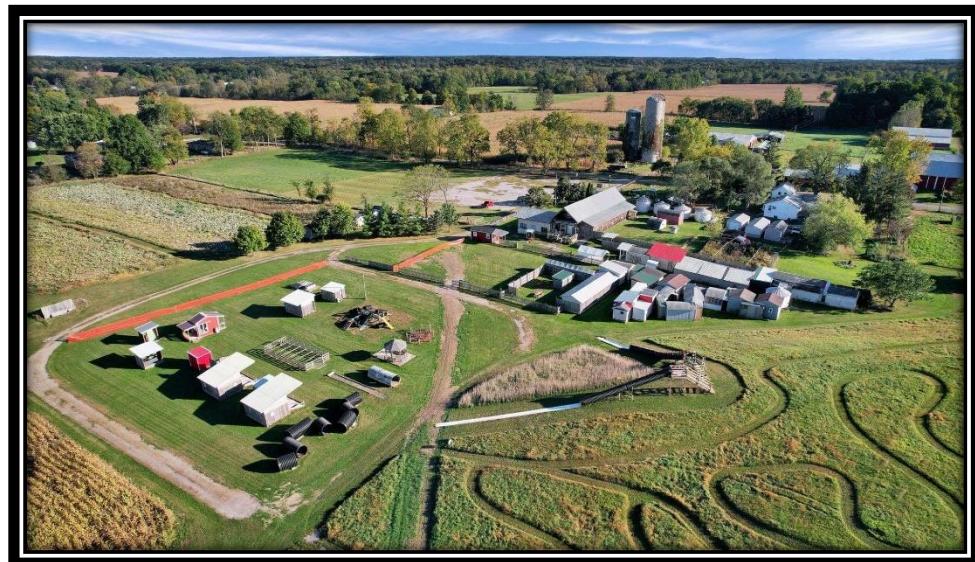




PROPERTY INFORMATION PACKET



Online Real Estate Auction
Shawhaven Farms – 100 +/- Acres
1826 Rolfe Road, Mason, MI 48854

Wednesday, October 30, 2024
Online bidding starts ending at 1pm

Open Houses:
Monday, October 21, 2024 from 11am-2pm
Monday, October 28, 2024 from 2pm-5pm
Or by appointment

Sale Manager: Jason Buher 517-256-3427
Bill Sheridan 517-719-0768

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Disclaimer

Letter of Introduction

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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.



October 16, 2024

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at **1826 Rolfe Rd., Mason, MI** at public auction.

This is an online auction only, with the **bidding ending** on Wednesday, October 30, 2024, at 1:00 pm. **Open House inspections** will be held Monday, October 21, 2024 (11am-2pm) and Monday, October 28, 2024 (2pm-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% earnest money deposit, due within 48 hours of auctions end.

Please contact us if you have any questions:

Sheridan Realty & Auction Co. 517-676-9800

Sale Manager:
Jason Buher
517-256-3427

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.

Farm is enrolled in PA116 that expires on December 31, 2030 (see report under "Documents") buyer will assume the existing PA116 agreement.

Farm sells subject to tenants rights for 2024 crop lease. Tenant will harvest all the 2024 crops per 3 year lease agreement that expires on December 31, 2024.

Property sells subject to Special Land Use Permit from the Vevay Township for activities. Please see documents to review limitations.

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.

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.

By agreeing to these terms, you give Sheridan Realty & Auction permission to send auction marketing emails to the address on the account.

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 Information

County: Ingham

Township: Vevay

The property has a Special Land Use permit from the Township for activities. Please see documents to review limitations.

Special Note: Buyer is purchasing the farm with items included but not buying a business.

School District: Mason Area School District

Lot Size/Acreage: 100 +/- acres of rolling farm and pastureland. South end of property has a pond and abandoned Mobile home with no electricity or water supply.

House Square Feet: 2,149

Bedrooms/Bathrooms: 3 bedrooms, 1.5 bathrooms

Outbuildings:

40x90 Event Barn

60x168 Free stall Cow Barn with 40x80 holding/sick pen and former parlor area.

