



PROPERTY INFORMATION PACKAGE



Online Real Estate Auction:
116± Acres in 2 Tracts,
Bunker Hill Township, Ingham County, MI

Tuesday, March 18, 2025
Online bidding starts ending at 12PM

**Walk over inspections welcome during daylight hours.
Contact Sales Agent Jason Buher 517-256-3427**

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Disclaimer

Letter of Introduction

Exhibit A

Property Information

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.



February 3, 2025

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the lender to sell property located in Bunker Hill Township, Ingham County on Vicary and Nims Road, Leslie, MI 49251 at public auction.

This is an online auction only, with the bidding ending on Tuesday, March 18, 2025 at 12:00 PM. Walk over inspections are 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 Jason Buher 517-256-3427

Sincerely,

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

Doug Sheridan, CAI
Sheridan Realty & Auction Co.

Sheridan Realty & Auction Co.
740 S. Cedar St
Mason, MI 48854
517-676-9800
www.sheridanauctionservice.com

Property Features Tract 1 - Vicary Road

Parcel ID: 33-15-15-32-400-007

County: Ingham County

Township: Bunker Hill

Lot Size/Acreage: 76.54 acres (65 tillable), partially wooded with pond and drainage ditch

Zoned 102 Agricultural-Vacant

SUBJECT TO: PA116 Farmland Development Rights Agreement until December 31, 2043

School District: Leslie

Taxable Value: (2024) 114,132

SEV: (2024) 162,000

Taxes: (2024) \$4,325.66

Property Features Tract 2 - Nims Road

Parcel ID: 33-15-15-32-200-011

County: Ingham County

Township: Bunker Hill

Lot Size/Acreage: 39.25 acres (30 tillable), partially wooded

Zoned: 102 Agricultural-Vacant

SUBJECT TO: PA116 Farmland Development Rights Agreement until December 31, 2033

School District: Leslie

Taxable Value: (2024) 56,931

SEV: (2024) 83,350

Taxes: (2024) \$2,258.73

P.I.P.

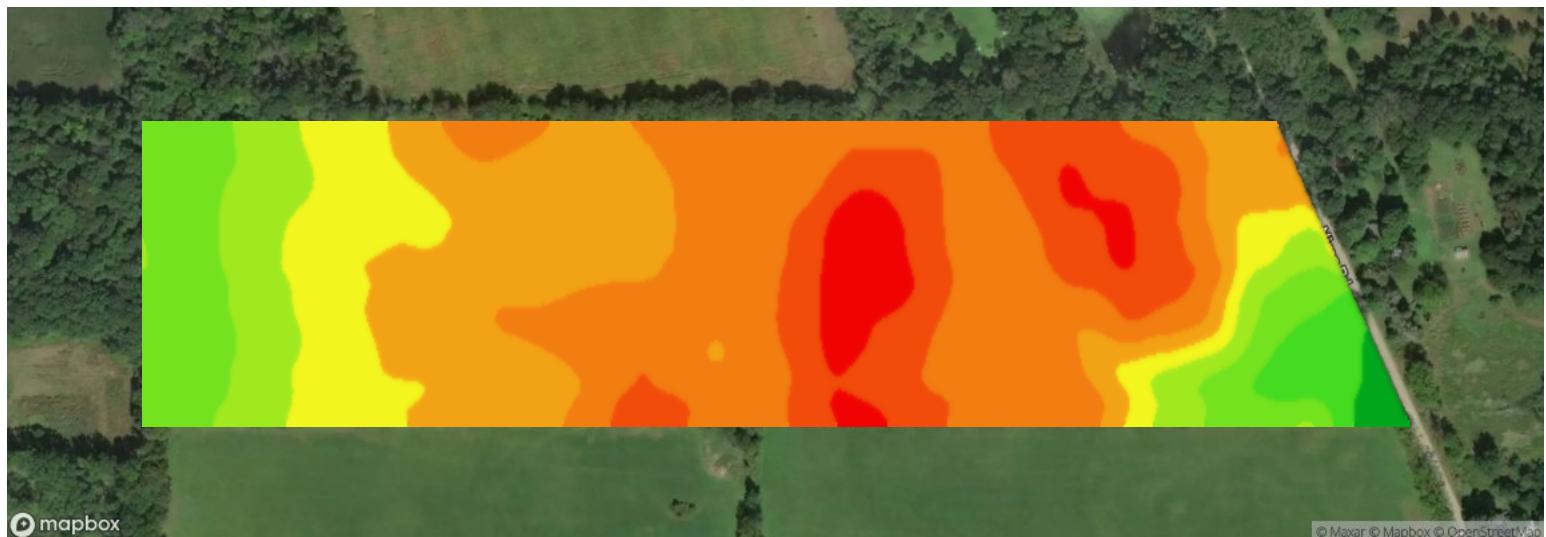
Thank you for reviewing the entire Property Information Package. We look forward to seeing you at the auction. If you have any questions, please don't hesitate to contact us!

Phone: (517) 676-9800

Email: jason@sheridanauctionservice.com

Website: [**www.sheridanauctionservice.com**](http://www.sheridanauctionservice.com)

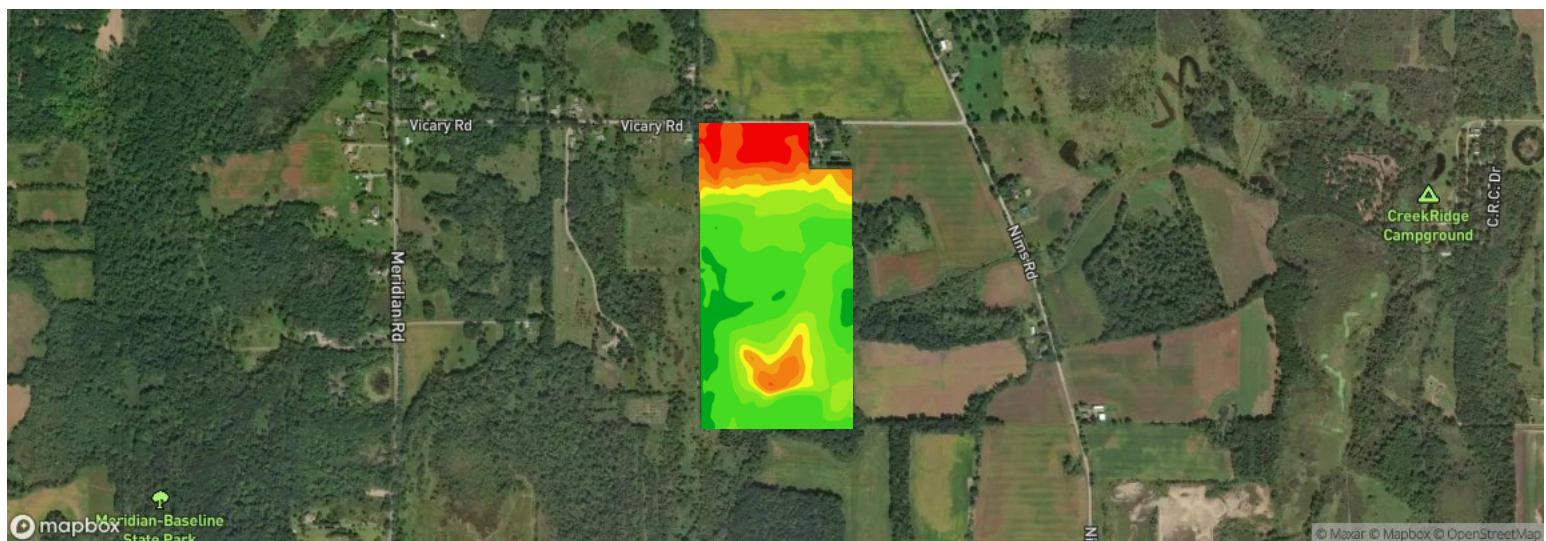


2 fields, 116 acres in Ingham County, MI

Field 1
Avg. Elevation

39 ac.

