



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

Table of Contents

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!

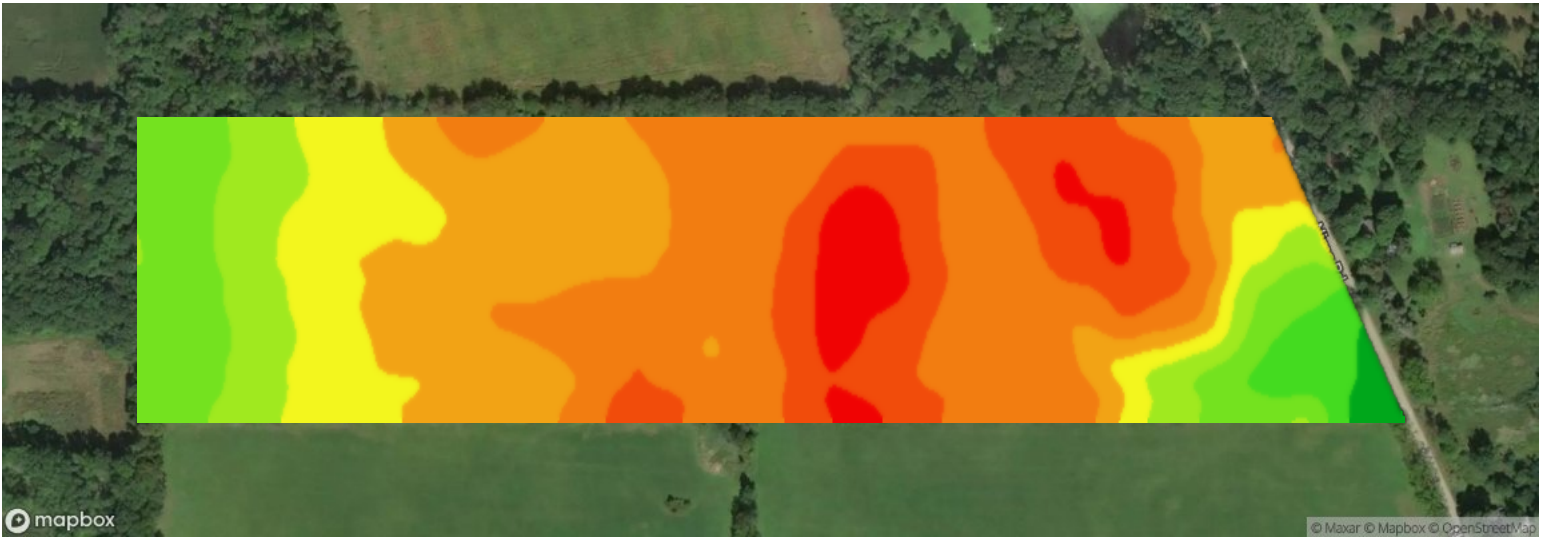
Phone: (517) 676-9800

Email: jason@sheridanauctionservice.com

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



2 fields, 116 acres in Ingham County, MI









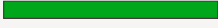


Field 1

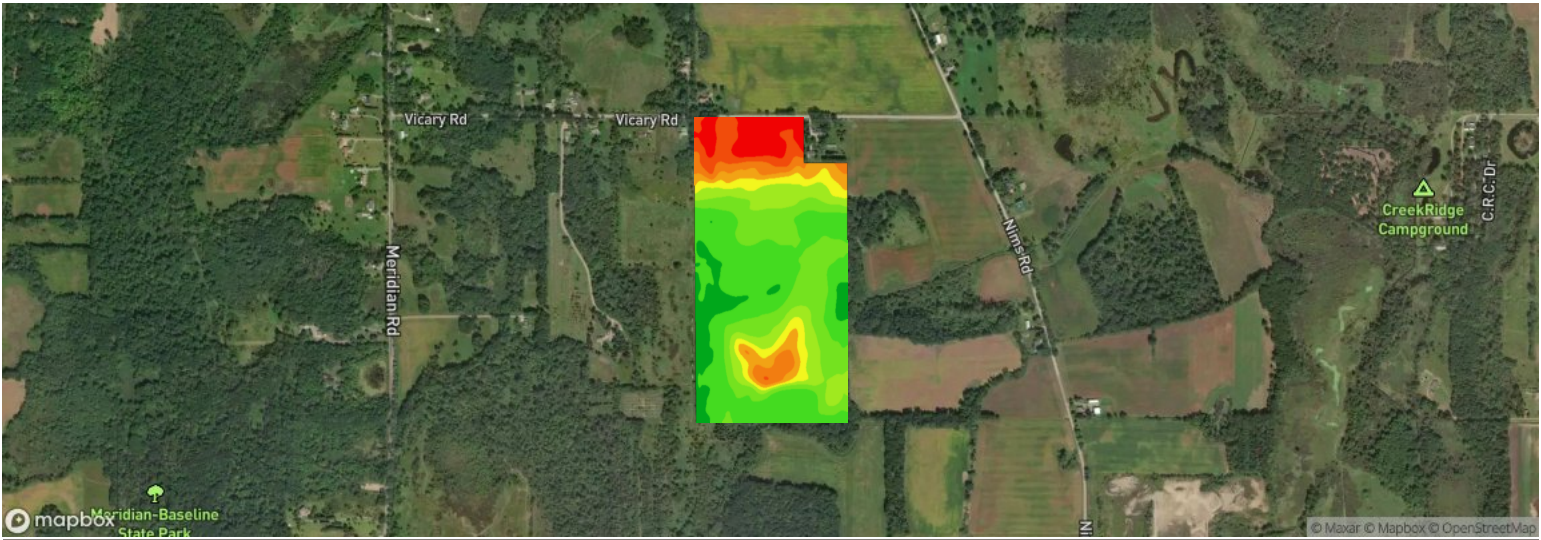
39 ac.

