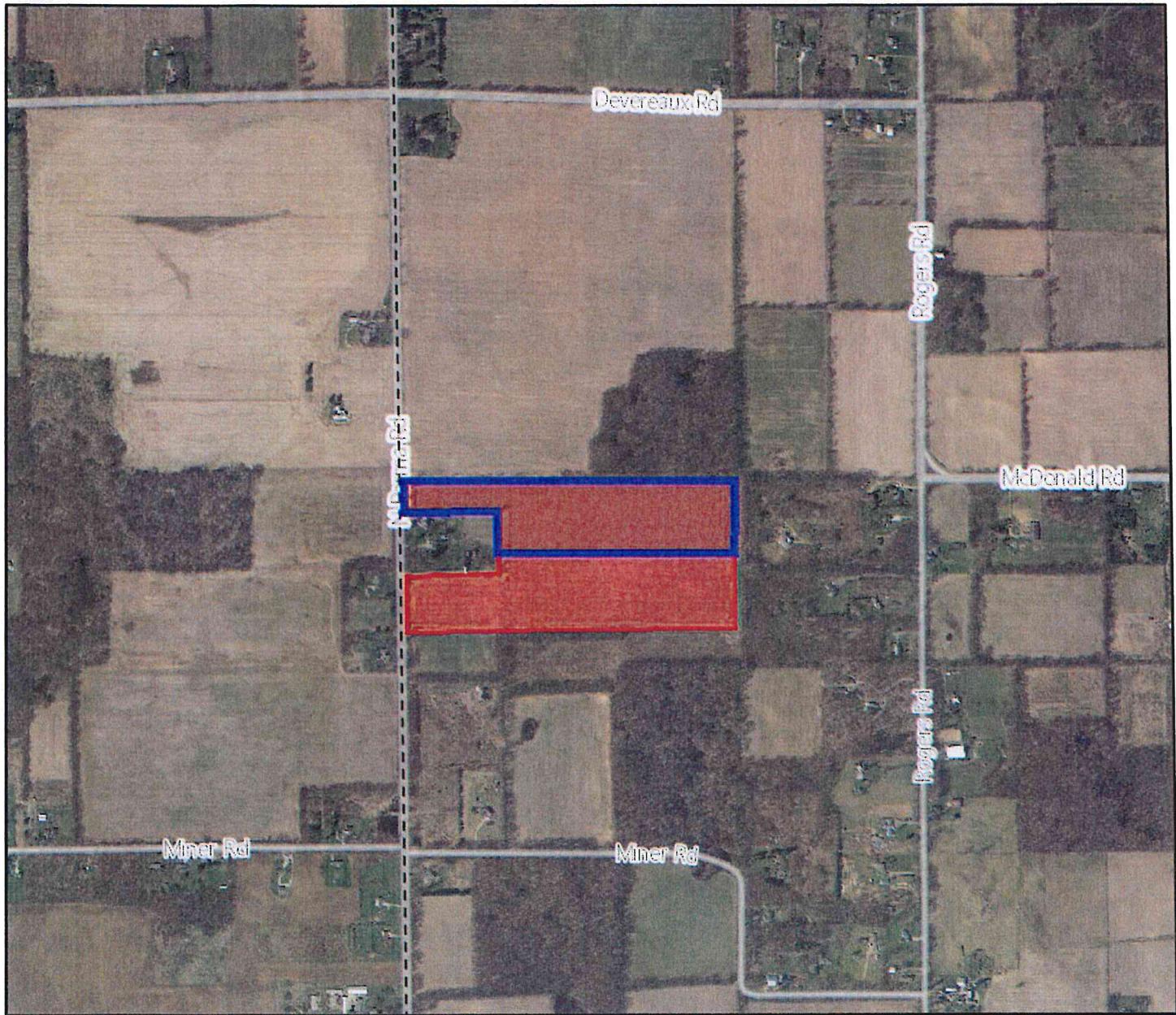


BLACKMAN RD



Parcel Report - Parcel ID: 000-07-18-100-001-03

8/30/2023



Owner Name	LINCOLN GAYLORD & SARAH TRUST	2021	2022	2023
Owner Address	9221 N PARMA ROAD SPRINGPORT, MI 49284	Taxable Value	\$45,601	\$47,105
		Assessed Value	\$50,100	\$53,900
Homestead	100			
Parcel Address	N PARMA RD PARMA, MI 49269			
Property Class	102 - AGRICULTURAL VACANT			
Status	Active			
Acreage	24.25			
Gov't Unit	Sandstone			
Tax Unit	Sandstone			
School District	WESTERN SCHOOL			
Liber/Page	2204-905			

