



PROPERTY INFORMATION PACKAGE



**The Estate of Keith &
Ellen Gidner - 31± Acres**

1991 N Stewart Rd, Charlotte, MI 48813

Tuesday, April 29, 2025

Online bidding starts ending at 1pm

Open Houses:

Tuesday, April 22 from 12-1pm &

Monday, April 28 from 12-1pm

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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.



April 3, 2025

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located on **1991 N Stewart Rd, Charlotte, MI 48813** at public auction.

This is an online auction only, with the **bidding ending on April 29, 2025 starting at 1:00 PM. Open House Inspections** will be held on **Tuesday, April 22 from 12:00 PM to 1:00 PM and Monday, April 28, from 12:00 PM to 1:00 PM.**

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:
Doug Sheridan
517-749-7976

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, intended uses, 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. The 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

1991 N Stewart Rd, Charlotte, MI 48813

Residence: 970 sqft. - 3 Bedrooms, 1 Bathroom

Includes: Washer, Dryer, Refrigerator, & Deep Freezer

Barns: 30' x 45' detached garage/pole barn with concrete & 45' x 60' pole barn with dirt floor

Land: 31 Acres

County: Eaton

Township: Eaton

School District: Charlotte Public Schools

Property Number: 110-003-100-002-00

SEV: \$159,450

Taxable Value: \$90,455

Taxes: \$965.67 (summer) \$1,897.07 (winter)



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Page 1 of 2

Property Address:

1991 N. Stewart Rd

Street

Charlotte

MICHIGAN

48813

City, Village, Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Rangeflower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well & pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well/Furnace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool heater, wall, liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace & chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood-burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER, EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace: Has there been evidence of water? yes ☐ no ☒
If yes, please explain: _____
- Insulation: Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown ☒ yes ☐ no ☐
- Roof/Leak? _____
Approximate age, if known: chimney leak fixed 2015-2017
- Well: Type of well (depth/diameter, age, and repair history, if known): _____
Has the water been tested? well Nov 1982, sandstone, 80 ft. deep Sgt. PRC
If yes, date of last report/results: _____
- Septic tanks/drain fields: Condition, if known: unknown
- Heating system: Type/approximate age: _____
- Plumbing system: Type: copper ☐ galvanized ☐ other ☐
Any known problems? _____
- Electrical system: Any known problems? _____
- History of infestation, if any: (termites, carpenter ants, etc.) lady bugs

SELLER: Cindy S. SPO
Trustee G. Allen Estate

SELLER:

Date:

4/01/2025

Lynstar Forms

Form H 1



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Page 2 of 2

Address: 1991 N. Stewart Rd. Charlotte, MI

10. Environmental problems: Are you aware of any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil on the property. unknown ☐ yes ☐ no ☐

If yes, please explain: _____

11. Flood Insurance: Do you have flood insurance on the property? unknown ☐ yes ☐ no ☐

12. Mineral Rights: Do you own the mineral rights? unknown ☐ yes ☐ no ☐

Other items: Are you aware of any of the following:

- | | |
|---|--|
| 1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 2. Any encroachments, easements, zoning violations, or nonconforming uses? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 4. Structural modification, alterations, or repairs made without necessary permits or licensed contractors? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 5. Settling, flooding, drainage, structural, or grading problems? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 6. Major damage to the property from fire, wind, floods, or landslides? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 7. Any underground storage tanks? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> |
| 8. Farm or farm operation in the vicinity, or proximity to a landfill, airport, shooting range, etc.? | unknown <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> |
| 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 10. Any outstanding municipal assessment fees? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 11. Any pending litigation that could affect the property or the Seller's right to convey the property? | unknown <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from 1957 (date) to 2025 (date). The Seller has owned the property since 1957 (date). The Seller has indicated above condition of all items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of the Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW, AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Craig & Sabe Date 4/16/2025

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____

Disclaimer: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

1 field, 31 acres in Eaton County, MI

AVG ACREVALUE (\$/AC.)