961.75 ft

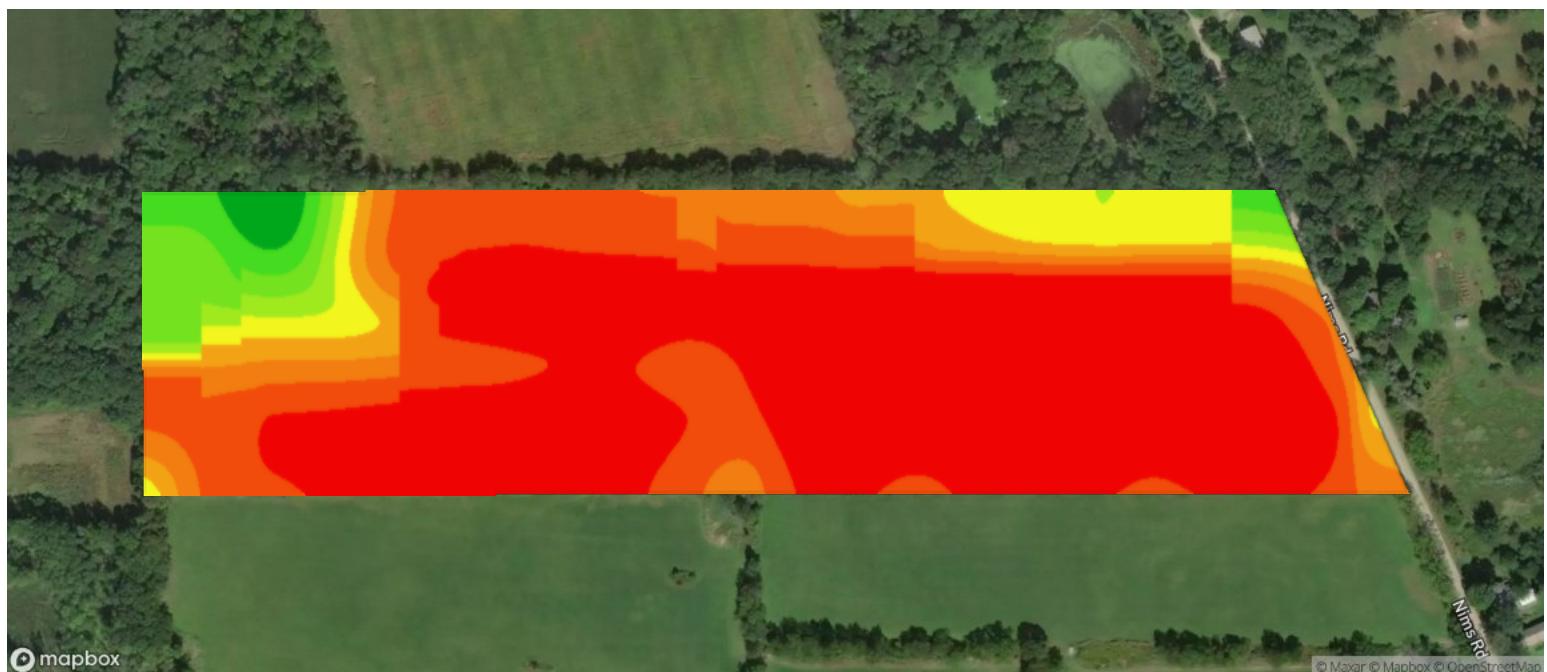
ELEVATION RANGE	ACRES	PERCENT AREA
971.30 ft - 975.16 ft	1.75	4.46%
967.43 ft - 971.30 ft	5.73	14.6%
963.56 ft - 967.43 ft	11.20	28.52%
959.69 ft - 963.56 ft	8.25	21.01%
955.82 ft - 959.69 ft	4.19	10.67%
951.95 ft - 955.82 ft	3.07	7.82%
948.08 ft - 951.95 ft	3.81	9.7%
944.21 ft - 948.08 ft	0.93	2.38%
940.34 ft - 944.21 ft	0.33	0.83%

2 fields, 116 acres in Ingham County, MI

Field 2
Avg. Elevation

77 ac.

938.38 ft

ELEVATION RANGE	ACRES	PERCENT AREA
956.27 ft - 960.03 ft	4.98	6.49%
952.52 ft - 956.27 ft	3.70	4.83%
948.76 ft - 952.52 ft	3.33	4.34%
945.00 ft - 948.76 ft	4.19	5.46%
941.25 ft - 945.00 ft	4.62	6.02%
937.49 ft - 941.25 ft	8.66	11.3%
933.73 ft - 937.49 ft	16.39	21.37%
929.98 ft - 933.73 ft	24.98	32.58%
926.22 ft - 929.98 ft	5.83	7.6%

2 fields, 116 acres in Ingham County, MI


Source: Harmonized Landsat and Sentinel-2

Field 1
Avg. NDVI

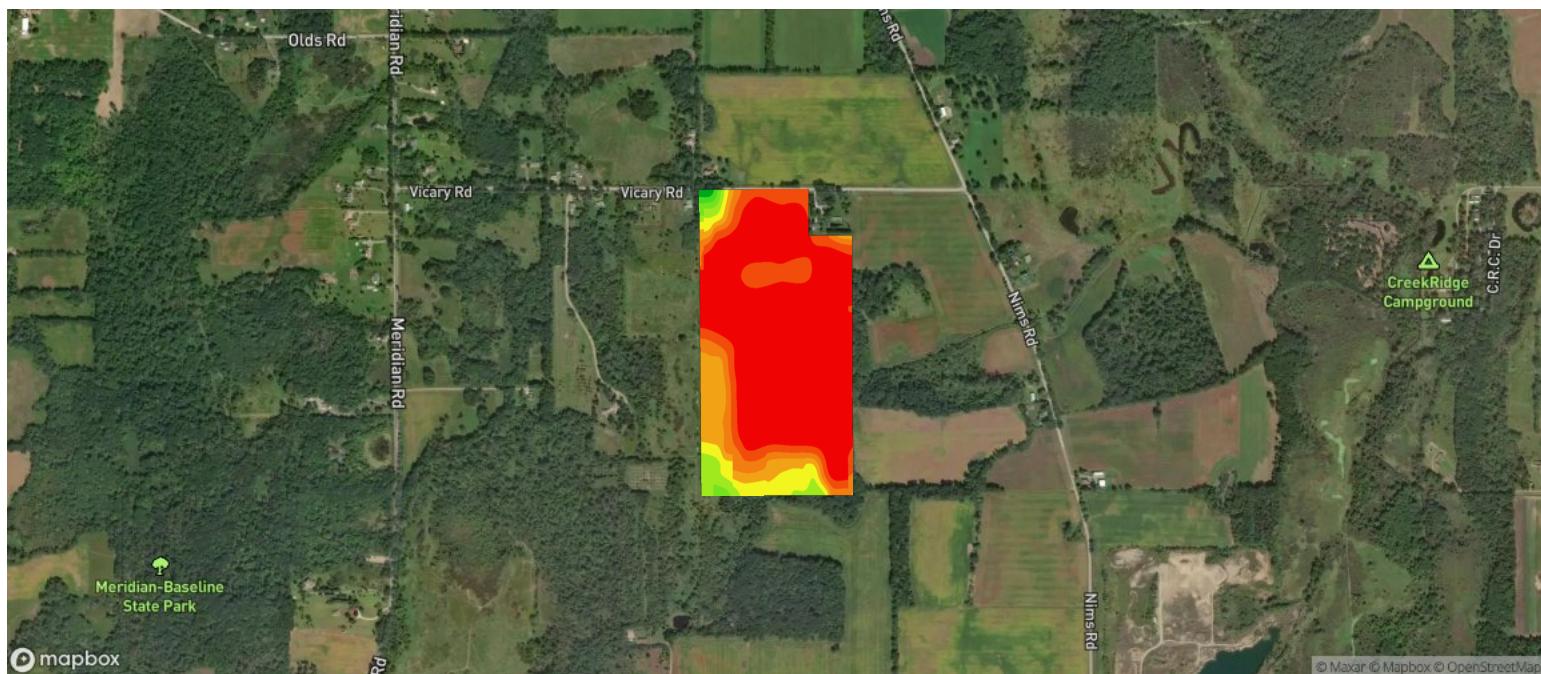
39 ac.

14.60

Date

11/08/2024

NDVI RANGE	ACRES	PERCENT AREA
5.10 - 10.48	20.70	52.73%
10.48 - 15.87	8.06	20.52%
15.87 - 21.25	2.98	7.6%
21.25 - 26.64	1.94	4.95%
26.64 - 32.02	2.31	5.88%
32.02 - 37.41	0.65	1.65%
37.41 - 42.79	1.39	3.53%
42.79 - 48.18	0.82	2.1%
48.18 - 53.56	0.40	1.03%

2 fields, 116 acres in Ingham County, MI


Source: Harmonized Landsat and Sentinel-2

Field 2
Avg. NDVI

77 ac.