Avg. Elevation

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

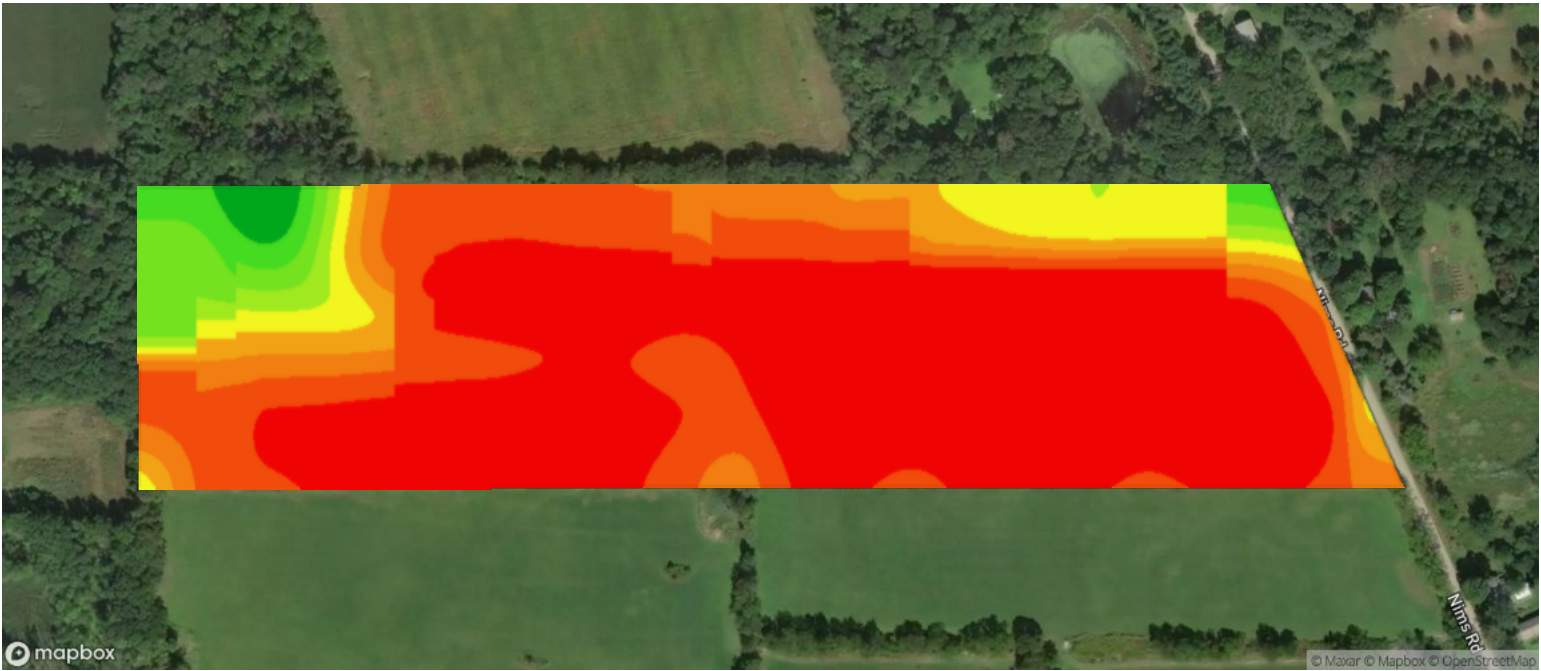
77 ac.