\$8,300

TOTAL VALUE

\$254,707

COUNTY AVG (\$/AC.)

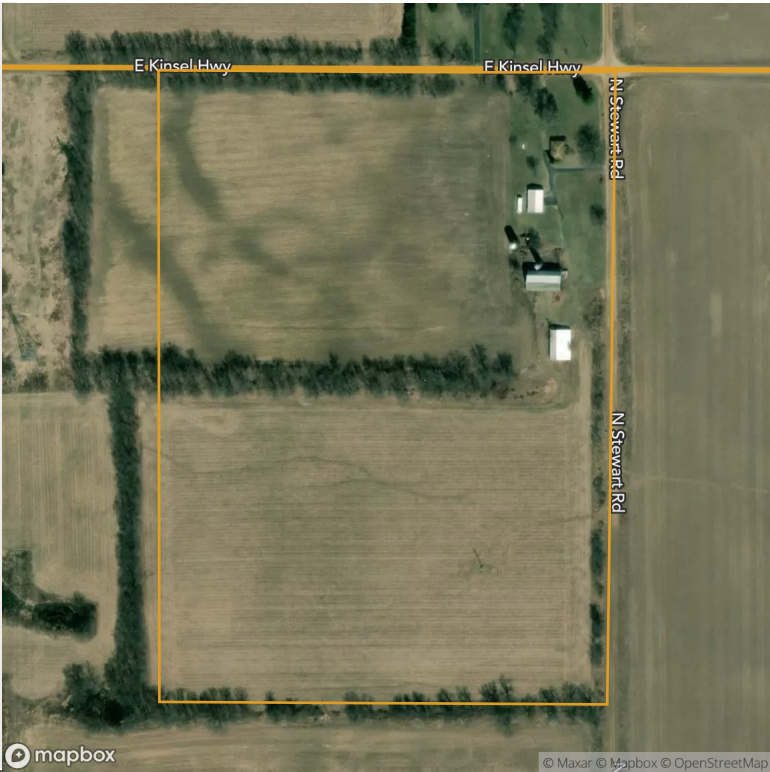
\$5,632

AVG NCCPI

55.9

COUNTY AVG

56.7



ECONOMIC ATTRIBUTES


Eaton County is a high tax county.
This land is in a low livestock demand area.
Expected Corn Basis: -\$0.13