14x88 Covered feed bunk

48x48 Cow barn

50x80 Hay barn with 24x80 Lean-to and 24x40 Shop

48x70 Machine barn on hill

22x48 Feed room with 2 silos

Fully functional and complete Haunted house with automation and numerous scenes

Autumn Fall Fun Valley Games that has been used with corn maze and pumpkin patch

Individual shed escape rooms

Water/Sewer: Well and Septic

Heat: Forced air with ducts

Parcel ID: 33-10-10-27-100-016

Taxes: 2023 \$215,992; 2022 \$205,707; 2021 \$199,136

SEV: \$594,100

Taxable Value: \$226,791

VEVAY TOWNSHIP
SPECIAL LAND USE PERMIT NO.120

SPECIAL LAND USE PERMIT NO.120, is hereby granted to Douglas B. Shaw and Tami Shaw, 1826 Rolfe Road, Mason Michigan, 48854, for a Farm Market (Agritourism) on the property zoned A-1, herein described as: V 27-4 E ½ of NW ¼ SEC 27 ALSO NW1/4 OF SEC 27 T2NR1W 120 A, Vevay Township, Ingham County, Michigan. Said permit is subject to annual review and said standards upon which this permit is issued. must be maintained to insure annual renewal. The undersigned, Douglas Shaw and Tami Shaw, hereby agree to the restrictions and provisions listed herein, in accordance with. Special Land Use Permit No.120, as set forth by the Vevay Township Zoning Ordinance. No. 68, Chapter 16 Section 16.06, (Specific Land Use Standards), (S) Farm Market (Agritourism)

- 1) Minimum lot size shall be five (5) acres.
- 2) Market sales shall be limited to farm products.
- 3) Farm Market activities may include entertainment functions associated with the farm including, but not necessarily limited to, cider processing, corn maize, donut making, pumpkin carving, hay rides, apple dunking, and Christmas tree cutting.
- 4) No activity or structure shall be located within fifty (50) feet of the public road right of way.
- 5) All parking shall be out of the public right-of-way. A minimum of ten (10) parking spaces shall be provided for the market. Facilities providing entertainment functions shall provide a minimum of fifty (50) spaces for off-street parking.
- 6) The access drive shall be wide enough to accommodate two vehicles side-by-side. Two access drives may be required by the Township where a facility is large enough to need additional access points.

- 7) Suitable containers for rubbish shall be placed on the premises for the public use.
- 8) Storage structures shall be permitted.
- 9) Farm markets shall be located no closer than two hundred (200) feet from any lot line that abuts a residential zone.
- 10) Hours of operation shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.

In addition to those specific standards set forth in the zoning ordinance, the undersigned, Douglas and Tami Shaw also agrees to the following additional restrictions.

- 1) To mitigate the setback of the non-conforming structure associated with the "haunt" activity, during such time that the "haunt" is taking place, a barrier shall be established to protect visitors. The barrier is not to be in the public right to way.
- 2) A temporary safety fence between the barn and road when "haunt" activities are taking place.
- 3) "Haunt" activities shall be limited to September 20th through November 10th of each year.
- 4) Maintain lighting to illuminate the area between the barn and the road.
- 5) Install signs at pedestrian crossing to help people cross the road and remain safe when crossing to and from the barns. Also have pedestrian crossing signs on the shoulder of Rolfe Road, east and west, 500 feet before the pedestrian crossing.
- 6) Renting for commercial purposes is prohibited.
- 7) Ticket sales will also be allowed until 11 P.M. for the haunt activities and the corn maze.

Signed: Douglas Shaw Date 9-15-10
Douglas Shaw

Witness Candice Oesterle Date 9-15-10
Signed: Tami Shaw Date 9-15-2010

Tami Shaw
Witness Candice Oesterle Date 9-15-10

Signed: Ronald J. Weesies Date 9-15-2010
Ronald J. Weesies, Supervisor

Vevay Township
Signed: Shaun Sherwood Date 9-15-10
Shaun Sherwood, Treasurer
Vevay Township

Witness: Candice Oesterle Date 9-15-10
Candice Oesterle

(9)



8 5 1 1 8 1 8

Tx:4334810

12/9/2020 9:54:00 AM

INST. # 2020-043127

DERRICK QUINNEY

REGISTER OF DEEDS

INGHAM COUNTY MICHIGAN

RECORDED ON:

12/10/2020 12:21 PM

PAGES: 2



STATE OF MICHIGAN - FARMLAND DEVELOPMENT RIGHTS AGREEMENT

PLEASE RECORD THIS DOCUMENT BEFORE 3/18/2021

AGREEMENT #33-23981-123130

THIS FARMLAND DEVELOPMENT RIGHTS AGREEMENT, MADE AND EXECUTED THIS 16 day of December, 2020, by and between Douglas B Shaw, A Single Man hereinafter referred to as the "Owner" and the Department of Agriculture and Rural Development for and on behalf of the State of Michigan (MDARD); WITNESSETH WHEREAS, the Owner owns real property in the County of Ingham, State of Michigan, hereinafter referred to as the "Subject Property", which is described as follows:

The E 1/2 of NW 1/4 of Sec 27; AND the NW 1/4 of SE 1/4 of Sec 27; AND a parcel of land in the SW 1/4 of Sec 27, described as comm at the W 1/4 cor of said sec, th N 89deg33'00" E 1336.23 ft along the E-W 1/4 ln. to the POB, th cont N 89deg33'00" E 1323.30 ft to the ctr of said sec, th S 00deg57'19" E 680.35 ft along the N-S 1/4 ln of said sec, th S 89deg35'46": W 628.90 ft, th N 44deg51'16" W 20.05 ft, th S 88deg59'11" W 680.61 ft, th N 00deg56'51" W 669.81 ft to the POB. All land desc located in Section 27, T2N, R1W, Vevay Township, Ingham County, Michigan. (120)

This Agreement shall serve notice of the removal and replacement of the property described above from a similar Agreement recorded in the Ingham County Register of Deeds Office in Doc Number 2017-019319, Page 1 and 2 on May 18th, 2017.

WHEREAS, Subject Property is now devoted to agricultural uses and uses compatible thereto; and WHEREAS, the Owner and MDARD desire to limit the use of Subject Property to agricultural uses and uses compatible thereto in order to preserve a maximum of agricultural land, to conserve Michigan's economic resources, to maintain the agricultural economy, to assure a supply of food and fiber for future residents of the State of Michigan and to discourage the premature and unnecessary conversion of agricultural land to more intensive uses, recognizing that such land has public value as agricultural land and constitutes an important physical, social, aesthetic and economic asset to the Owner and the State of Michigan; and

WHEREAS, both the Owner and the MDARD intend that the terms, conditions and restrictions of this Agreement be consistent with those Agreements authorized by Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 (being Sections 324.36101 to 324.36117 of Michigan Compiled Laws annotated).

NOW, THEREFORE, the parties hereto for and in consideration of benefits to each of them accruing by virtue hereof AGREE that:

1. This Agreement is made and entered into pursuant to the provisions of Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 and all of the provisions of said Act are incorporated herein by reference and made a part thereof.
2. A structure shall not be built on the Subject Property except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm under section 36111(2)(b), or lines for utility transmission or distribution purposes or with the approval of the Vevay Township Board and MDARD.
3. Land improvements shall not be made except for use consistent with farm operations or with the approval of the Vevay Township Board and MDARD.
4. Any interest in the Subject Property shall not be sold except a scenic, access or utility easement which does not substantially hinder farm operations.
5. Public access is not permitted on the land unless agreed to by the Owner.
6. The exploration and extraction for natural gas and oil is hereby permitted provided MDARD be notified by the Owner when such activity takes place. The extraction of other surface and sub-surface minerals is hereby prohibited unless specifically approved by MDARD, and the Vevay Township Board.
7. The term of this Agreement shall be for fifty (50) years, commencing on the 1st day of January, 1981, and ending on the 31st day of December, 2030.
8. This Agreement may be terminated subject to the same provisions and with like penalties as set forth in Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 for the termination of said Agreements.
9. If the Subject Property is sold to another party whose name does not appear on this Agreement, the seller must obtain a signed statement from the purchaser which declares that the purchaser will honor all conditions and restrictions contained in this Agreement and declares that the purchaser will assume responsibilities for all payback and/or penalty provisions provided by law. The Owner shall provide a copy of the signed statement and documentation of ownership change to MDARD and the Vevay Township Board within 90 days of the change.
10. This Agreement shall constitute a covenant running with the land and shall be binding upon and inures to the benefit of the heirs, executors, administrators, successors, trustees and assigns to the parties.

Return to:
Douglas Shaw
1826 Rolf Rd

Mason MI 48854
AGREEMENT# 33-23981-123130
Add Parcel JLE

Prepared by:
Mark Swartz, Deputy Director
MDARD-ESD Farmland Program
PO Box 30449
Lansing, MI 48909

State of Michigan Use Only

Signed by:

Michigan Department of Agriculture and Rural Development
Environmental Stewardship Division
Farmland & Open Space Preservation Program


Jarrod Thelen, Acting Program Manager

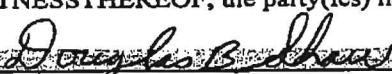
STATE OF MICHIGAN
COUNTY OF INGHAM

On this November 18th 2020 AD, before me, a Notary Public in and for said County personally appeared Jarrod Thelen, Acting Program Manager, to me known to be the same person who executed the foregoing agreement, and who acknowledged the same to be his free act and deed and the free act of the Department of Agriculture and Rural Development for the State of Michigan in whose behalf he acts.