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%

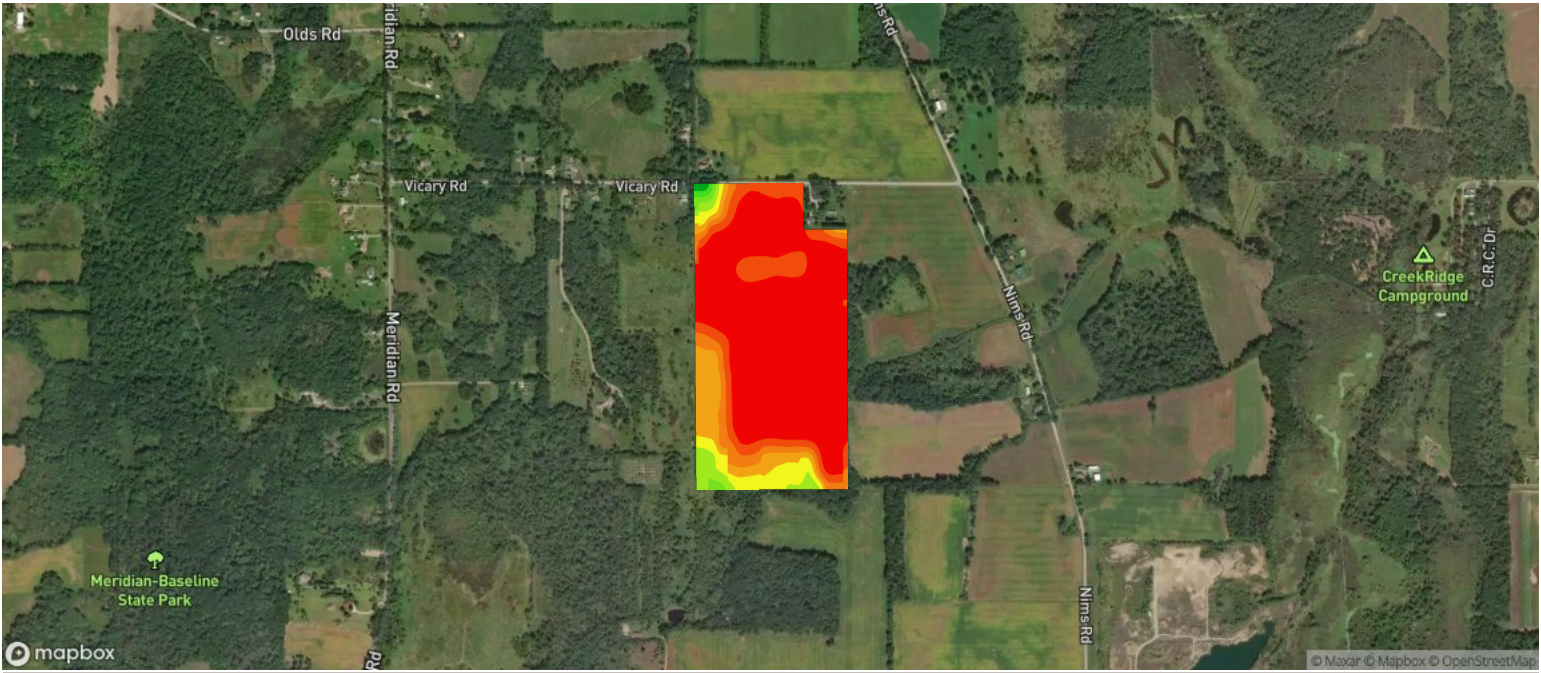
2 fields, 116 acres in Ingham County, MI



Source: Harmonized Landsat and Sentinel-2

Field 1	Avg. NDVI	Date	
39 ac.	14.60	11/08/2024	
	NDVI RANGE	ACRES	PERCENT AREA
<div></div>	5.10 - 10.48	20.70	52.73%
<div></div>	10.48 - 15.87	8.06	20.52%
<div></div>	15.87 - 21.25	2.98	7.6%
<div></div>	21.25 - 26.64	1.94	4.95%
<div></div>	26.64 - 32.02	2.31	5.88%
<div></div>	32.02 - 37.41	0.65	1.65%
<div></div>	37.41 - 42.79	1.39	3.53%
<div></div>	42.79 - 48.18	0.82	2.1%
<div></div>	48.18 - 53.56	0.40	1.03%