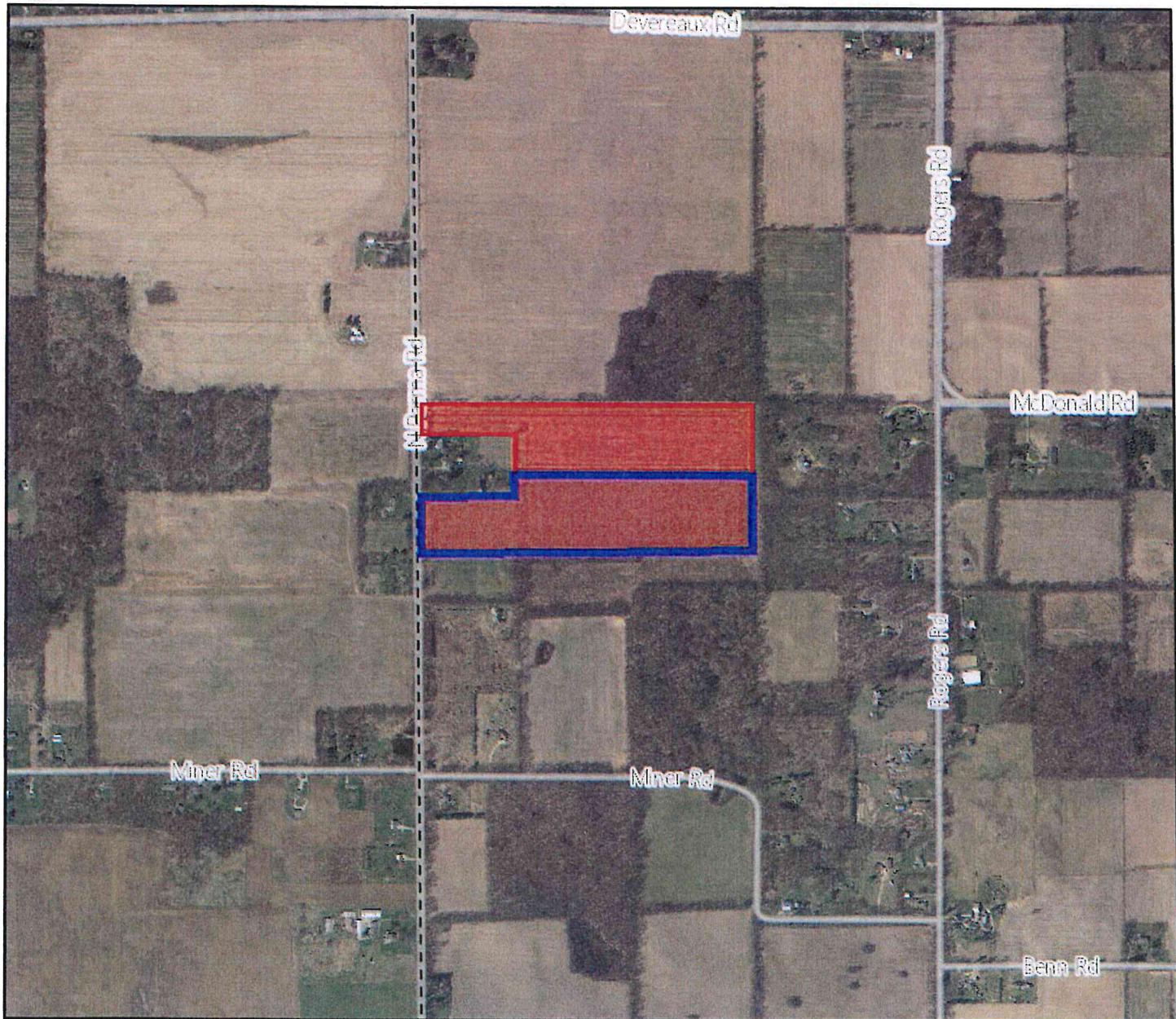
WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





Parcel Report - Parcel ID: 000-07-18-100-001-05

8/30/2023



Owner Name	LINCOLN GAYLORD & SARAH TRUST
Owner Address	9221 N PARMA ROAD SPRINGPORT, MI 49284
Homestead	100
Parcel Address	N PARMA RD PARMA, MI 49269
Property Class	102 - AGRICULTURAL VACANT
Status	Active
Acreage	27.82
Gov't Unit	Sandstone
Tax Unit	Sandstone
School District	WESTERN SCHOOL
Liber/Page	2204-905