Lexava L Smith, Notary Public
Eaton County, Michigan acting in Ingham County, Michigan
My Commission Expires: April 17, 2025

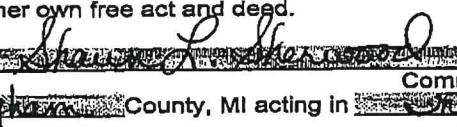
Do not write above this line - State of Michigan Use Only

IN WITNESSTHEREOF, the party(ies) have executed this Agreement as of the date notarized below.

(x) 
Douglas B. Shaw

STATE OF MICHIGAN
COUNTY OF INGHAM

On this ~~18~~ day of ~~November~~ AD ~~2020~~ before me, a Notary Public, personally appeared Douglas B. Shaw to me known to be the same person who executed the foregoing instrument, and who acknowledges the same to be his/her own free act and deed.

(x) 
Shaun L. Sherwood Notary Public
Comm Exp: ~~Dec. 25, 2022~~
~~Ingham~~ County, MI acting in ~~Ingham~~ County, MI

Place Notary Stamp or Seal Here

SHAUN L SHERWOOD
NOTARY PUBLIC - MICHIGAN
INGHAM COUNTY
ACTING IN THE COUNTY OF ~~Ingham~~
MY COMMISSION EXPIRES Dec. 25, 2022

Return to:
Douglas Shaw
1826 Rolf Rd

Mason MI 48854
AGREEMENT# 33-23981-123130
Add Parcel JLE

Prepared by:
Mark Swartz, Deputy Director
MDARD-ESD Farmland Program
PO Box 30449
Lansing, MI 48909



U.S. Department of Agriculture

INGHAM COUNTY FARM SERVICE AGENCY
521 OKEMOS ST
MASON, MI 48854-1224

USDA Receipt for Service

This is NOT a Bill

Customer:

DOUGLAS SHAW
1826 ROLFE RD
MASON, MI 48854
Standard Phone: 517-676-1649
Email: shawhaven@gmail.com

Date of Service: 06/28/2022

Receipt No: 3172438

Summary of Visit

Receipt for Service Description: sign crop certification

What Brought Customer to USDA

- Preexisting Customer in for Routine Business

Service Center Details

Employee: Gretchen Wasper

Office: INGHAM COUNTY FARM SERVICE AGENCY

Contact Method: Office Visit

Program Area of Interaction

- FP - Acreage Report

Items Received from Customer

- Maps - Crop Reporting

Items Provided to Customer

- FSA-578 (Producer Print) Report of Commodities
- FSA-578 - Report of Commodities

Questions, Comments?

If you have questions or concerns about the service you received related to this receipt, please contact:

INGHAM COUNTY FARM SERVICE AGENCY
521 OKEMOS ST
MASON, MI 48854-1224
517-676-4644
william.brandt@usda.gov
www.fsa.usda.gov

- Thank you for your business and contribution to agriculture!

Non-Discrimination Statement

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 [How to File a Program Discrimination Complaint](#) 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) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

FSA - 578 (Producer Print)

Producer Name and Address

DOUGLAS SHAW
1826 ROLFE RD
MASON, MI 48854-9250REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTINGDATE: 06/27/2022
PAGE: 2

Farm	Tract	CU/ Field	Crop/ Commodity	Var/ Type	Int Use	Act Use	Irr Prac	Org Stat	Nat Sod	C/C Stat	Rpt Qty	Rpt Qty	Det Pvt	Crop Date	Planting Date	P/P Share	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID
01	CORN	YEL	GR	N	A	6.96															
01	MIXFG	AGM	FG	N	A	24.43															
01	PUMKN	HOD	FH	N	A	3.00															
01	SNFLR	OIL	GR	N	A	2.96															
Farming Operation Totals																					
Planting Period	Crop/ Commodity	Var/ Type	Int Use	Int Prac	Rpt Unit	Rpt Qty	Det Qty	Rpt Pvt	Det Pvt	Rpt Exp	Det Exp	Rpt Vol	Det Vol	Rpt N/A	Det N/A	Rpt Failed	Det Failed				
01	ALFAL	FG	N	A	4.87																
01	CORN	YEL	GR	N	A	6.96															
01	MIXFG	AGM	FG	N	A	24.43															
01	PUMKN	HOD	FH	N	A	3.00															
01	SNFLR	OIL	GR	N	A	2.96															