PHYSICAL ATTRIBUTES

Annual Precipitation: 33.79 inches
Annual GDD: 2490

ZONING & LAND USE

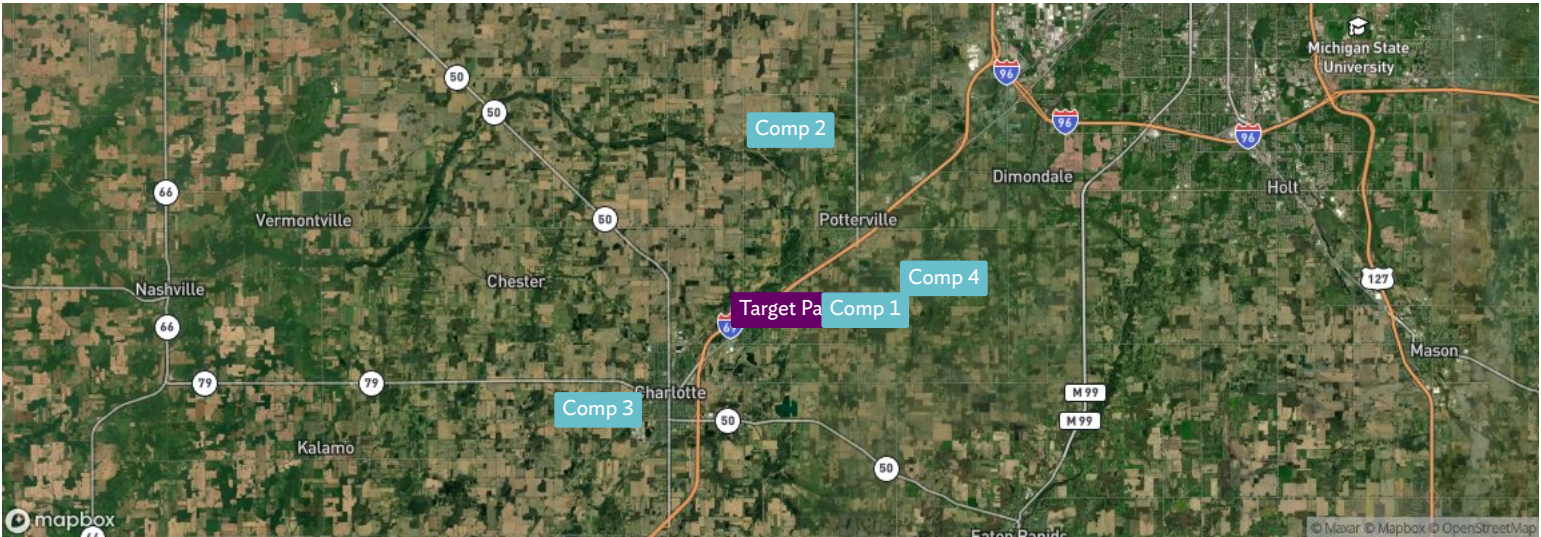
Land Use: Non-Cropland, Developed,
Grass/Pasture, Cropland
Zoning Code: LA

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	AVG ACREVALUE (\$/AC.)
all		30.69	42.59497 -84.77022	2.35%	46% Corn, 37% Soybeans, 13% Developed, 3% Grass/Pasture, 2% Other	55.9	\$8,300

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



1 field, 31 acres in Eaton County, MI



	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Eaton, MI	Eaton, MI	Eaton, MI	Eaton, MI		Eaton, MI
SALE PRICE	\$95,000	\$80,000	\$355,000	\$274,900	\$275,222	
\$/AC. PRICE	\$9,321/ac.	\$7,653/ac.	\$7,284/ac.	\$8,507/ac.	\$7,915/ac.	\$8,300/ac. *
SALE DATE	05/30/24	07/03/24	05/21/24	01/29/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Cash Purchase	Mortgage	Mortgage		
DISTANCE (MI)	1.78	4.72	5.84	3.93	4.07	
ACRES	10.19	10.45	48.74	32.31	25.42	30.69
TOP CROP	Soybeans	Soybeans	Winter Wheat	Soybeans		Corn
NCCPI	64.4	69.6	54.8	61.1	59.3	55.9
\$/NCCPI	\$145	\$110	\$133	\$139	\$134	\$149
TILLABLE %	90.5%	92.2%	86.7%	76.5%	84.4%	83.7%

* Estimated Price Per Acre from AcreValue model.