	2021	2022	2023
Taxable Value	\$51,420	\$53,116	\$55,771
Assessed Value	\$56,400	\$58,100	\$60,800

Tax Description:

BEG AT THE NW CORNER OF SD SEC 18 TH S00DEG11'14"E 670.41 FT ALONG THE W LN OF SD SEC AND THE CENTERLINE OF PARMA RD FOR THE POB OF THIS DESCN TH N89DEG57'25"E 711.82 FT PARALLEL WITH THE EW1/4 LN OF SD SEC TH N00DEG11'14"W 148.12 FT PARALLEL WITH THE W LN OF SD SEC AND THE CENTERLINE OF PARMA RD TH S89DEG51'31"E 1702.67 FT PARALLEL WITH THE N LN OF SD SEC 18 TO THE N&S1/4 LN OF SD SEC 18 TH S00DEG21'42"W 542.65 FT ALONG THE N&S1/4 LN OF SD SEC 18 TH S89DEG57'25"W 2409.27 FT PARALLEL WITH THE E&W1/4 LN OF SD SEC 18 TO THE W LN OF SD SEC 18 & THE CENTERLINE OF PARMA RD TH N00DEG11'14"W 400 FT ALONG THE W LN OF SD SEC 18 AND THE CENTERLINE OF PARMA RD TO THE POB 27.82A M/L SEC 18 T2S R2W SPLIT ON 07/29/2005 FROM 000-07-18-100-001-00;

WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
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United States
Department of
Agriculture

TRACT 3

Jackson County, Michigan

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



Common Land Unit

Common Land Unit*

CRP CLU

Tract Boundary

Section Lines

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 8232
Tract 11825

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TRACT 3

MICHIGAN
JACKSONUnited States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

FARM : 8232

Prepared : 8/1/23 10:00 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Operator Name : DANIEL ROBERT HAMMOND

CRP Contract Number(s) : None

Recon ID : 26-075-2010-4

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
51.97	51.06	51.06	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	51.06		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.70	0.00	40	
Corn	39.50	0.00	113	0
Soybeans	4.60	0.00	52	0
TOTAL	49.80	0.00		

NOTES

--

Tract Number : 11825

Description : SANDSTONE TWP - SECTION 18

FSA Physical Location : MICHIGAN/JACKSON

ANSI Physical Location : MICHIGAN/JACKSON

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : GAYLORD D LINCOLN, SARAH LINCOLN

Other Producers : None

Recon ID : 26-075-2010-3

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
51.97	51.06	51.06	0.00	0.00	0.00	0.00	0.0

MICHIGAN
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8232

Prepared : 8/1/23 10:00 AM CST

Crop Year : 2023

Tract 11825 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	51.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.70	0.00	40
Corn	39.50	0.00	113
Soybeans	4.60	0.00	52
TOTAL	49.80	0.00	

NOTES

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County Farm Rd

Blackmon Rd

metry.com
NDARIES
OXIMATE



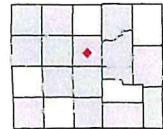
BLACKMAN

T-2-S • R-1-W

TRACT 4

See Pages 60-62 For Additional Names.