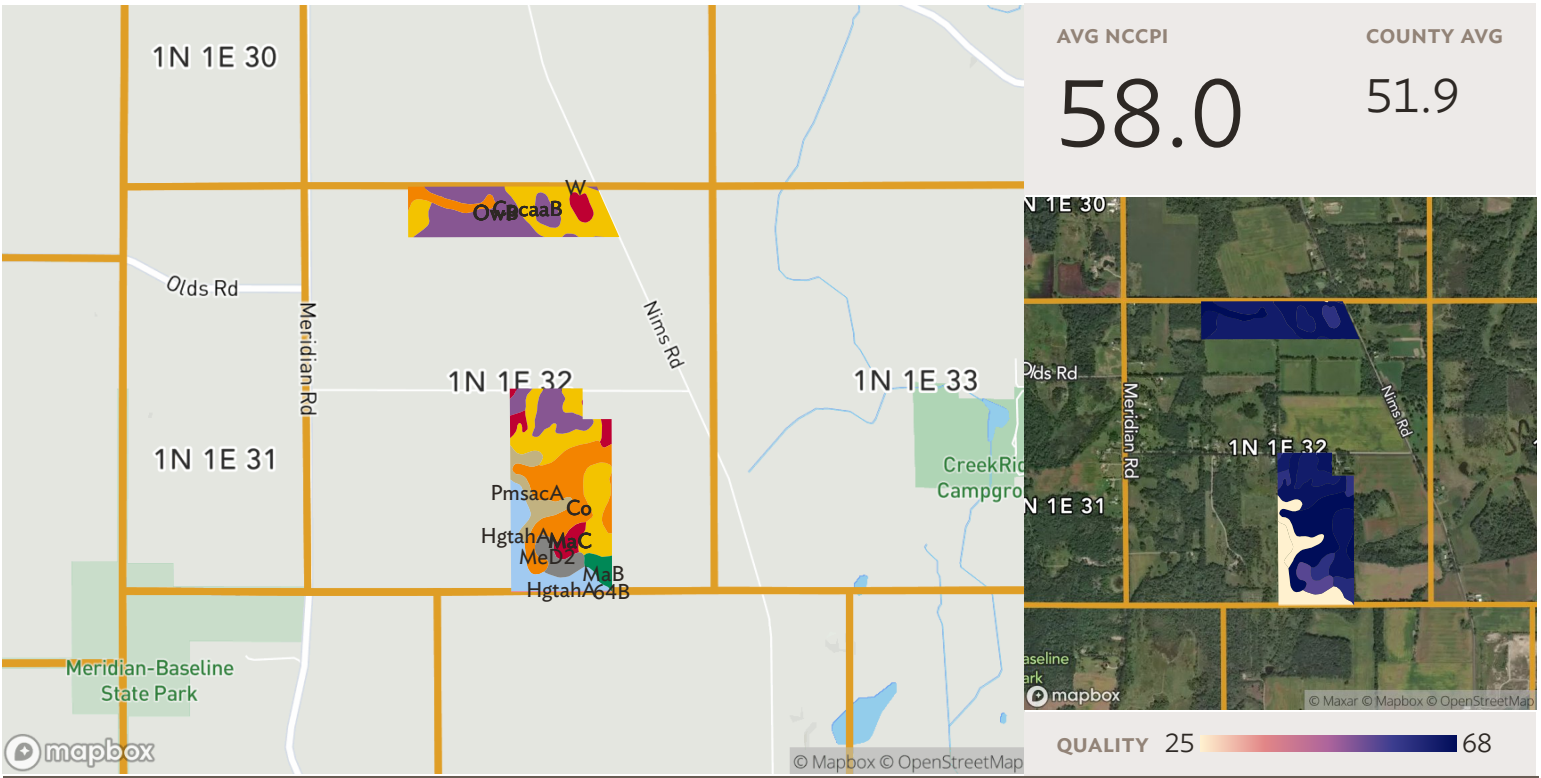
2 fields, 116 acres in Ingham County, MI



Source: Harmonized Landsat and Sentinel-2

Field 2	Avg. NDVI	Date	
77 ac.	12.78	11/08/2024	
	NDVI RANGE	ACRES	PERCENT AREA
<div></div>	3.56 - 10.01	49.19	64.15%
<div></div>	10.01 - 16.45	9.38	12.23%
<div></div>	16.45 - 22.90	4.58	5.97%
<div></div>	22.90 - 29.35	6.21	8.1%
<div></div>	29.35 - 35.79	3.99	5.2%
<div></div>	35.79 - 42.24	2.39	3.12%
<div></div>	42.24 - 48.69	0.56	0.73%
<div></div>	48.69 - 55.13	0.21	0.28%
<div></div>	55.13 - 61.58	0.18	0.23%