1 field, 31 acres in Eaton County, MI









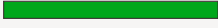


All fields

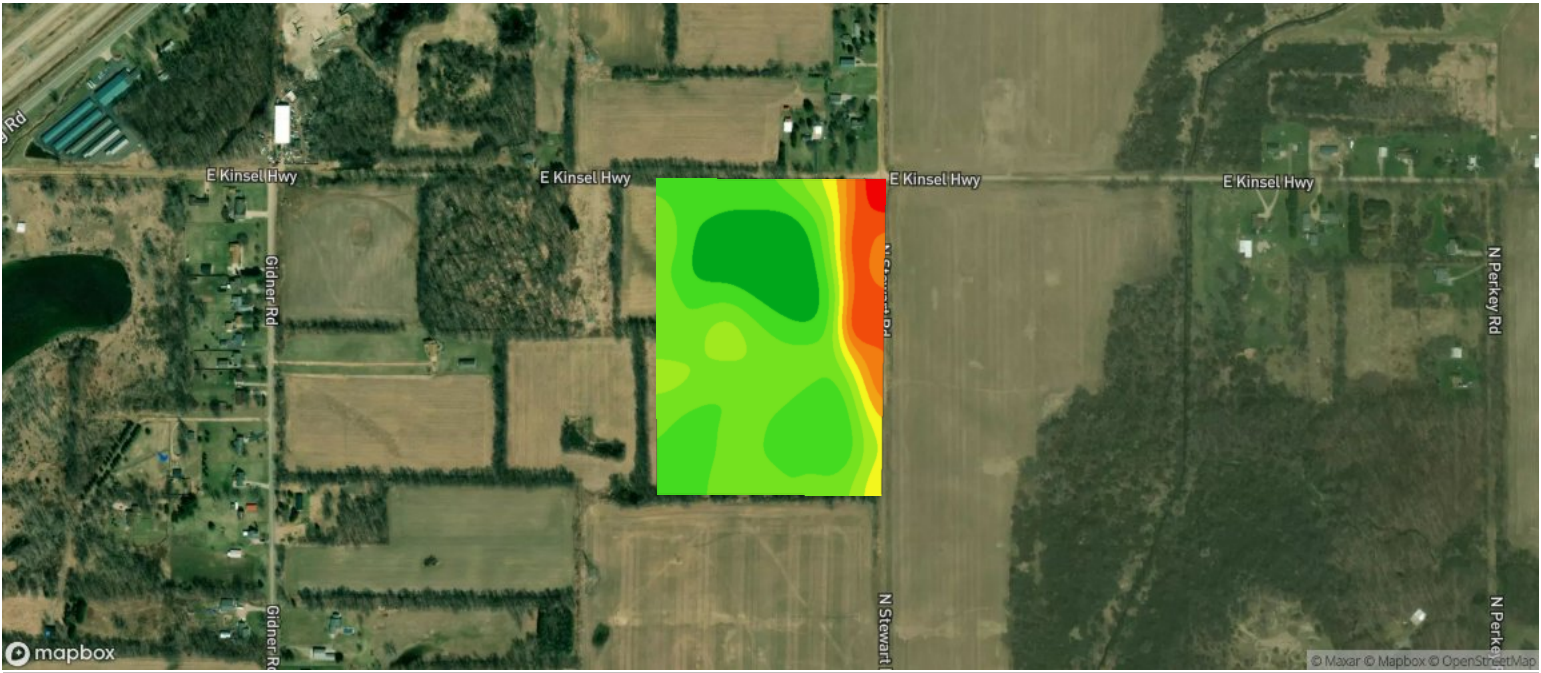
31 ac.

Avg. Elevation










903.95 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	922.33 ft - 925.90 ft	0.35	1.15%
	918.75 ft - 922.33 ft	0.62	2.02%
	915.18 ft - 918.75 ft	1.61	5.26%
	911.60 ft - 915.18 ft	2.46	8.01%
	908.03 ft - 911.60 ft	3.87	12.62%
	904.46 ft - 908.03 ft	3.93	12.81%
	900.88 ft - 904.46 ft	5.23	17.04%
	897.31 ft - 900.88 ft	5.83	19.0%
	893.74 ft - 897.31 ft	6.78	22.09%

1 field, 31 acres in Eaton County, MI



Source: Harmonized Landsat and Sentinel-2

All fields	Avg. NDVI	Date	
31 ac.	80.69	09/12/2024	
	NDVI RANGE	ACRES	PERCENT AREA
	64.46 - 67.00	0.25	0.82%
	67.00 - 69.53	1.66	5.4%
	69.53 - 72.06	1.11	3.63%
	72.06 - 74.59	0.70	2.29%
	74.59 - 77.13	1.04	3.38%
	77.13 - 79.66	2.17	7.08%
	79.66 - 82.19	10.29	33.54%
	82.19 - 84.73	9.20	29.97%
	84.73 - 87.26	4.26	13.89%