12.78

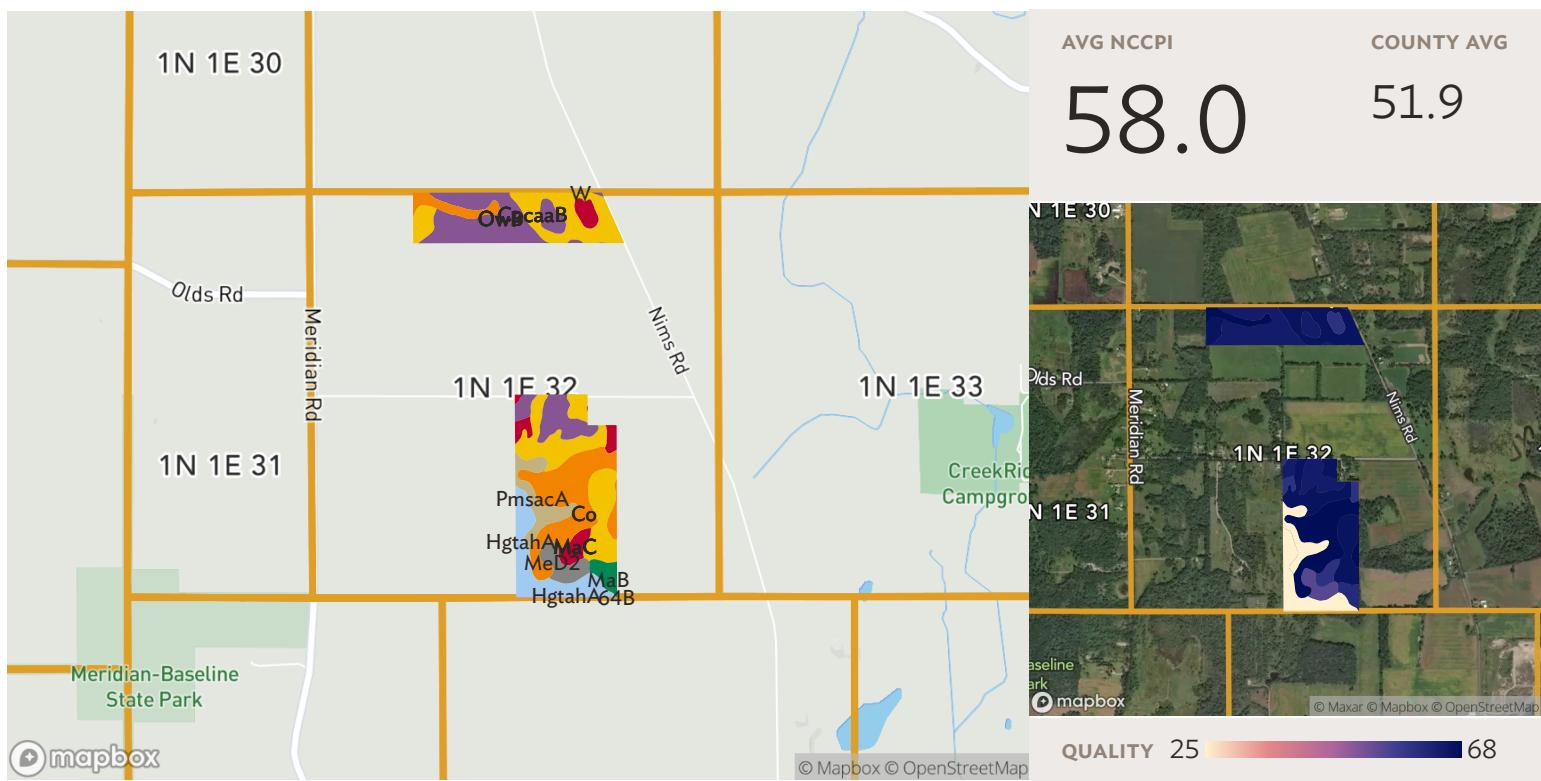
Date

11/08/2024

NDVI RANGE	ACRES	PERCENT AREA
3.56 - 10.01	49.19	64.15%
10.01 - 16.45	9.38	12.23%
16.45 - 22.90	4.58	5.97%
22.90 - 29.35	6.21	8.1%
29.35 - 35.79	3.99	5.2%
35.79 - 42.24	2.39	3.12%
42.24 - 48.69	0.56	0.73%
48.69 - 55.13	0.21	0.28%
55.13 - 61.58	0.18	0.23%



2 fields, 116 acres in Ingham County, MI



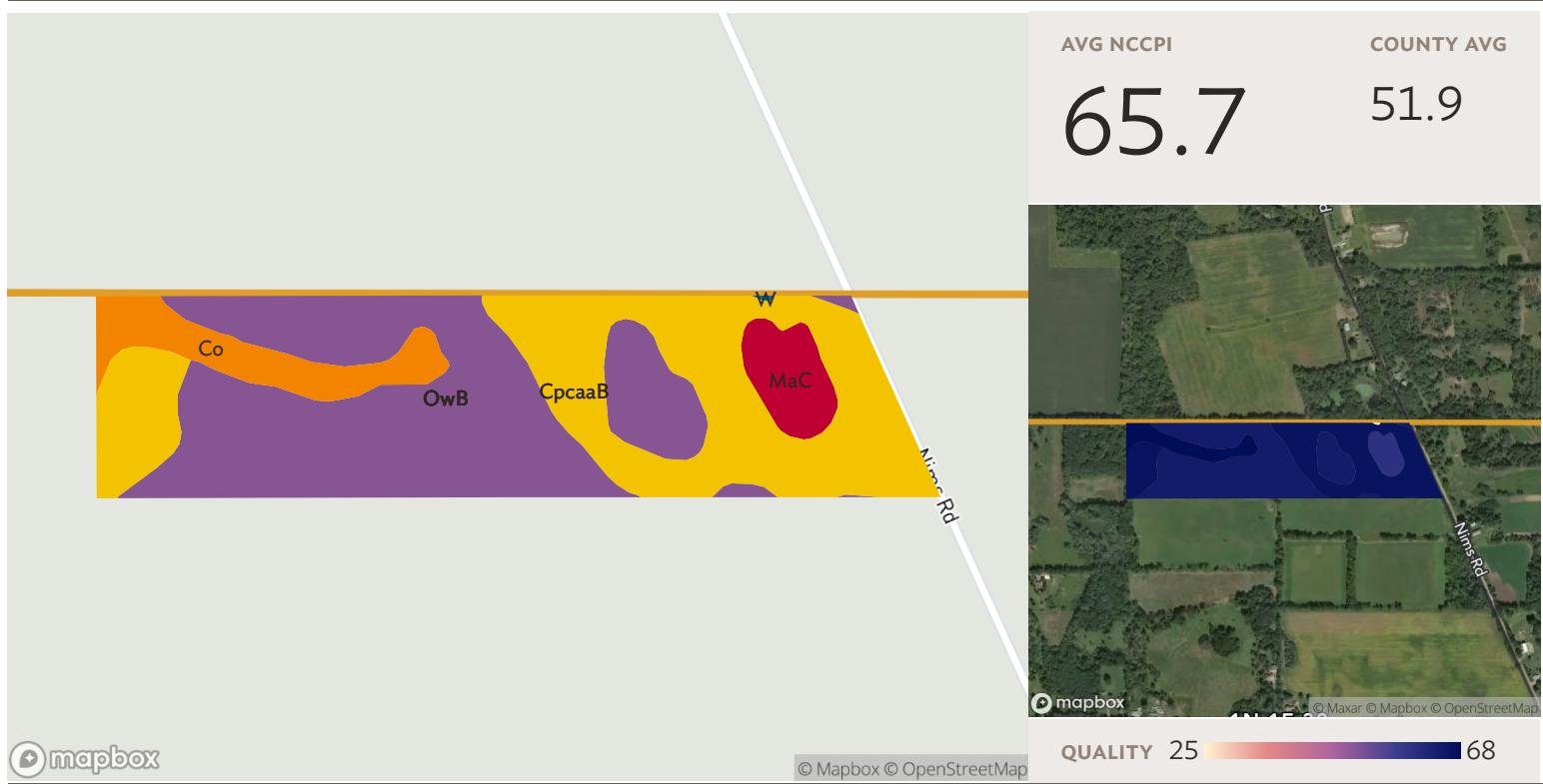
All fields

116 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ CpcaaB	Capac loam, 0 to 4 percent slopes	34.67	29.9%	2	66.3
■ OwB	Owosso-Marlette sandy loams, 2 to 6 percent slopes	26.25	22.6%	2	64.6
■ Co	Colwood-Brookston loams	23.62	20.4%	2	72.7
■ HgtahA	Houghton muck, 0 to 1 percent slopes	11.40	9.8%	5	11.0
■ MaC	Filer fine sandy loam, Saginaw Lobe, 6 to 12 percent slopes	6.88	5.9%	3	59.9
■ PmsacA	Palms muck, 0 to 1 percent slopes	6.16	5.3%	5	14.6
■ MeD2	Marlette loam, 12 to 18 percent slopes, eroded	4.12	3.6%	4	54.6
■ MaB	Marlette fine sandy loam, 2 to 6 percent slopes	2.47	2.1%	2	61.2
■ HgtahA	Houghton muck, 0 to 1 percent slopes	0.36	0.3%	5	11.0

2 fields, 116 acres in Ingham County, MI

■	W	Water	0.02	0.0%	N/A
■	64B	Marlette-Owosso complex, 2 to 6 percent slopes	0.00	0.0%	2 66.0
115.92				58.0	