2 fields, 116 acres in Ingham County, MI



All fields

Source: NRCS Soil Survey

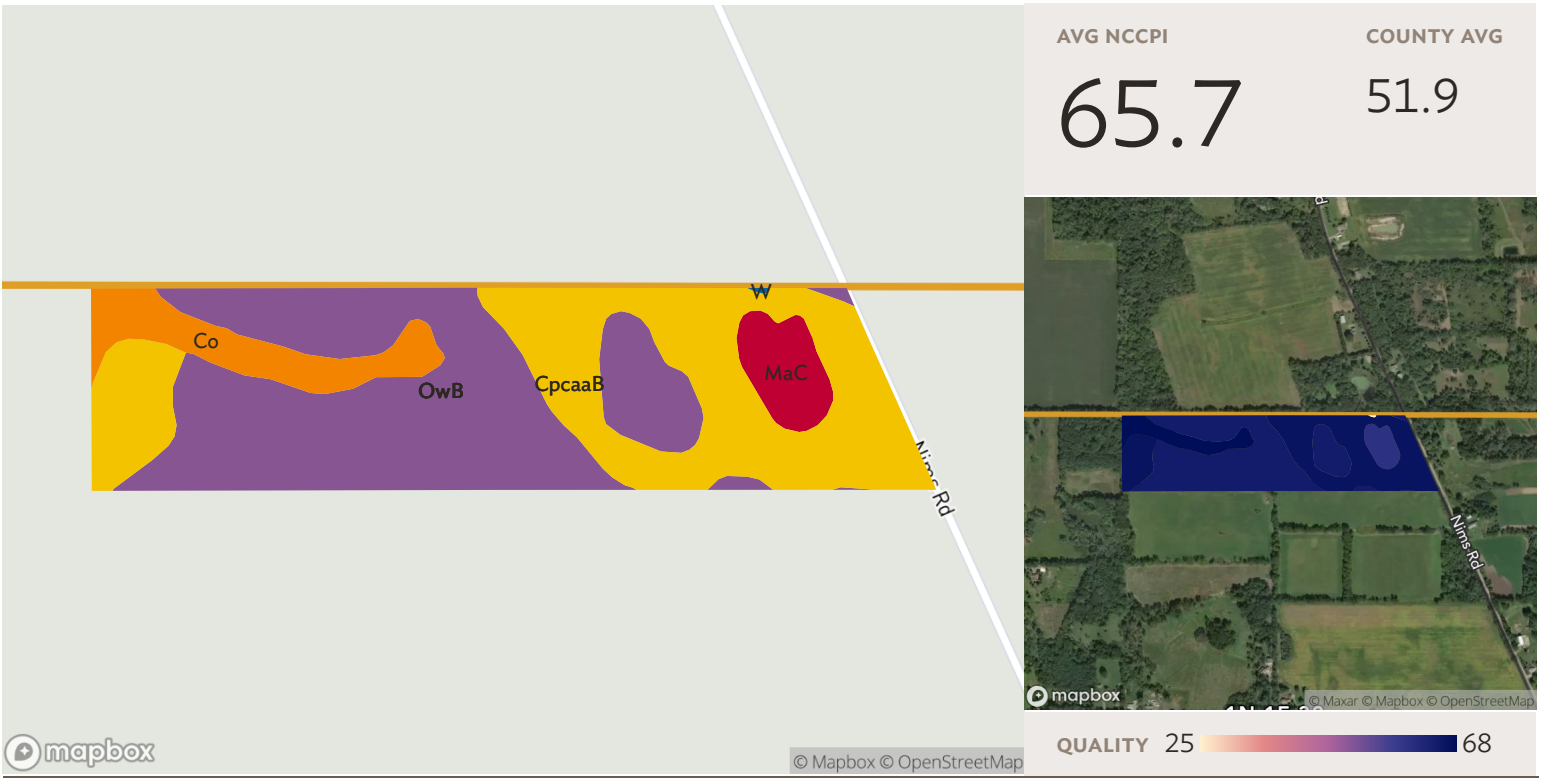
116 ac.