1 field, 31 acres in Eaton County, MI



All fields

Source: NRCS Soil Survey

31 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MaB	Marlette loam, 2 to 6 percent slopes	20.24	66.0%	2	63.0
CvraaB	Conover loam, 0 to 4 percent slopes	10.43	34.0%	2	42.0
MaC	Filer loam, 6 to 12 percent slopes	0.01	0.0%	3	60.9
30.69					55.9

1 field, 31 acres in Eaton County, MI



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

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

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

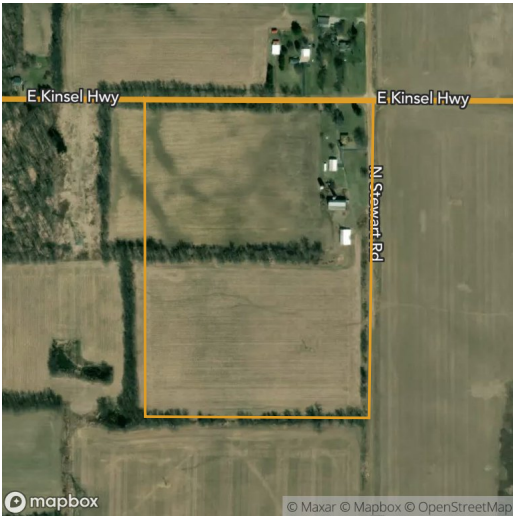
Source: FEMA National Flood Hazard Layer













All fields

31 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	30.69	100.0%
			30.69	

1 field, 31 acres in Eaton County, MI




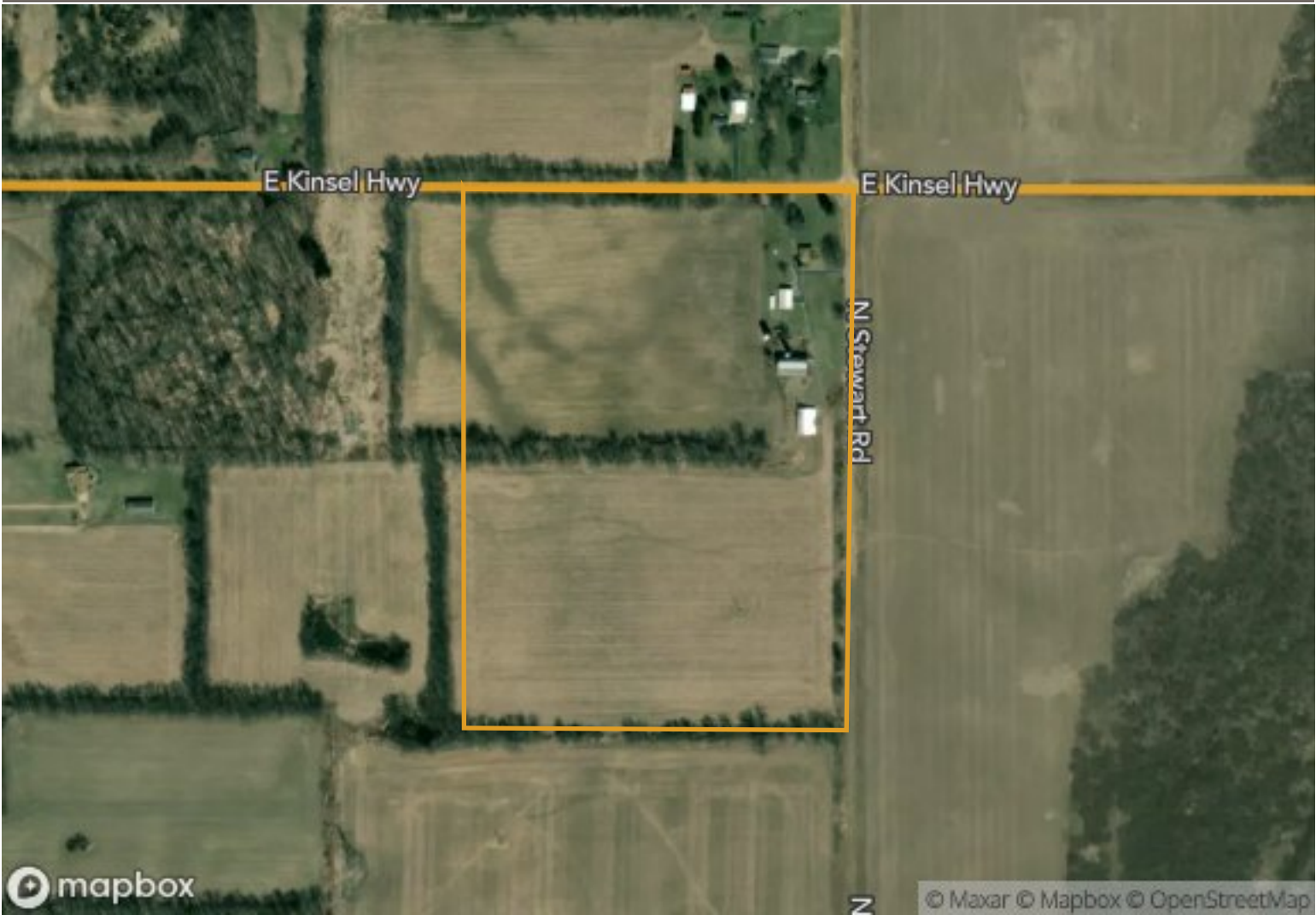
All fields						
31 ac.		2023	2022	2021	2020	2019
 Corn		45.8%	36.2%	1.4%	51.4%	35.2%
 Soybeans		37.2%	0.8%	48.0%	33.7%	49.1%
 Winter Wheat		–	45.2%	35.0%	–	–
 Developed		12.6%	1.9%	1.9%	–	–
 Non-Cropland		–	11.4%	10.0%	9.8%	6.2%
 Grass/Pasture		2.9%	2.9%	2.9%	5.1%	6.6%
 Other		1.5%	1.7%	0.8%	–	2.9%