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm(s) as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)

Title/Relationship of Individual Signing in the Representative Capacity

Date

6-28-22

In accordance with Federal civil rights laws 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.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 (860) 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA - 578 (Producer Print)

Producer Name and Address

1826 ROLFE RD

MASON, MI 48844-3230

NOTE: The following state

REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING

Form Approved - OMB No. 0560-0175

PROGRAM YEAR: 2022

DATE: 06/27/2022

PAGE: 1

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a, as amended) and the Sarbanes-Oxley Act of 2002 (Pub. L. 107-204, 15 U.S.C. 78t-4A). The authority for requesting the information identified on this form is 7 CFR part 718, the Farm Service and Rural Investment Act of 2002 (Pub. L. 107-771) and the Sarbanes-Oxley Act of 2002 (Pub. L. 107-204). The information will be used to collect producer certification of the report of acreage of

discroscopic communities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information contained on the application is described to other Federal, State, Local government agencies, Tribal agencies, and non-governmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY OR STATE.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0175), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

Planting Period	Crop/Commodity	Var/Type	Int Use	Irr Prac	Rpt Unit	Rpt Qty	Det Rpt Pvt	Det Rpt Pvt	Det Rpt Exp	Det Rpt Exp	Rpt Vol	Rpt Vol	Det NA	Det NA	Rpt Failed	Det Failed		
01	ALFAL	FG	N	A	4.87													
Farm	Tract	CLU/Field	Crop/Comm	Var/Type	Int Use	Act Pr.	Org Stat	Nat Sod	C/C Unit	Rpt Qty	Det Crop Qty	Planting Date	PP Date	End Share	Producer Name	FSA Physical Location	NAP Signature Unit	Field ID
8898	7549	1B	PUMKN HOD	FH	N	C	N	I	A	2.00	Yes 06/19/2022 01	100.00	DOUGLAS SHAW		Michigan, Ingham,	1376		
	2	CORN YEL	GR		N	C	N	I	A	6.96	Yes 06/13/2022 01	100.00	DOUGLAS SHAW		Michigan, Ingham,	1376		
3	MIXFG AGM	FG			N	C	N	I	A	10.72	Yes 05/01/2018 01	100.00	DOUGLAS SHAW		Michigan, Ingham,	1376		
4A	MIXFG AGM	FG			N	C	N	I	A	5.23	Yes 05/01/2018 01	100.00	DOUGLAS SHAW		Michigan, Ingham,	1376		
4B	PUMKN HOD	FH			N	C	N	I	A	1.00	Yes 06/19/2022 01	100.00	DOUGLAS SHAW		Michigan, Ingham,	1376		
5	MIXFG AGM	FG			N	C	N	I	A	5.34	Yes 05/01/2018 01	100.00	DOUGLAS SHAW		Michigan, Ingham,	1376		
24	MIXFG AGM	FG			N	C	N	I	A	3.14	Yes 05/01/2018 01	100.00	DOUGLAS SHAW		Michigan, Ingham,	1376		
26	SNFLR OIL	GR			N	C	N	I	A	2.96	Yes 06/12/2022 01	100.00	DOUGLAS SHAW		Michigan, Ingham,	1376		
Farmland:80.33		Cropland:60.15		Reported on Cropland:37.35		Difference:-22.80		Reported on Non-Cropland:0.00										

Operator Name and Address
 DOUGLAS SHAW
 1826 ROLFE RD
 MASON, MI 48854-9250

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-4, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

		Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share
DOUGLAS SHAW		ALFAL		100.00									

Planting Period	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	ALFAL	FG	N	A		4.87									

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different, or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (BS)

Title/Relationship of Individual Signing in the Representative Capacity

Date
6-28-22

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.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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Original: JMR
 Revision: _____
 Cropland: 4.87
 Farmland: 8.32

FSA - 578 (09-13-16)