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



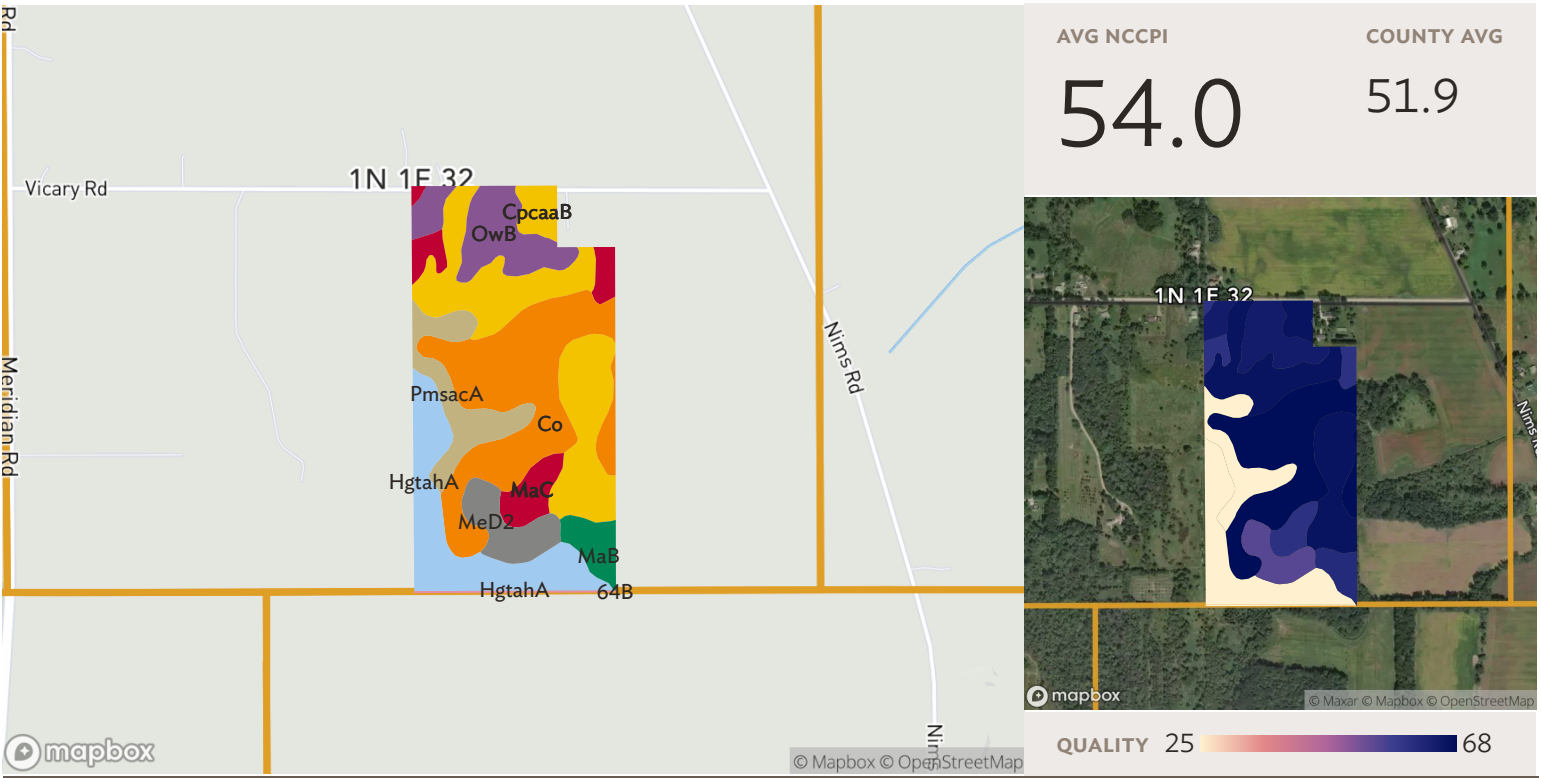
Field 1

Source: NRCS Soil Survey

39 ac.

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

Source: NRCS Soil Survey

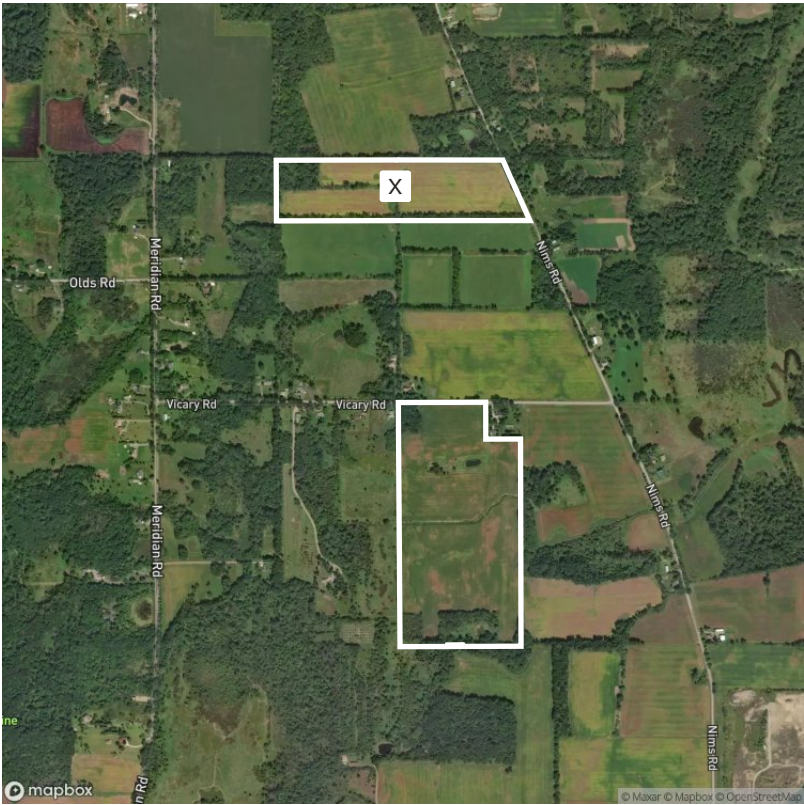
77 ac.

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

<div><div></div></div> 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

Areas with Flood Risk due to Levee
Zone D
- 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

116 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	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*

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*

Areas with Flood Risk due to Levee *Zone D*

OTHER AREAS

Area of Minimal Flood Hazard *Zone X*

Area of Undetermined Flood Hazard *Zone D*

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

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

Source: FEMA National Flood Hazard Layer

Field 1

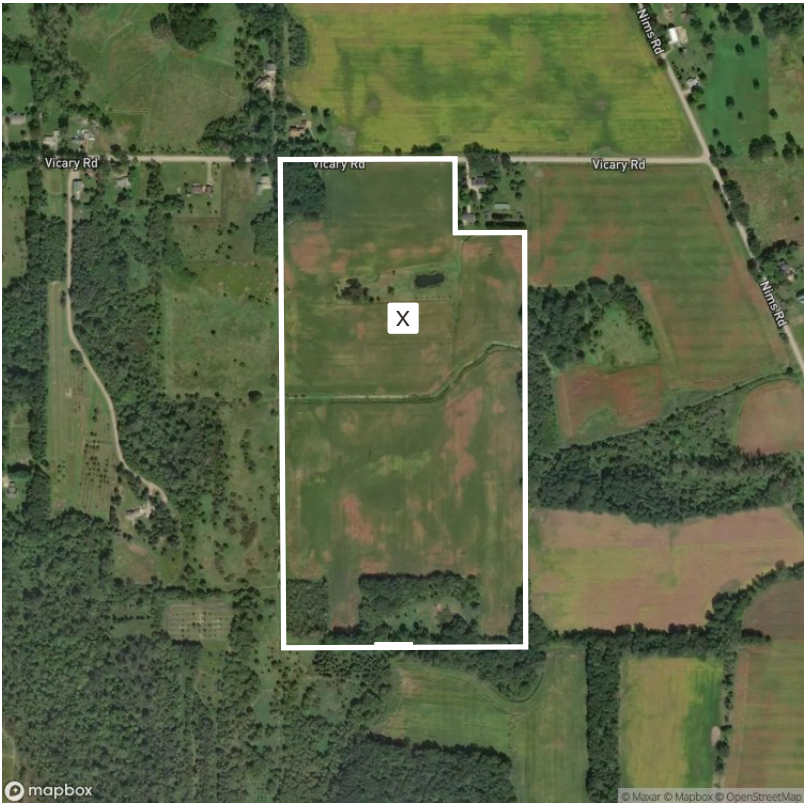
39 ac.