Source: NASS Cropland Data Layer

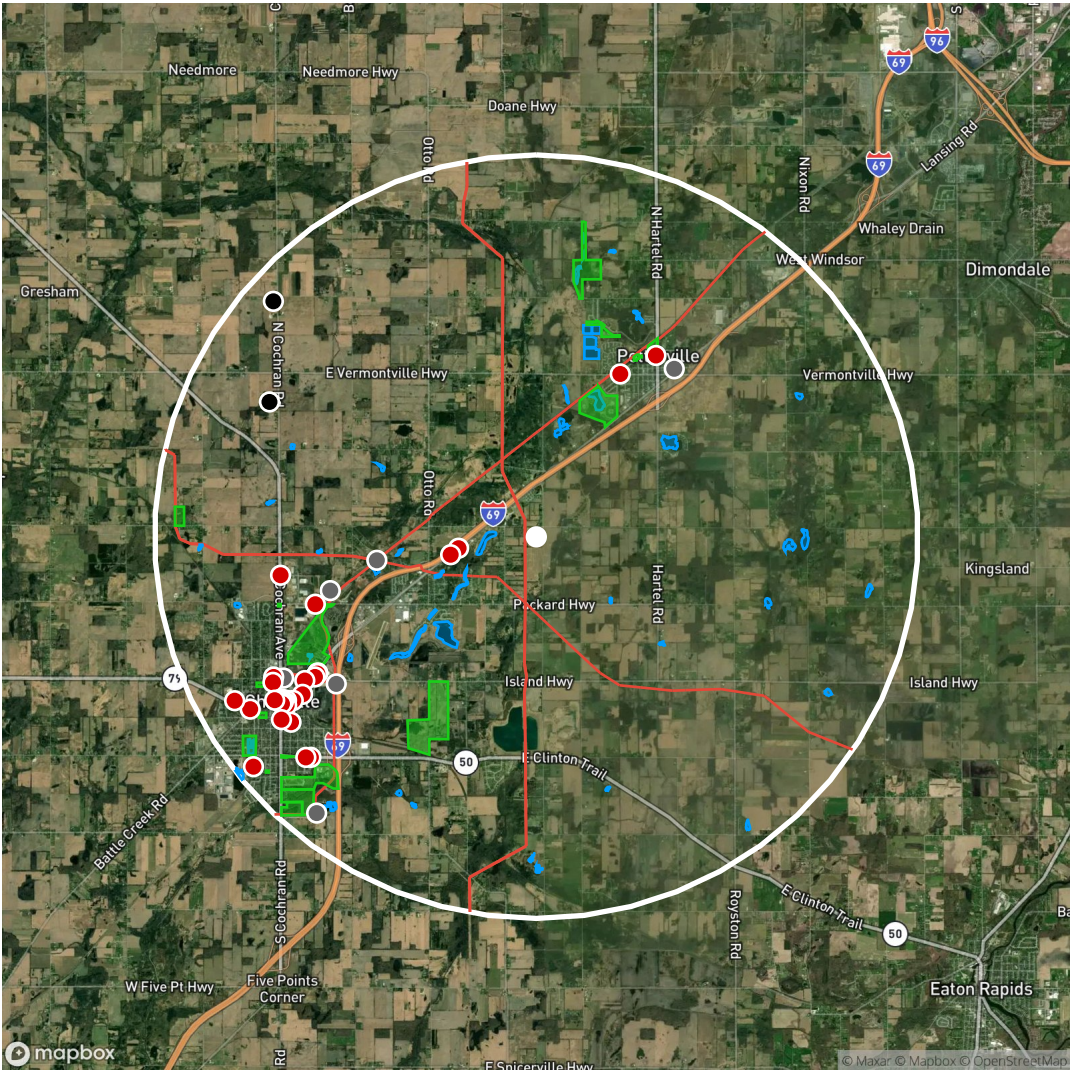
1 field, 31 acres in Eaton County, MI

Eaton County, MI

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all	 30.69	965.67	138,900.00	APN: 11000310000200	GIDNER, KEITH & ELLEN (02/07/2022)	1991 N STEWART RD, CHARLOTTE, MI 48813	NE FRL 1/4 OF NW FRL 1/4 EXCEPT W 350 FT. SEC.3, T2N,R4W, EATON TWP 1979



1 field, 31 acres in Eaton County, MI



Field 1 - 30.69 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	6	2.11
Oil/Gas Well	2	3.92
Transmission Line	9	0.15
Remediation Sites	30	1.03
Water Bodies	52	0.53
Parks/Protected Areas	18	1.7



United States
Department of
Agriculture

Eaton 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 11/27/24

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

2025 Program Year

CLU Date: November 27, 2024

2024 NAIP Production Imagery

Farm 6561
Tract 6881

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). *Tracts in other states will reflect NAIP 2022/2023. NAIP Early Access Production Imagery has gone through an initial quality control process but may not be final.

MICHIGAN
EATON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6561
Prepared : 2/18/25 2:06 PM CST
Crop Year : 2025

Tract Number : 6881
Description : T2N R4W, EATON TWP. SEC. 3
FSA Physical Location : MICHIGAN/EATON
ANSI Physical Location : MICHIGAN/EATON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : THE KEITH GIDNER AND ELLEN GIDNER REVOCABLE LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
28.98	23.36	23.36	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	23.36	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	6.66	0.00	52
Corn	9.00	0.00	87
Soybeans	7.70	0.00	28

TOTAL 23.36 0.00

NOTES

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1991 N STEWART RD CHARLOTTE, MI 48813 (Property Address)