Farm Number: 8898

Operator Name and Address

DOUGLAS SHAW
1826 ROLFE RD
MASON, MI 48854-9250

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Planting Period	Crop/Commodity	Variety/Type	Share	Crop/Commodity		Variety/Type	Share	Crop/Commodity		Variety/Type	Share
				Intended Use	Irrigation Practice	Reporting Unit	Quantity	Determined Quantity	Commodity	Reported HOD	Commodity
01	SOYBN	COM	GR	N	A	AGM	100.00	100.00	SNFLR	100.00	PUMKN
01	SNFLR	OIL	GR	N	A	MIXFG	100.00	100.00	OIL	100.00	HOD

Planting Period	Crop/Commodity	Variety/Type	Share	Crop/Commodity		Variety/Type	Share	Crop/Commodity		Variety/Type	Share
				Intended Use	Irrigation Practice	Reporting Unit	Quantity	Determined Quantity	Commodity	Reported HOD	Commodity
01	SOYBN	COM	GR	N	A	AGM	3.00	3.00	01	MIXFG	FG
01	SOYBN	COM	GR	N	A	AGM	22.80	22.80	01	CORN	GR
01	SNFLR	OIL	GR	N	A	MIXFG	2.96	2.96	01	PUMKN	HOD

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Title/Relationship of Individual Signing in the Representative Capacity

Date

6-28-22

Operator's Signature (B.I.) 

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PROGRAM YEAR: 2022

DATE: 06/27/2022
PAGE: 2Original: WCB
Revision: JMR
Cropland: 60.15
Farmland: 80.33

REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING

DATE: 06/27/2022
PAGE: 1

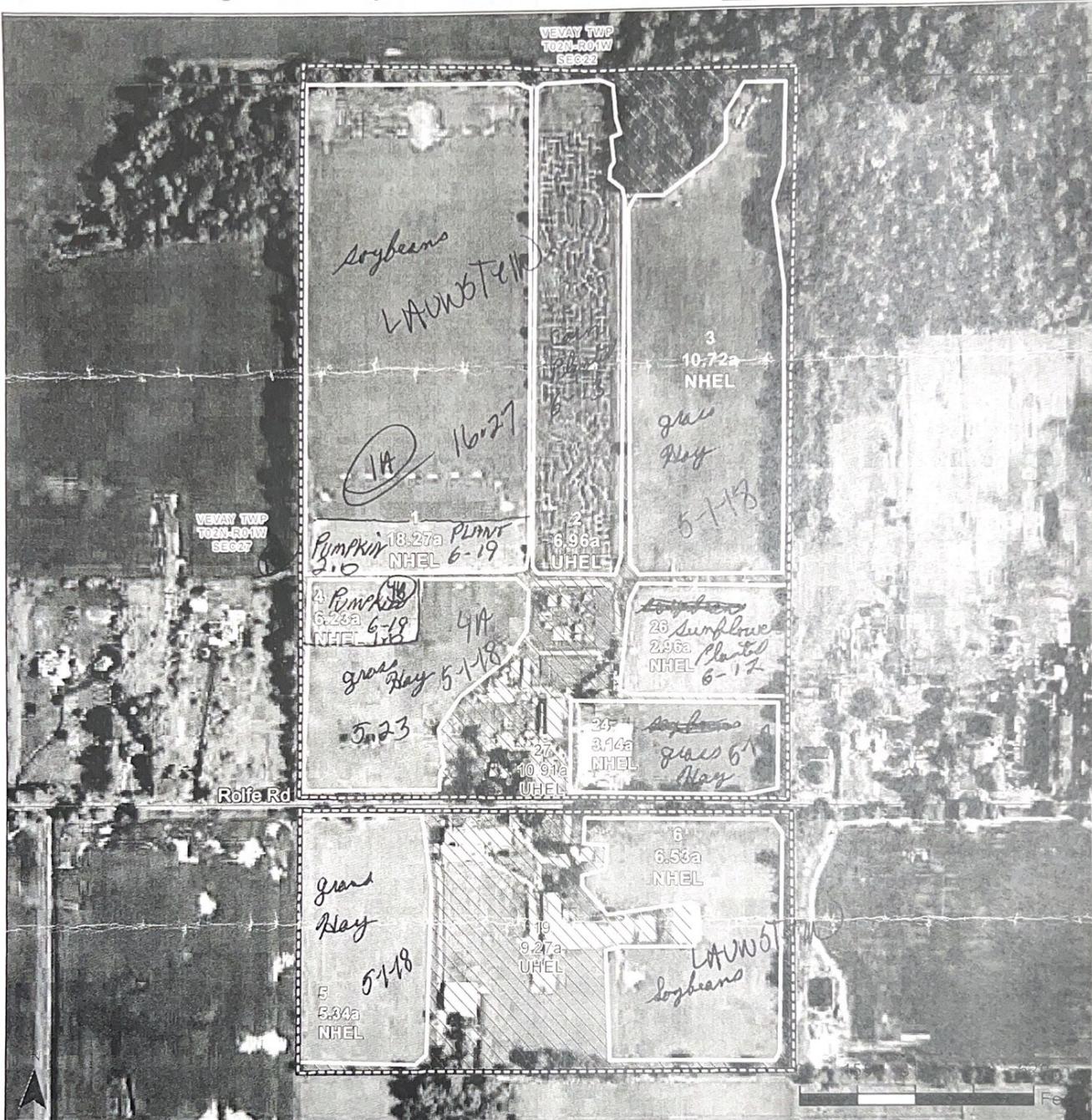
Operator Name and Address
DOUGLAS SHAW
1826 ROLFE RD
MASON, MI 48854-9250