FLOOD ZONE		FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div>	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	39.26	100.0%
				39.26	

AcreValue © 2025 Ag-Analytics Technology Company All Rights Reserved.
Use of this report is subject to Ag-Analytics Technology Company's Terms of Service.
All information is provided without any express or implied warranties of any kind.
Land prices are estimates of valuation and not certified appraised values.

Report: 3043842 Flood Hazard: 2 of 3

2 fields, 116 acres in Ingham County, MI



Legend

SPECIAL FLOOD HAZARD AREAS

High flood risk

OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

OTHER AREAS

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

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 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
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	76.68	100.0%
			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
--------------	---	-----------------	-----------------------

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](#) ^xres
provements

76.540
\$960

Renaissance Zone	No	Renaissance Zone Expiration Date	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

B 32-13 W 1/2 OF SE 1/4 OF SEC. 32, T1N1R1E - 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

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2025 [BS&A Software, Inc.](#)

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.

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	DRO RE ONE LLC 4344 MERIDIAN RD LESLIE, MI 49251	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

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 Date	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

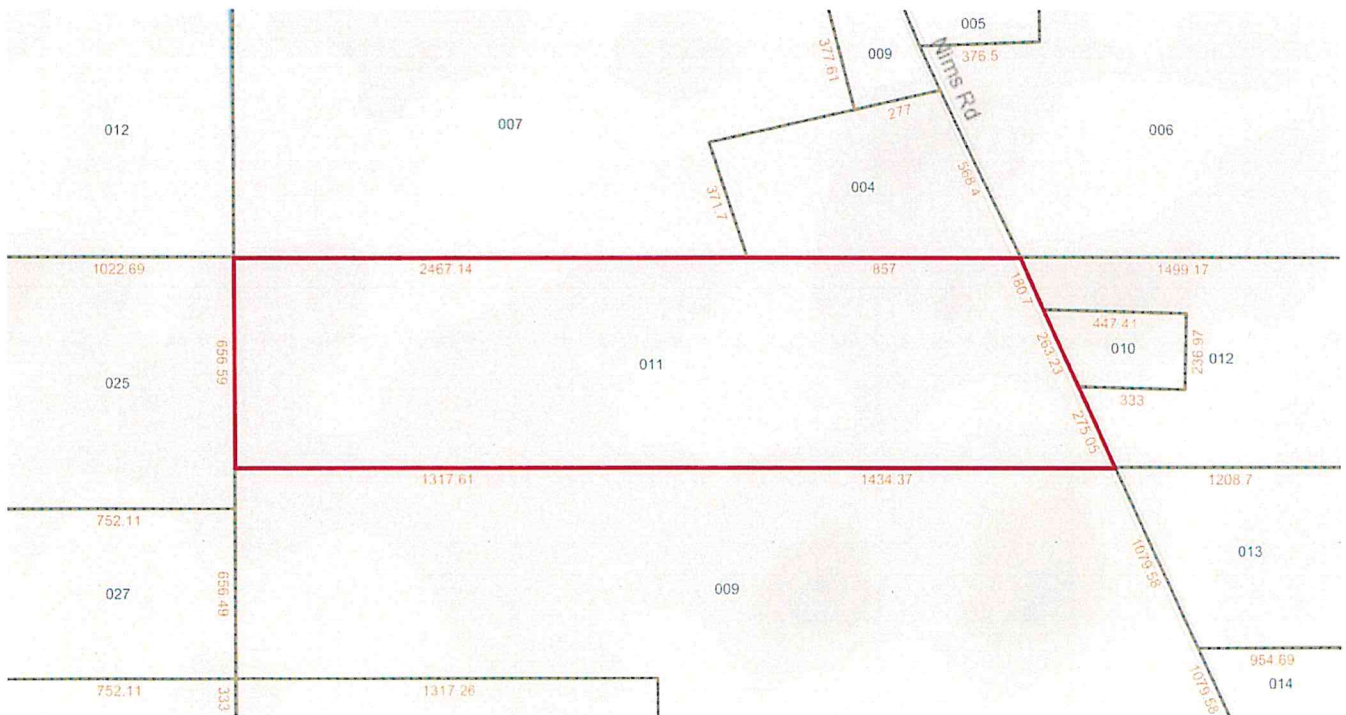
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/12/2013	\$128,900.00	LC	MCDERMOTT CAROL & YANIK S & G & B	DRO RE ONE LLC	03-ARM'S LENGTH	2013/045113

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



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
- ☐ 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 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.