Parcel Number: 110-003-100-002-00

No Images Found

Property Owner: GIDNER, KEITH / ELLEN REVOC TRUST

Summary Information

- > Assessed Value: \$159,450 | Taxable Value: \$90,455
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	GIDNER, KEITH / ELLEN REVOC TRUST 1991 N STEWART RD CHARLOTTE, MI 48813-0000	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	101 AGRICULTURAL-IMPROVED	Unit	110,EATON TOWNSHIP
School District	CHARLOTTE PUBLIC SCHOOLS	Assessed Value	\$159,450
SUB	Not Available	Taxable Value	\$90,455
PA	0	State Equalized Value	\$159,450
SPLITS	Not Available	Date of Last Name Change	03/04/2024
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
LOT LINE ADJ	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Qualified Agricultural	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$138,900	\$138,900	\$86,148
2022	\$131,100	\$131,100	\$82,046
2021	\$118,550	\$118,550	\$79,425

Land Information

Zoning Code	LA	Total Acres	31.750
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

NE FRL 1/4 OF NW FRL 1/4 EXCEPT W 350 FT. SEC.3, T2N,R4W, EATON TWP 1979

Date of Last Split/Combine	No Data to Display	Number of Splits Left	6
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/09/2023	\$0.00	OTH	GIDNER, KEITH MARTIN		07-DEATH CERTIFICATE	3082/0595
07/09/2023	\$0.00	OTH	GIDNER, ELLEN ANNE		07-DEATH CERTIFICATE	3082/0596
09/22/2016	\$0.00	QC	GIDNER, KEITH / ELLEN	GIDNER, KEITH / ELLEN REVOC TRUST	21-NOT USED/OTHER	2668/0944
09/21/2016	\$0.00	QC	GIDNER, KEITH/ELLEN REVOC TRUST	GIDNER, KEITH / ELLEN	21-NOT USED/OTHER	2642/1243
06/08/2010	\$0.00	QC	GIDNER, KEITH M & ELLEN A	GIDNER, KEITH/ELLEN REVOC TRUST	21-NOT USED/OTHER	2285/532

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1991 N STEWART RD CHARLOTTE, MI 48813 (Property Address)

Parcel Number: 110-003-100-002-00

No Images Found

Property Owner: GIDNER, KEITH / ELLEN REVOC TRUST**Summary Information**

> Assessed Value: \$159,450 | Taxable Value: \$90,455
 > Building Department information found

> Property Tax information found

Owner and Taxpayer Information

Owner	GIDNER, KEITH / ELLEN REVOC TRUST 1991 N STEWART RD CHARLOTTE, MI 48813- 0000	Taxpayer	SEE OWNER INFORMATION
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Amount DueCurrent Taxes: **\$1,897.07****Legal Description**

NE FRL 1/4 OF NW FRL 1/4 EXCEPT W 350 FT. SEC.3, T2N,R4W, EATON TWP 1979

Other Information**Recalculate amounts using a different Payment Date**

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

Enter a Payment Date

10/11/2024

Recalculate

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

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$1,897.07	\$0.00	02/29/2024	\$1,897.07	** Read Note(s) Above
2023	Summer	\$965.67	\$965.67	09/13/2023	\$0.00	
2022	Winter	\$1,801.46	\$1,801.46	02/22/2023	\$0.00	
2022	Summer	\$919.69	\$919.69	09/13/2022	\$0.00	
2021	Winter	\$1,431.73	\$1,431.73	02/28/2022	\$0.00	
2021	Summer	\$890.32	\$890.32	09/14/2021	\$0.00	
2020	Winter	\$1,340.47	\$1,340.47	01/27/2021	\$0.00	
2020	Summer	\$878.03	\$878.03	09/09/2020	\$0.00	
2019	Winter	\$1,348.57	\$1,348.57	02/19/2020	\$0.00	
2019	Summer	\$862.07	\$862.07	09/11/2019	\$0.00	

Load More Years

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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!



Doug Sheridan

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Website: www.sheridanauctionservice.com