United States
Department of
Agriculture

JUN 24 2022
Ingham County, Michigan

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



Common Land Unit

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

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern as of 3/14/22

This box is applicable ONLY for certification maps.

Options only valid if checked.

Shares - 100% OP

- Certified Organic
- CORN - YEL/GR
- SOYS - COM/GR
- DRY BEANS - DE
- All Crops - Non-Irrigated
- WHEAT - GR (SRW or SWW)
- ALFALFA - FG or GZ
- MIXFG - FG or GZ

2022 Program Year

CLU Date: April 8, 2022
2020 NAIP Imagery

Farm 8898
Tract 7549

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.

Ingham, Michigan

FSA - 578 (09-13-16)

Farm Number: 8752

Operator Name and Address

DOUGLAS SHAW
1826 ROLFE RD

MASON, MI 48854-9250

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022

DATE: 06/27/2022

PAGE: 1

Original: JMR

Revision: _____

Cropland: 4.87

Farmland: 8.32

Tract Number	CLU/ Field	Crop/ Commodity	Var/ Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Land	Crop ID	Field ID	Official/ Measured	Planting Date	Planting Period	End Date
7399	7	ALFAL	FG	N	C	N	1	A	4.87			Yes		N	04/30/2020	01		

Tract 7399 Summary

Share 100.00 FSA Physical Location Ingham, Michigan

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01 ALFAL	FG	N	A	4.87													

Photo Number/Legal Description:

Cropland: 4.87

Reported on Cropland: 4.87

Difference: 0.00

Reported on Non-Cropland: 0.00



United States
Department of
Agriculture

Ingham County, Michigan

JUN 24 2022

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

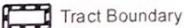


Common Land Unit

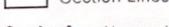
Common Land Unit*



Non-Cropland



Tract Boundary



Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern as of 3/14/22

This box is applicable ONLY for certification maps.

Options only valid if checked.

- Shares - 100% OP
- All Crops - Non-Irrigated
- WHEAT - GR (SRW or SWW)
- ALFALFA - FG or GZ
- MIXFG - FG or GZ

2022 Program Year

CLU Date: April 8, 2022
2020 NAIP Imagery

**Farm 8752
Tract 7399**

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.

**SHAW
SECTION 27, VEVAY TOWNSHIP, INGHAM COUNTY
ROLFE ROAD**

CURRENT DESCRIPTION

TAX PARCEL 33-10-10-27-100-016

Douglas and Tami Shaw

E 1/2 OF NW 1/4 ALSO NW 1/4 OF SE 1/4 OF SEC 27 T2N R1W ALSO PART OF NE 1/4 OF SW 1/4 DESC AS COM AT W 1/4 COR OF SEC 27 - N89D 33'E ALNG EW 1/4 LN 1336.23 FT TO POB - N89D 33'E 1323.3 FT TO CEN OF SEC 27 - S00D 57' 19"E 680.35 FT ALNG NS 1/4 LN - S89D 35' 46"W 628.9 FT - N44D 51' 16"W 20.05 FT - S88D 39' 11"W 680.61 FT - N00D 56' 51"W 669.81 FT TO POB 140.42 A M/L (LOT LINE AJD FOR 2020 ROLL; COMBINED 33 10 10 27 100 004 AND NORTH 20.46 ACRES OF 27 300 002)