2 fields, 116 acres in Ingham County, MI


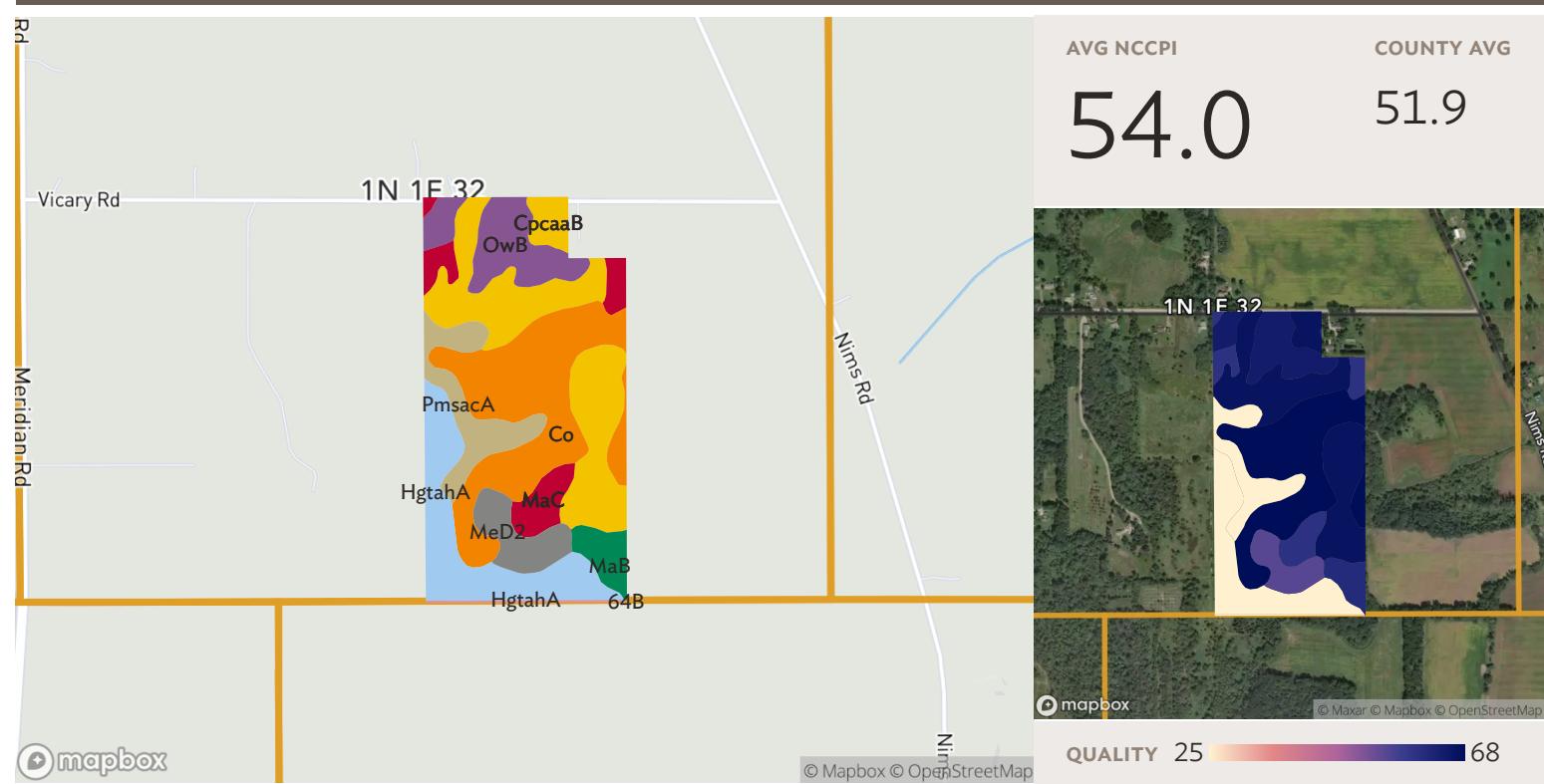
Field 1

39 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ OwB	Owosso-Marlette sandy loams, 2 to 6 percent slopes	18.78	47.8%	2	64.6
■ CpcaaB	Capac loam, 0 to 4 percent slopes	14.99	38.2%	2	66.3
■ Co	Colwood-Brookston loams	3.53	9.0%	2	72.7
■ MaC	Filer fine sandy loam, Saginaw Lobe, 6 to 12 percent slopes	1.95	5.0%	3	59.9
■ W	Water	0.02	0.0%		N/A
		39.24			65.7

2 fields, 116 acres in Ingham County, MI



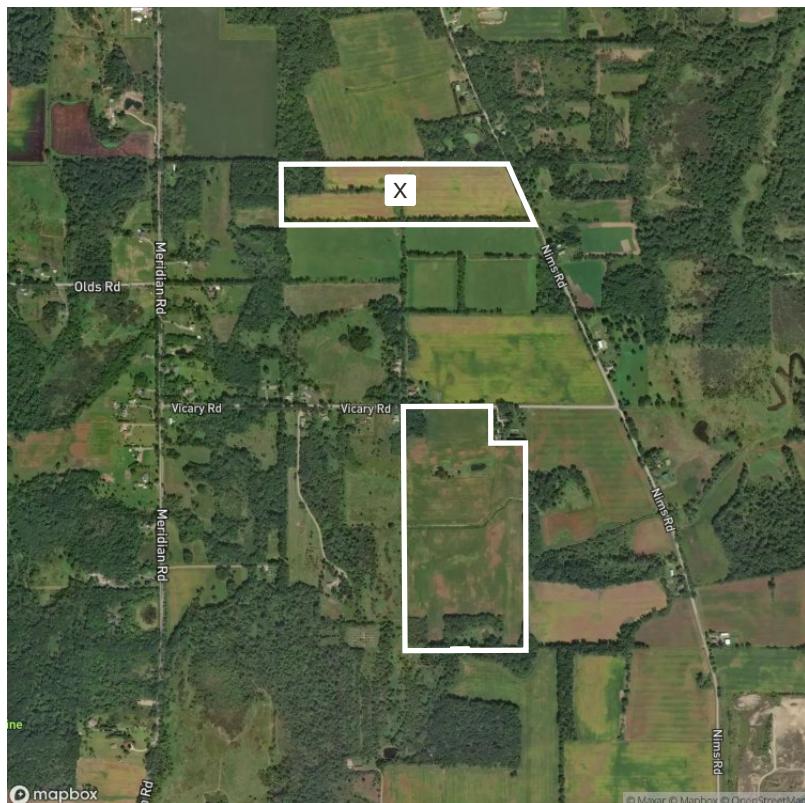
Field 2

77 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Co	Colwood-Brookston loams	20.09	26.2%	2	72.7
CpcaaB	Capac loam, 0 to 4 percent slopes	19.68	25.7%	2	66.3
HgtahA	Houghton muck, 0 to 1 percent slopes	11.40	14.9%	5	11.0
OwB	Owosso-Marlette sandy loams, 2 to 6 percent slopes	7.47	9.7%	2	64.6
PmsacA	Palms muck, 0 to 1 percent slopes	6.16	8.0%	5	14.6
MaC	Filer fine sandy loam, Saginaw Lobe, 6 to 12 percent slopes	4.93	6.4%	3	59.9
MeD2	Marlette loam, 12 to 18 percent slopes, eroded	4.12	5.4%	4	54.6
MaB	Marlette fine sandy loam, 2 to 6 percent slopes	2.47	3.2%	2	61.2
HgtahA	Houghton muck, 0 to 1 percent slopes	0.36	0.5%	5	11.0

2 fields, 116 acres in Ingham County, MI

 64B	Marlette-Owosso complex, 2 to 6 percent slopes	0.00	0.0%	2	66.0
		76.68			54.0

2 fields, 116 acres in Ingham 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
	Floodway  Colorado River Floodway, Area of Special Consideration, Density Fringe Area
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
OTHER AREAS	 Areas with Flood Risk due to Levee Zone D
	 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

116 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	115.94	100.0%
115.94				

2 fields, 116 acres in Ingham 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
		Colorado River Floodway, Area of Special Consideration, Density Fringe Area
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
OTHER AREAS		Areas with Flood Risk due to Levee Zone D
		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.

Field 1

39 ac.