N



HENRIETTA PAGE 31

ICONIN PAGE 23

DETTMAN RD

SANDSTONE PAGE 26

TRACT
4

COMMUNICATION

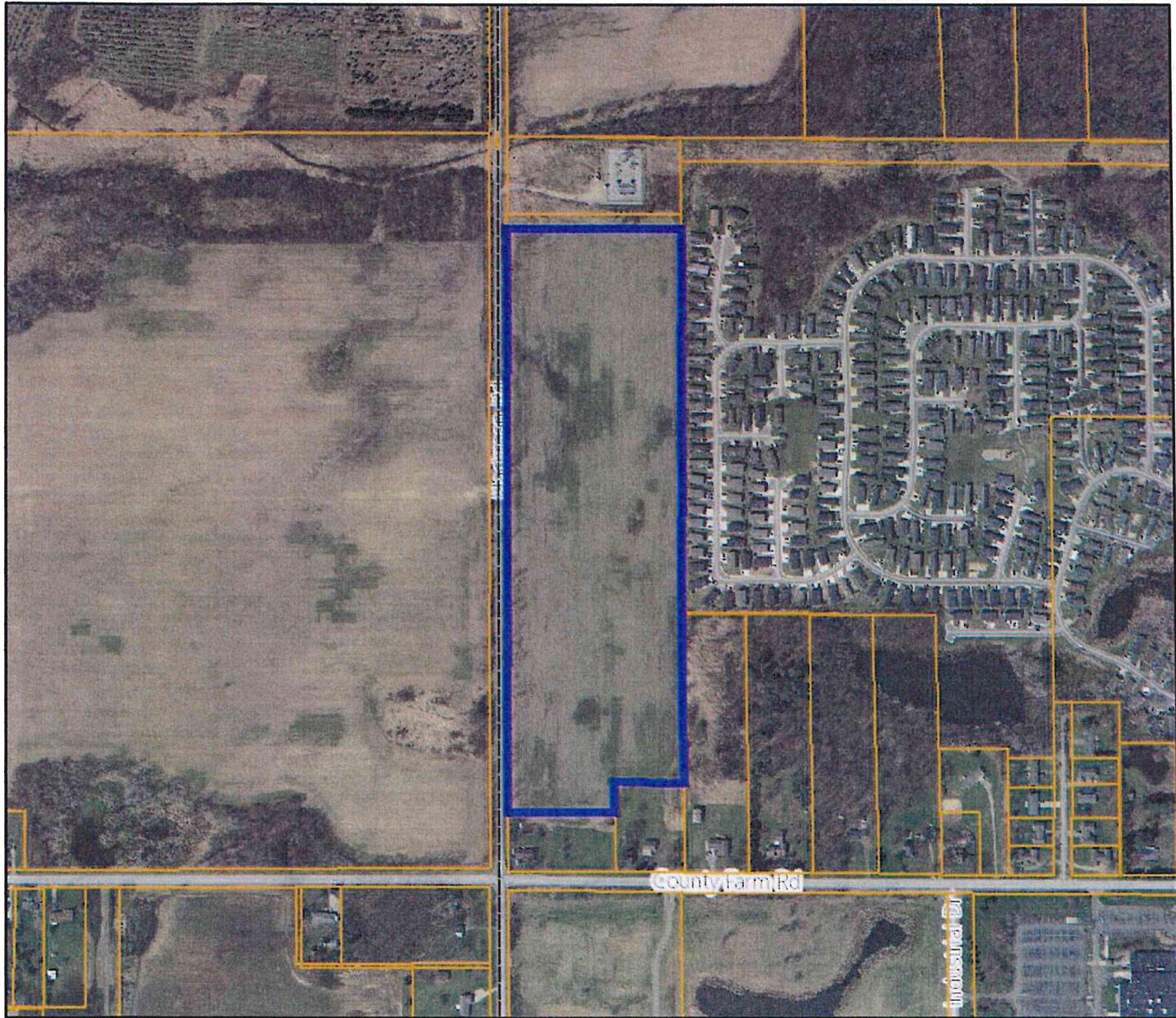


arts



Parcel Report - Parcel ID: 000-08-19-301-003-03

8/30/2023



Owner Name	LINCOLN GAYLORD D
Owner Address	9221 N PARMA RD SPRINGPORT, MI 49284
Homestead	100
Parcel Address	BLACKMAN RD JACKSON, MI 49201
Property Class	402 - RESIDENTIAL VACANT
Status	Active
Acreage	30.83
Gov't Unit	Blackman
Tax Unit	Blackman
School District	NORTHWEST SCHOOL
Liber/Page	2204-901

	2021	2022	2023
Taxable Value	\$30,800	\$31,816	\$33,406
Assessed Value	\$30,800	\$51,300	\$51,200

Tax Description:

BEG AT THE SW COR OF SEC 19 TH N00°10'19"E 242.80 FT ALG THE W LN OF SD SEC TO POB TH CONTN N00°10'19"E 2083.50 FT ALG SD W LN TH S89°45'00"E 657.90 FT TO THE E LN OF THE W 40A OF THE SW 1/4 OF SD SEC TH S00°10'19"W 1969.97 FT ALG SD E LN TH N89°43'29"W 243.61TH S00°16'31"W 113.81 FT TH N89°43'29"W 414.08 TO BEG. SEC 19 T2S R1W 30.83A SPLIT ON 03/22/2006 FROM 000-08-19-301-003-01;