DESCRIPTIONS RESULTING FROM LAND DIVISION

LAND TO BE CONVEYED TO THORNE

LEGAL DESCRIPTION

The NW 1/4 OF SE 1/4 OF SEC 27 T2N R1W, more particularly described as: A parcel of land in the Southeast 1/4 of Section 27, T2N, R1W, Vevay Township, Ingham County, Michigan; the surveyed boundary of said parcel being described as commencing at the East 1/4 Corner of Section 27, T2N, R1W, Michigan Meridian; thence N89°13'32"W, along the East-West 1/4 line, 1329.04 feet to the POINT OF BEGINNING; thence S00°07'27"W, along the East line of the Northwest 1/4 of the Southeast 1/4, 1324.94 feet; thence N89°20'39"W, along the South line of the Northwest 1/4 of the Southeast 1/4, 1327.46 feet; thence N00°03'26"E, along the North-South 1/4 line, 1327.71 feet to the Center of Section, thence S89°13'32"E, along the East-West 1/4 line 1329.04 feet to the point of beginning; said parcel contains 40.44 acres.

LAND TO BE RETAINED BY SHAW

REMAINDER DESCRIPTION

E 1/2 OF NW 1/4 OF SEC 27 T2N R1W; ALSO PART OF NE 1/4 OF SW 1/4 DESC AS COM AT W 1/4 COR OF SEC 27 - N89D 33'E ALNG EW 1/4 LN 1336.23 FT TO POB - N89D 33'E 1323.3 FT TO CEN OF SEC 27 - S00D 57' 19"E 680.35 FT ALNG NS 1/4 LN - S89D 35' 46"W 628.9 FT - N44D 51' 16"W 20.05 FT - S88D 39' 11"W 680.61 FT - N00D 56' 51"W 669.81 FT TO POB.

99.98 A M/L. (140.42 - 40.44 = 99.98 A M/L)

SEPTEMBER 24, 2024
ENGER SURVEYING AND ENGINEERING CO



Contact Us



Email:

Treasurer -
treasurer@vevaytownship.org

Building Permits or Cemetery
Questions -
supervisor@vevaytownship.org

Elections or FOIA -
clerk@vevaytownship.org



Phone: 517.676.9523

Fax: 517.676.6655



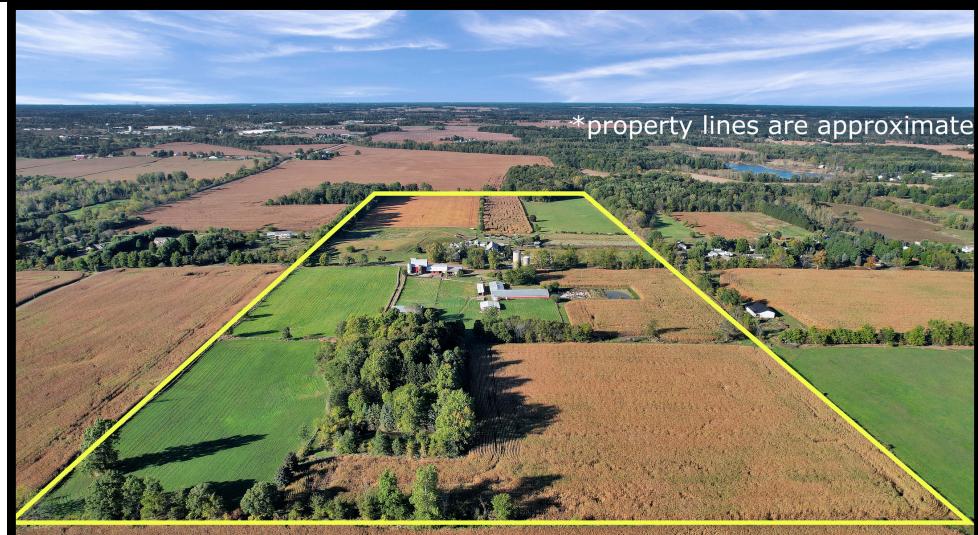
Office Hours:

Monday - Friday
10:00 am - 4:00 pm









P.I.P.

Thank you for reviewing the entire Property Information Package.
We look forward to serving you throughout the auction process.
If you have any questions please don't hesitate to contact me!

**Jason Buher
Bill Sheridan**

Office: (517) 676-9800
Phone: Jason 517-256-3427
Bill (517) 719-0768

Email:

Jason Buher jason2@sheridanauctionservice.com
Bill Sheridan bill@sheridanauctionservice.com

Website: www.sheridanauctionservice.com