Source: FEMA National Flood Hazard Layer

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<input type="checkbox"/>	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	39.26
				39.26

2 fields, 116 acres in Ingham 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
		Colorado River Floodway, Area of Special Consideration, Density Fringe Area
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
OTHER AREAS		Areas with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D

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

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

Source: FEMA National Flood Hazard Layer

Field 2

77 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	76.68
				76.68

VICARY RD LESLIE, MI 49251 (Property Address)

Parcel Number: 33-15-15-32-400-007



Item 1 of 1

1 Image / 0 Sketches

Property Owner: DJO BUNKER HILL 1 LLC

Summary Information

> Assessed Value: \$162,000 | Taxable Value: \$114,132

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Important Message

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information

Owner	DJO BUNKER HILL 1 LLC 2061 TOMLINSON RD MASON, MI 48854	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	102 AGRICULTURAL-VACANT	Unit	15 BUNKER HILL TWP
School District	LESLIE PUBLIC SCHOOLS	Assessed Value	\$162,000
MAP #	No Data to Display	Taxable Value	\$114,132
USER NUMBER IDX	0	State Equalized Value	\$162,000
USER ALPHA 1	Not Available	Date of Last Name Change	11/18/2013
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 01/08/2013

Qualified Agricultural	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$163,800	\$163,800	\$108,698
2022	\$163,800	\$163,800	\$103,522
2021	\$148,850	\$148,850	\$100,215

Land Information

By continuing to use this website you agree to the [BS&A Online Terms of Use](#).  76.540
\$960

Renaissance Zone No

Renaissance Zone Expiration No Data to Display

ECF Neighborhood AGRICULTURAL
Lot Dimensions/Comments No Data to Display

Date
Mortgage Code No Data to Display
Neighborhood Enterprise No
Zone

Lot(s)

Frontage

Depth

No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

B 32-13 W 1/2 OF SE 1/4 OF SEC. 32, T1NR1E - EXC COMM AT E 1/4 COR OF SEC 32 - S89D 52'31"W ALNG EW 1/4 LN 1327.99 FT TO POB - S0D5'57"W ALNG E LN OF W 1/2 OF SE 1/4 400 FT - S89D52'31"W 377 FT - N0D5'57"E 400 FT - N89D52'31"E ALNG EW 1/4 LN 377 FT TO POB 76.54 A.

Land Division Act Information

Date of Last Split/Combine	11/18/2013	Number of Splits Left	0
Date Form Filed	11/18/2013	Unallocated Div.s of Parent	0
Date Created	11/18/2013	Unallocated Div.s Transferred	0
Acreage of Parent	80.00	Rights Were Transferred	Not Available
Split Number	2	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/20/2012	\$370,000.00	WD	PATRICK BILLY JOE & LINDA	DJO BUNKER HILL 1 LLC	03-ARM'S LENGTH	2013/000936

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NIMS RD LESLIE, MI 49251 (Property Address)

Parcel Number: 33-15-15-32-200-011



Item 1 of 2

2 Images / 0 Sketches

Property Owner: DRO RE ONE LLC

Summary Information

> Assessed Value: \$83,350 | Taxable Value: \$56,931

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Important Message

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

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Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information

Owner	DRO RE ONE LLC 4344 MERIDIAN RD LESLIE, MI 49251	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	102 AGRICULTURAL-VACANT	Unit	15 BUNKER HILL TWP
School District	LESLIE PUBLIC SCHOOLS	Assessed Value	\$83,350
MAP #	No Data to Display	Taxable Value	\$56,931
USER NUMBER IDX	0	State Equalized Value	\$83,350
USER ALPHA 1	Not Available	Date of Last Name Change	11/18/2013
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 11/18/2013

Qualified Agricultural	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$84,100	\$84,100	\$54,220
2022	\$84,100	\$84,100	\$51,639
2021	\$76,300	\$76,300	\$49,990

Land Information

Zoning Code	A1	Total Acres	39.260
Land Value	\$166,740	Land Improvements	\$0

Renaissance Zone	No	Renaissance Zone Expiration	No Data to Display
ECF Neighborhood	AGRICULTURAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No
Lot(s)	Frontage	Depth	
No lots found.			
	Total Frontage: 0.00 ft	Average Depth: 0.00 ft	

Legal Description

(B32-1) THAT PART OF N 1/2 OF NE 1/4 OF NW 1/4 & N 1/2 OF NE 1/4 OF SEC 32 T1N R1E LYING W OF NIMS RD DESC AS: BEG AT N 1/4 COR OF SEC 32 - S89D47'1"E ALNG N SEC LN 1141.19 FT TO C/L OF NIMS RD - S24D8'28"E ALNG SD C/L 443.93 FT- S23D51'58"E ALNG SD C/L 275.05 FT - N89D48'48"W ALNG S LN OF N 1/2 OF N 1/2 OF NE 1/4 1434.37 FT TO NS 1/4 LN- N89D55'50"W ALNG S LN OF N 1/2 OF NE 1/4 OF NW 1/4 1317.51 FT - N0D0'3"W ALNG W LN OF NE 1/4 OF NW 1/4 656.59 FT - S89D54'58"E ALNG N SEC LN 1317.95 FT TO POB 39.25 AC

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
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
09/12/2013	\$128,900.00	LC	MCDERMOTT CAROL &	DRO RE ONE LLC YANIK S & G & B	03-ARM'S LENGTH	2013/045113

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INGHAM COUNTY MICHIGAN

Ingham County Parcels 1/9/2025 2:48:39 PM



Disclaimer: The data is provided for reference only and WITHOUT WARRANTY of any kind.



United States
Department of
Agriculture

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 10/7/24

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: October 7, 2024

2024 NAIP Provisional Imagery*

Farm 8087
Tract 6718

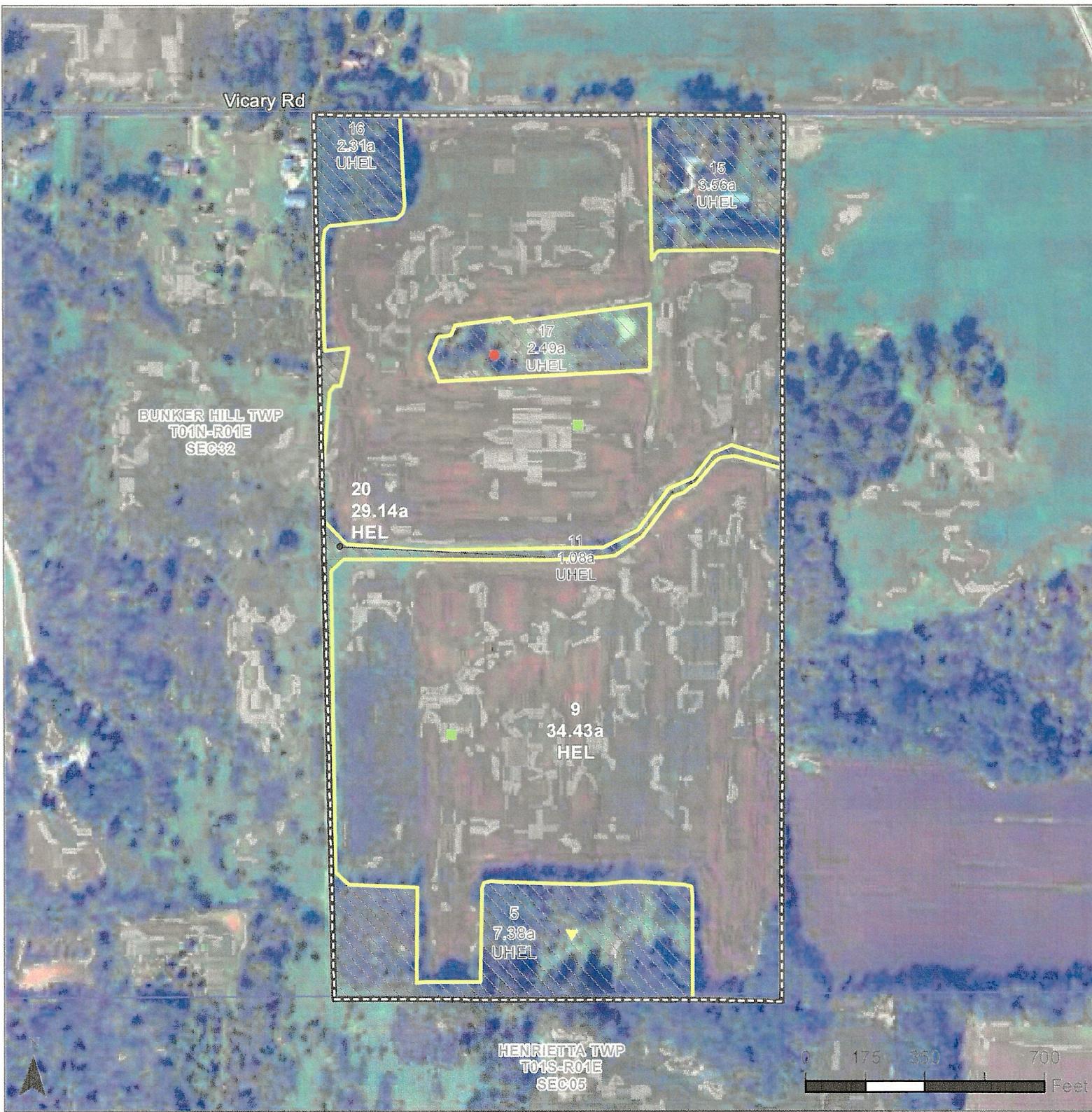
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 Provisional Imagery is not final production imagery and may show discoloration/shift.