United States
Department of
Agriculture

TRACT 4

Jackson County, Michigan

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



Common Land Unit

■ Common Land Unit*

■ CRP CLU

■ Tract Boundary

■ Section Lines

■ 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

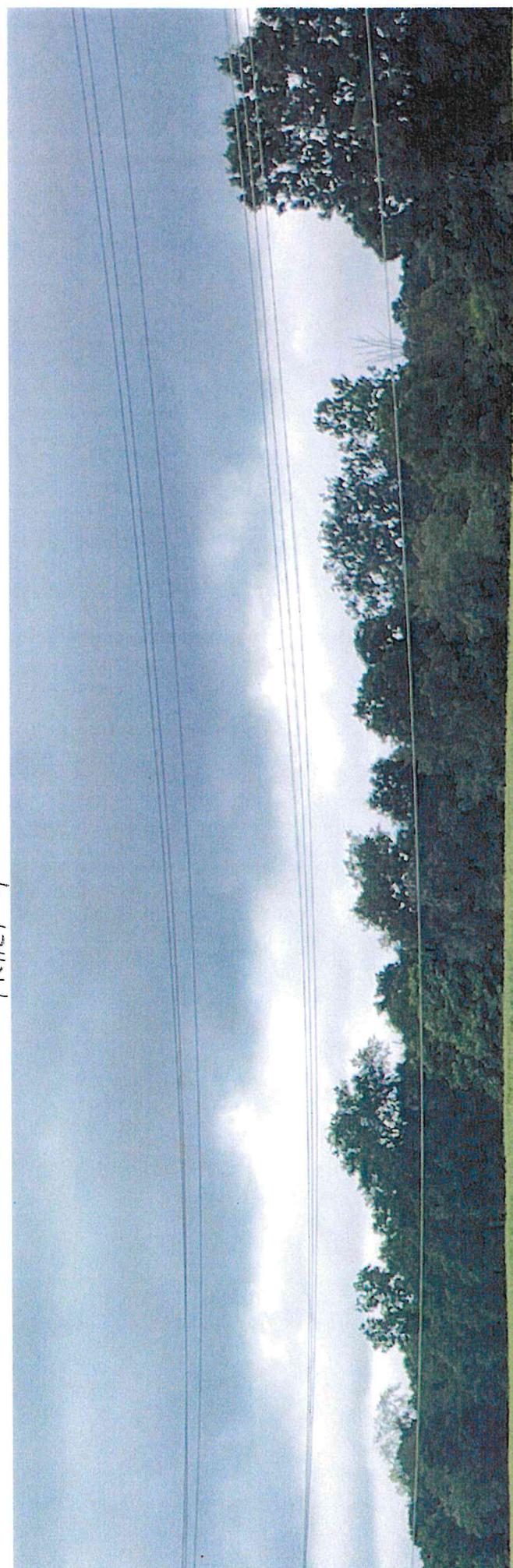
CLU Date: April 27, 2023
2022 NAIP Imagery

Farm 6915
Tract 907

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TRACT 4





FACT 4

MICHIGAN
JACKSON



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

FARM : 6915

Prepared : 8/1/23 10:09 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Operator Name : DANIEL ROBERT HAMMOND
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPCLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
31.63	29.24	29.24	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	29.24		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.20	0.00	128	0
TOTAL	29.20	0.00		

NOTES

Tract Number : 907

Description : G7-19 W½ OF W½ OF SW¼ - BLACKMAN TWP
FSA Physical Location : MICHIGAN/JACKSON
ANSI Physical Location : MICHIGAN/JACKSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : GAYLORD D LINCOLN, SARAH LINCOLN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
31.63	29.24	29.24	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	29.24	0.00	0.00	0.00	0.00	0.00

MICHIGAN
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6915
Prepared : 8/1/23 10:09 AM CST
Crop Year : 2023

Tract 907 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.20	0.00	128
TOTAL	29.20	0.00	

NOTES

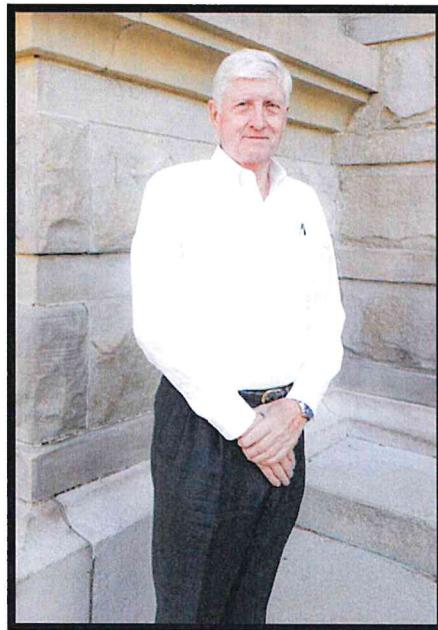
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P.I.P.

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!



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