United States
Department of
Agriculture

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 10/7/24

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

2025 Program Year

CLU Date: October 7, 2024

2024 NAIP Provisional Imagery*

**Farm 2238
Tract 3277**

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 Provisional Imagery is not final production imagery and may show discoloration/shift.



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1/14/2016 8:43:00 AM

2016-001837

DERRICK QUINNEY

INGHAM COUNTY MICHIGAN

REGISTER OF DEEDS

RECORDED ON:

01/19/2016 9:28 AM

PAGES: 2

STATE OF MICHIGAN - FARMLAND DEVELOPMENT RIGHTS AGREEMENT



THIS FARMLAND DEVELOPMENT RIGHTS AGREEMENT, MADE AND EXECUTED THIS 30th day of December AD 2015, by and between **DJO Bunker Hill 1 LLC** at 2061 Tomlinson Road Mason MI 48854 hereinafter referred to as the "Owner" and the Department of Agriculture and Rural Development for and on behalf of the State of Michigan; 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 W 1/2 of the SE 1/4 of Section 32, T1N R1E, EXC comm at the E 1/4 cor of Sec 32, T1N R1E, Michigan Meridian, th S 89deg52'31" W, alg the N Sec In, 1322.99 ft to the POB, th S 00deg05'57" W alg the E In of the W 1/2 of the SE 1/4 of sd Sec, 400.00 ft, th S 89deg52'31" W, 377.00 ft, th N 00deg05'57" E, 400.00 ft, th N 89deg52'31" E, alg the N Sec In, 377.00 ft to the POB. All land described located in Section 32, T1N R1E, Bunker Hill Township, Ingham County, Michigan. (77)

WHEREAS, Subject Property is now devoted to agricultural uses and uses compatible thereto; and WHEREAS, the Owner and State of Michigan 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 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; and

WHEREAS, both the Owner and the State of Michigan 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 local governing body and the state land use agency.
3. Land improvements shall not be made except for use consistent with farm operations or with the approval of the local governing body and the state land use agency.
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 the Department of Agriculture and Rural Development shall 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 the Department of Agriculture and Rural Development, and the Bunker Hill Township Board.
7. The term of this Agreement shall be for thirty (30) years, commencing on the 1st day of January, 2014, and ending on the 31st day of December, 2043.
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.
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.

IN WITNESS THEREOF, the party(ies) have executed this Agreement as of the date above written.

(X)

Jeffrey R. Oesterle, Mbr, DJO Bunker Hill 1 LLC

(X)

Dawn Oesterle, Mbr, DJO Bunker Hill 1 LLC

(X) _____

(X) _____

AGREEMENT# 33-67252-123143

2014AGREEMENT ljo

Prepared by and Return to:
James A. Johnson, Director
Environmental Stewardship Division
Michigan Department of Agriculture & Rural Development
P O Box 30449
Lansing MI 48909-7949

STATE OF MICHIGAN

COUNTY OF Ingham

On this 30th day of December AD 2015, before me, a Notary Public, personally appeared Jeffrey R Oesterle, Mbr, DJO Bunker Hill 1 LLC 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.

My Commission Expires: 03/04/2019

(x) Larry J. Sheridan

Notary Public

Ingham County, MI acting in Ingham County, MI

STATE OF MICHIGAN

COUNTY OF Ingham

On this 30th day of December AD 2015, before me, a Notary Public, personally appeared Dawn Oesterle, Mbr, DJO Bunker Hill 1 LLC 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.

My Commission Expires: 03/04/2019

(x) Larry J. Sheridan

Notary Public

Ingham County, MI acting in Ingham County, MI

STATE OF MICHIGAN

COUNTY OF _____

On this _____ day of _____ AD _____, before me, a Notary Public, personally appeared 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)

Notary Public

My Commission Expires: _____

County, MI acting in _____ County, MI

STATE OF MICHIGAN

COUNTY OF _____

On this _____ day of _____ AD _____, before me, a Notary Public, personally appeared 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)

Notary Public

My Commission Expires: _____

County, MI acting in _____ County, MI

SPACE BELOW FOR DEPARTMENT USE ONLY

State of Michigan
Department of Agriculture and Rural Development

Richard A. Harlow
Richard A. Harlow, Program Manager
Farmland & Open Space Preservation Program
Environmental Stewardship Division

STATE OF MICHIGAN
COUNTY OF INGHAM

On this JAN 08 2016 AD, before me, a Notary Public in and for said County personally appeared Richard A. Harlow, 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

Lexava L. Smith, Notary Public
Eaton County, Michigan acting in Ingham County, Michigan
My Commission Expires: April 17, 2019



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12/28/2012 1:05:00 PM

2013-000938

CURTIS HERTEL JR

INGHAM COUNTY MICHIGAN

REGISTER OF DEEDS

RECORDED ON:

01/07/2013 2:50 PM

PAGES: 1

Michigan Department of Treasury
3876 (Rev. 3-10)This form is issued under authority of P.A. 260 of
2000 and P.A. 378 of 2006. Filing is mandatory.**Affidavit Attesting that Qualified Agricultural Property or Qualified Forest
Shall Remain Qualified Agricultural Property**

INSTRUCTIONS: This form must be filed to claim that a transfer of property is not a statutory transfer of ownership because the property will continue to be qualified agricultural or qualified forest property. This form must be filed with the register of deeds for the county in which the qualified agricultural property is located and then with the assessor of the local tax collecting unit where this property is located.

1. Street Address of Property <u>302 Vicary</u>	2. County <u>Ingham</u>
3. City/Township/Village Where Real Estate is Located <u>Bunkerhill</u>	<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village
4. Name of Property Owner(s) (Print or Type) <u>DJO Bunkerhill I LLC</u>	5. Property ID Number (from Tax Bill or Assessment Notice) <u>33-15-15-32-400-001</u>
6. Legal Description (Legal description is required; attach additional sheets if necessary) <u>The West 1/2 of the Southeast 1/4 of Section 32, T1N, R1E</u>	7. Percentage of This Property Which Is Currently and Will Remain Qualified Agricultural Property (#7 does not apply to the Qualified Forest Program)
8. Daytime Telephone Number	9. E-mail Address

CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is and will remain qualified agricultural or qualified forest property.

Signed Jeffrey R. OesterleName (Print or Type) Jeffrey R. Oesterle
Title Manager of DJO I LLC

Must be signed by owner, partner, corporate officer, or a duly authorized agent.

State of MICHIGANCounty of INGHAMAcknowledged before me this 20thday of December 2012By DJO Bunkerhill I LLC by Jeffrey R. Oesterle +Notary Signature Richard HicksName of Notary (Print or Type) Richard Hicks

Notary Public, State of Michigan,

County of EatonMy commission expires: 3-26-2014Acting in the County of InghamDrafter's Name Jeffrey R. OesterleDrafter's Address 2061 Tomlinson Rd
Mason, MI 48854

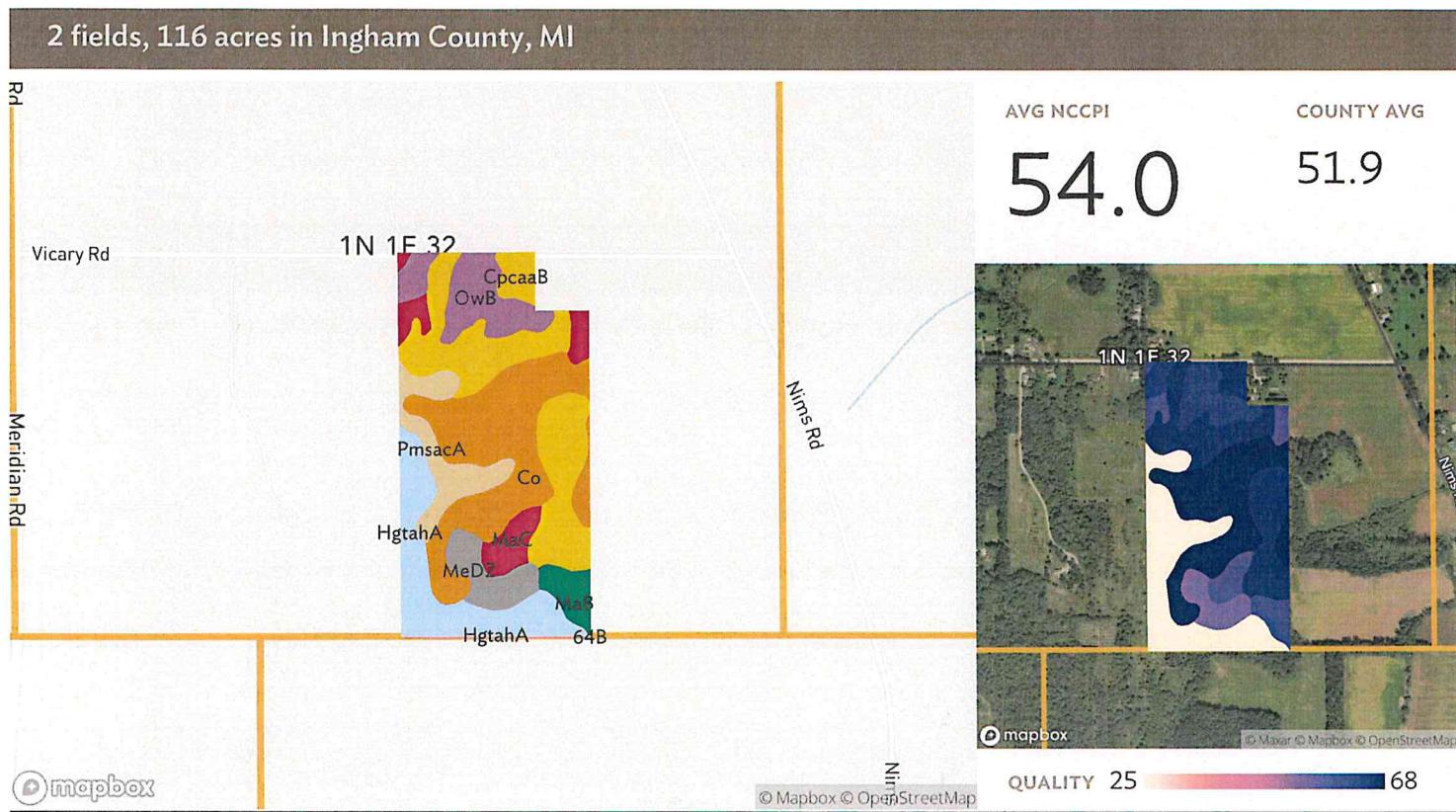
Is the percentage stated above in number 7 the current percentage of the property

that is qualified agricultural property? Yes No N/A (Qualified Forest Only)

If not, what is the correct percentage of the property that is currently qualified agricultural property?

Assessor's Signature	Date
----------------------	------

33-12275188-ELN



Field 2

77 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Co	Colwood-Brookston loams	20.09	26.2%	2	72.7
CpcaaB	Capac loam, 0 to 4 percent slopes	19.68	25.7%	2	66.3
HgtahA	Houghton muck, 0 to 1 percent slopes	11.40	14.9%	5	11.0
OwB	Owosso-Marlette sandy loams, 2 to 6 percent slopes	7.47	9.7%	2	64.6
PmsacA	Palms muck, 0 to 1 percent slopes	6.16	8.0%	5	14.6
MaC	Filer fine sandy loam, Saginaw Lobe, 6 to 12 percent slopes	4.93	6.4%	3	59.9
MeD2	Marlette loam, 12 to 18 percent slopes, eroded	4.12	5.4%	4	54.6
MaB	Marlette fine sandy loam, 2 to 6 percent slopes	2.47	3.2%	2	61.2
HgtahA	Houghton muck, 0 to 1 percent slopes	0.36	0.5%	5	11.0

2 fields, 116 acres in Ingham County, MI

■ 64B Marlette-Owosso complex, 2 to 6 percent slopes	0.00	0.0%	2	66.0
	76.68			54.0

2 fields, 116 acres in Ingham County, MI


Field 2

77 ac.

Avg. Elevation

938.38 ft

ELEVATION RANGE	ACRES	PERCENT AREA
956.27 ft - 960.03 ft	4.98	6.49%
952.52 ft - 956.27 ft	3.70	4.83%
948.76 ft - 952.52 ft	3.33	4.34%
945.00 ft - 948.76 ft	4.19	5.46%
941.25 ft - 945.00 ft	4.62	6.02%
937.49 ft - 941.25 ft	8.66	11.3%
933.73 ft - 937.49 ft	16.39	21.37%
929.98 ft - 933.73 ft	24.98	32.58%
926.22 ft - 929.98 ft	5.83	7.6%

1124 100032, 1-15

52

25

Parcel No. 15
T 1 N S 1 E
Ingham County

Michigan Belzinger, a. s.,
Consumers Power Company

Received by Record on..... 301 day of 1958, at 8:00 A.M. (Local Time)

Michigan Belzinger, a. s., Michigan Belzinger and Elsa Belzinger, also known as Elsa R. Belzinger, his wife and in her own right
and per A. S., in consideration of \$200.00, paid to the CONSUMERS POWER COMPANY, a Michigan corporation authorized to do business in Michigan, named
party, receipt of which is hereby acknowledged, hereby, and witness to the second party, its successors and assigns, hereto, the payment and
right, title, and interest herein contained, being, poles, wires, cables, conductors and other fixtures and appurtenances for the purpose of transmitting
and distributing electricity and/or conducting a communication business, as, now, under and after the following described period, of such fixtures
all public Michigan state or adjacent to said period, of said, which period is to commence in the year of 1958, and to continue for a period of twenty years, in the
County of Ingham, and State of Michigan, USA.

All that part of the North one-half (½) of North one-half (½) of Northwest one-quarter (¼) of Section thirty-two (32), Township one (1) North, Range one (1) East lying East of the highway

The route to be taken by said line of power, pole, wire, cable and roadside, and land being more specifically described as follows:
Poles in said line to be set East of and not more than three hundred thirty-three (333) feet
from the outer line of the highway on the West side of said above described land; plus the
right to erect and maintain lines of poles and wires leading laterally from said line of poles to
the outer line of said land.

With full right and authority to the second party, its successors, licensees or assigns, and its and their agents and employees, to enter in all stages
upon said premises for the purpose of constructing, repairing, renewing, replacing, improving, enlarging and maintaining such poles, conductors, wires,
poles and other appurtenances, with all necessary houses, gates, easements, easements and transformations, and suspending therefrom and suspending therefrom from
of other poles or other conductors for the transmission of electrical energy and/or communication, and to take or remove any trees which at any time
may interfere or threaten to interfere with the maintenance of said line. It is expressly understood that no buildings or other structures will be placed
under such wires and/or over such cables without the written consent of said second party. It is expressly understood that no use or a radial use of this
amount by second party shall not prevent second party from making use of the amount to the full in their legitimate business.
Second party to pay first party for any damage to property, trees, shrubs and/or shrubbery, and maintaining said line
at poles and wires.

Witness the hand of and seal of the party, A. S. of the date part, this 1958, day of August, 1958.
Signed, Sealed and Delivered in presence of
Ralph R. Ward
A. S. Belzinger

STATE OF MICHIGAN, On this 1958 day of August, 1958, before me, a Notary Public of
County of Ingham, Michigan, residing in Ingham County, personally appeared
Michigan Belzinger and Elsa Belzinger, to me known to be the same person, he, named to and who executed the foregoing instrument, and severally acknowledged the execution of the same to be
true, he and she did.

My commission expires, 1958, 10:00 A.M., Notary Public, Ingham Co., Mich.

STATE OF MICHIGAN, On this 1958 day of August, 1958, before me, a Notary Public of
County of Ingham, Michigan, residing in Ingham County, personally appeared
Michigan Belzinger, to me known to be the same person, he, named to and who executed the foregoing instrument, and severally acknowledged the execution of the same to be
true, he and she did.

My commission expires, 1958, 10:00 A.M., Notary Public, Ingham Co., Mich.

2028 25-52



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INGHAM COUNTY
REGISTER OF DEEDS
RECEIVED2014-008620
CURTIS HERTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
03/14/2014 10:02 AM
PAGES: 2Michigan Department of Treasury
3676 (Rev. 3-10)This form is issued under authority of P.A. 260 of
2000 and P.A. 378 of 2006. Filing is mandatory.**Affidavit Attesting that Qualified Agricultural Property or Qualified Forest
Shall Remain Qualified Agricultural Property****INSTRUCTIONS:** This form must be filed to claim that a transfer of property is not a statutory transfer of ownership because the property will continue to be qualified agricultural or qualified forest property. This form must be filed with the register of deeds for the county in which the qualified agricultural property is located and then with the assessor of the local tax collecting unit where this property is located.

1. Street Address of Property <i>NIMS ROAD</i>	2. County <i>INGHAM</i>
3. City/Township/Village Where Real Estate is Located <i>BULLHORN TWP</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village
4. Name of Property Owner(s) (Print or Type) <i>DRO BE ONE LLC</i>	5. Property ID Number (from Tax Bill or Assessment Notice) <i>33-15-15-32-200-011</i>
6. Legal Description (Legal description is required; attach additional sheets if necessary)	7. Percentage of This Property Which is Currently and Will Remain Qualified Agricultural Property (#7 does not apply to the Qualified Forest Program) <i>100%</i>
8. Daytime Telephone Number <i>517-449-9083</i>	9. E-mail Address <i>donald_oesterle@att.net</i>

CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is and will remain qualified agricultural or qualified forest property.

Signed *[Signature]*Name (Print or Type) *Donald J. Oesterle*Title *Manager*

Must be signed by owner, partner, corporate officer, or a duly authorized agent.

State of *Michigan*County of *Ingham*Acknowledged before me this *13th*day of *March* *2014*By *Donald J. Oesterle*Notary Signature *Renee D Harkness*Name of Notary (Print or Type) *Renee Harkness**Renee D Harkness**Ingham Co., MI**My Commission Expires**December 25, 2017**Notary Public, State of Michigan;**County of Ingham**My commission expires: 12-25-17**Acting in the County of Ingham*Drafter's Name *Donald J. Oesterle*Drafter's Address *4344 Meridian Rd**Leslie MI 49251*

LOCAL GOVERNMENT USE ONLY

Is the percentage stated above in number 7 the current percentage of the property
that is qualified agricultural property? Yes No N/A (Qualified Forest Only)

If not, what is the correct percentage of the property that is currently qualified agricultural property? _____

Assessor's Signature	Date
----------------------	------

PARCEL IDENTIFICATION: (B32-1) THAT PART OF N 1/2 OF NE 1/4 OF NW 1/4 & N 1/2 OF NE 1/4 OF SEC 32 T1N R1E LYING W OF NIMS RD
DESC AS: BEG AT N 1/4 COR OF SEC 32 - S89D47'1"E ALNG N SEC LN 1141.19 FT TO C/L OF NIMS RD - S24D8'28"E ALNG SD C/L 443.93 FT - S23D51'58"E ALNG SD C/L 275.05 FT - N89D48'48"W ALNG S LN OF N 1/2 OF N 1/2 OF NE 1/4 1434.37 FT TO NS 1/4 LN- N89D55'50"W ALNG S LN OF N 1/2 OF NE 1/4 OF NW 1/4 1317.51 FT - N0D0'3"W ALNG W LN

PARCEL CODE NUMBER: 33-15-15-32-200-011

PROPERTY ADDRESS:
NIMS RD



8 2 3 4 9 1 4

Tx:4142287

8/24/2015 8:56:00 AM

2015-032111

DERRICK QUINNEY

INGHAM COUNTY MICHIGAN

REGISTER OF DEEDS

RECORDED ON:

08/26/2015 9:00 AM

PAGES: 2

STATE OF MICHIGAN - FARMLAND DEVELOPMENT RIGHTS AGREEMENT



THIS FARMLAND DEVELOPMENT RIGHTS AGREEMENT, MADE AND EXECUTED THIS 27 day of Jul-1 AD, 2015, by and between DRO RE One, LLC hereinafter referred to as the "Owner" and the Department of Agriculture and Rural Development for and on behalf of the State of Michigan; 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: A parcel of land ly within the N 1/2 of the NE 1/4 of the NW 1/4 of Section 32, TIN R1E, and the N 1/2 of the N 1/2 of the NE 1/4 of Section 32, desc as: beg at the N 1/4 cor of sd Sec 32, th S 89deg47'01" E 1141.19 ft alg the N ln of sd Sec 32, th S 24deg08'28" E 443.93 ft, th S 23deg51'58" E 275.05 ft (the prev two calls alg the ctrln of Nims Rd), th N 89deg48'46" W 1434.37 ft alg the S ln of the N 1/2 of the N 1/2 of the NE 1/4 of sd Sec 32 to the N-S 1/4 ln of sd Sec 32, th N 89deg55'50" W 1317.61 ft alg the S ln of the N 1/2 of the N 1/2 of the NW 1/4 of sd Sec 32, th N 00deg00'03" W 656.59 ft alg the W ln of the NE 1/4 of the NW 1/4 of sd Sec 32, th S 89deg54'58" E 1317.95 ft alg the N ln of sd Sec 32 to the POB. All land described located in Section 32, Bunkerhill Township, Ingham County, Michigan. (39)

WHEREAS, Subject Property is now devoted to agricultural uses and uses compatible thereto; and WHEREAS, the Owner and State of Michigan 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 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; and WHEREAS, both the Owner and the State of Michigan 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 local governing body and the state land use agency.
3. Land improvements shall not be made except for use consistent with farm operations or with the approval of the local governing body and the state land use agency.
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 the Department of Agriculture and Rural Development shall 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 the Department of Agriculture and Rural Development, and the Bunkerhill Township Board.
7. The term of this Agreement shall be for twenty (20) years, commencing on the 1st day of January, 2014, and ending on the 31st day of December, 2033.
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.
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.

IN WITNESS THEREOF, the party(ies) have executed this Agreement as of the date above written.

(X)
Donald J. Oesterle, Mgr, DRO RE One LLC

(X)
Russell J. Oesterle, Mgr, DRO RE One LLC

(X) _____
4344 Meridian Road
Leslie MI 49251

(X) _____
33-67647-123133 2014AGREEMENT
ljo

Prepared by and Return to:
James A. Johnson, Director
MDARD - ESD
PO BOX 30449
LANSING MI 48909-7949

STATE OF MICHIGAN

COUNTY OF Ingham

On this 27 day of July AD 2015, before me, a Notary Public, personally appeared Donald J. Oesterle, Mgr, DRO RE One LLC 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) Kelly Kranz

Kelly Kranz

Notary Public

My Commission Expires: 11-1-2015

Ingham County, MI acting in Ingham County, MI

NOTARY PUBLIC, STATE OF MI

COUNTY OF INGHAM

MY COMMISSION EXPIRES Nov 1, 2016

ACTING IN COUNTY OF Ingham

STATE OF MICHIGAN

COUNTY OF Ingham

On this 27 day of July AD 2015, before me, a Notary Public, personally appeared Russell J. Oesterle, Mgr, DRO RE One LLC 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) Kelly Kranz

Kelly Kranz

Notary Public

My Commission Expires: 11-1-2015

Ingham County, MI acting in Ingham County, MI

KELLY KRANZ

NOTARY PUBLIC, STATE OF MI

COUNTY OF INGHAM

MY COMMISSION EXPIRES Nov 1, 2015

STATE OF MICHIGAN

COUNTY OF _____

On this _____ day of _____ AD _____, before me, a Notary Public, personally appeared 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) Kelly Kranz

Kelly Kranz

Notary Public

My Commission Expires: _____

County, MI acting in _____ County, MI

STATE OF MICHIGAN

COUNTY OF _____

On this _____ day of _____ AD _____, before me, a Notary Public, personally appeared 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) Kelly Kranz

Kelly Kranz

Notary Public

My Commission Expires: _____

County, MI acting in _____ County, MI

SPACE BELOW FOR DEPARTMENT USE ONLY

State of Michigan
Department of Agriculture and Rural Development

By: Richard A. Harlow
Richard A. Harlow, Program Manager
Farmland & Open Space Preservation Program
Environmental Stewardship Division

STATE OF MICHIGAN
COUNTY OF INGHAM

On this _____ day of AUG 12 2015 AD _____, before me, a Notary Public in and for said County personally appeared Richard A. Harlow, 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
Lexava L. Smith, Notary Public
Eaton County acting in Ingham County, Michigan
My Commission Expires: April 17, 2019

2 fields, 116 acres in Ingham County, MI

AVG NCCPI

COUNTY AVG

65.7

51.9


 mapbox

© Mapbox © OpenStreetMap

QUALITY 25


 68

Field 1

39 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ OwB	Owosso-Marlette sandy loams, 2 to 6 percent slopes	18.78	47.8%	2	64.6
■ CpcaaB	Capac loam, 0 to 4 percent slopes	14.99	38.2%	2	66.3
■ Co	Colwood-Brookston loams	3.53	9.0%	2	72.7
■ MaC	Filer fine sandy loam, Saginaw Lobe, 6 to 12 percent slopes	1.95	5.0%	3	59.9
■ W	Water	0.02	0.0%		N/A
				39.24	65.7

2 fields, 116 acres in Ingham County, MI


Field 1
Avg. Elevation

39 ac.

961.75 ft

ELEVATION RANGE	ACRES	PERCENT AREA
971.30 ft - 975.16 ft	1.75	4.46%
967.43 ft - 971.30 ft	5.73	14.6%
963.56 ft - 967.43 ft	11.20	28.52%
959.69 ft - 963.56 ft	8.25	21.01%
955.82 ft - 959.69 ft	4.19	10.67%
951.95 ft - 955.82 ft	3.07	7.82%
948.08 ft - 951.95 ft	3.81	9.7%
944.21 ft - 948.08 ft	0.93	2.38%
940.34 ft - 944.21 ft	0.33	0.83%