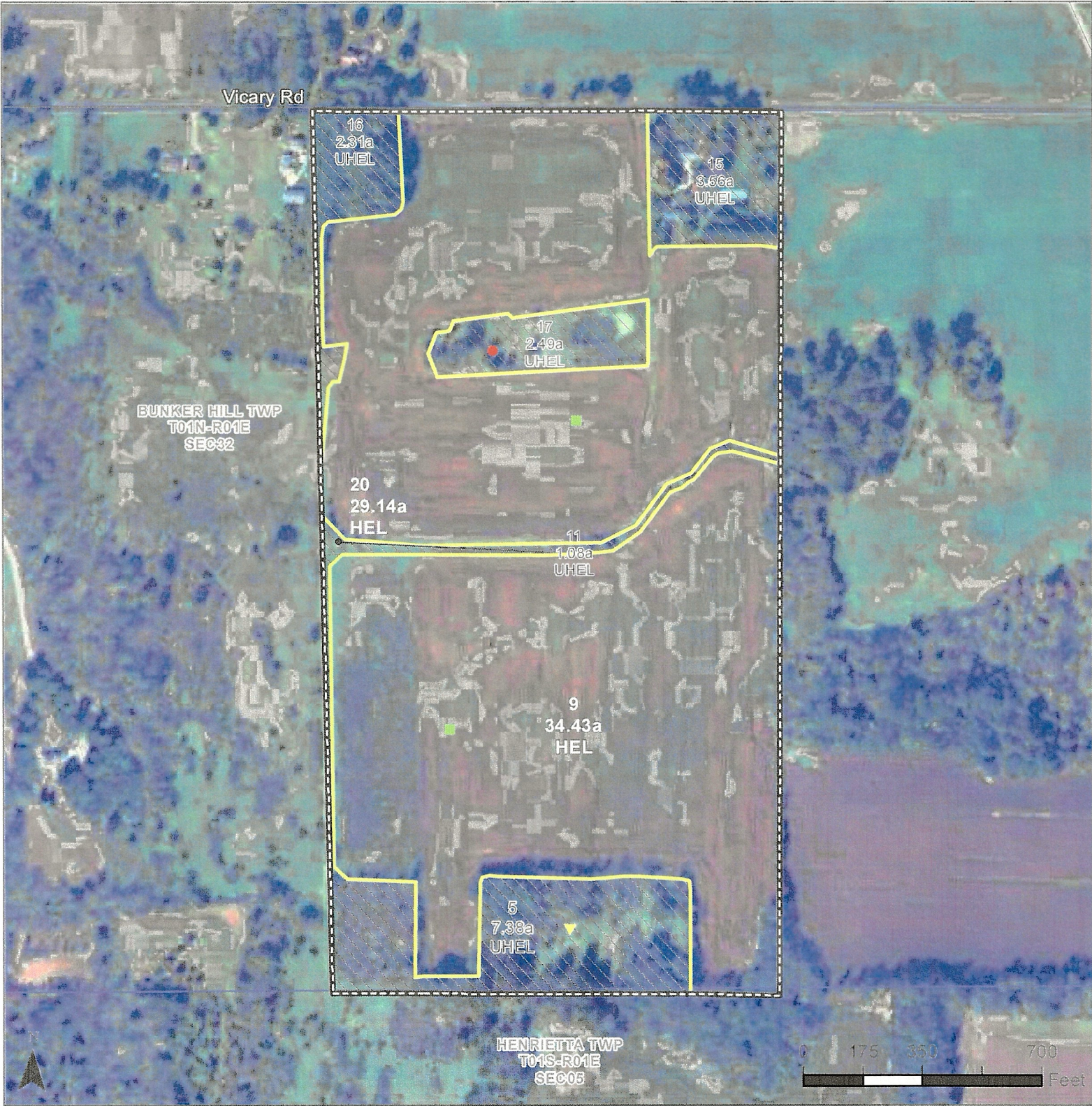
United States
Department of
Agriculture

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

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> 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.



8 2 5 4 5 5 4

Tx: 4154626

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 ln, 1322.99 ft to the POB, th S 00deg05'57" W alg the E ln 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 ln, 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)

(X)

Dawn Oesterle, Mbr, DJO Bunker Hill 1 LLC

(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.

(x) Larry J Sheridan
Larry J Sheridan Notary Public
Ingham County, MI acting in Ingham County, MI

My Commission Expires: 03/04/2019

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.

(x) Larry J Sheridan
Larry J Sheridan Notary Public
Ingham County, MI acting in Ingham County, MI

My Commission Expires: 03/04/2019

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

County, MI acting in _____ County, MI

My Commission Expires: _____

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

County, MI acting in _____ County, MI

My Commission Expires: _____

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



8 0 7 7 6 1 6

Tx:4045597

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 2008. 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 1 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 and further certify that the property noted on this affidavit currently is and will remain qualified agricultural or qualified forest property.

Signed Jeffrey R. Oesterle
Name (Print or Type) Jeffrey R. Oesterle
Title Managers of DJO 1 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 1 LLC by Jeffrey R. OesterleNotary Signature Richard HicksName of Notary (Print or Type) Richard Hicks

Notary Public, State of Michigan,

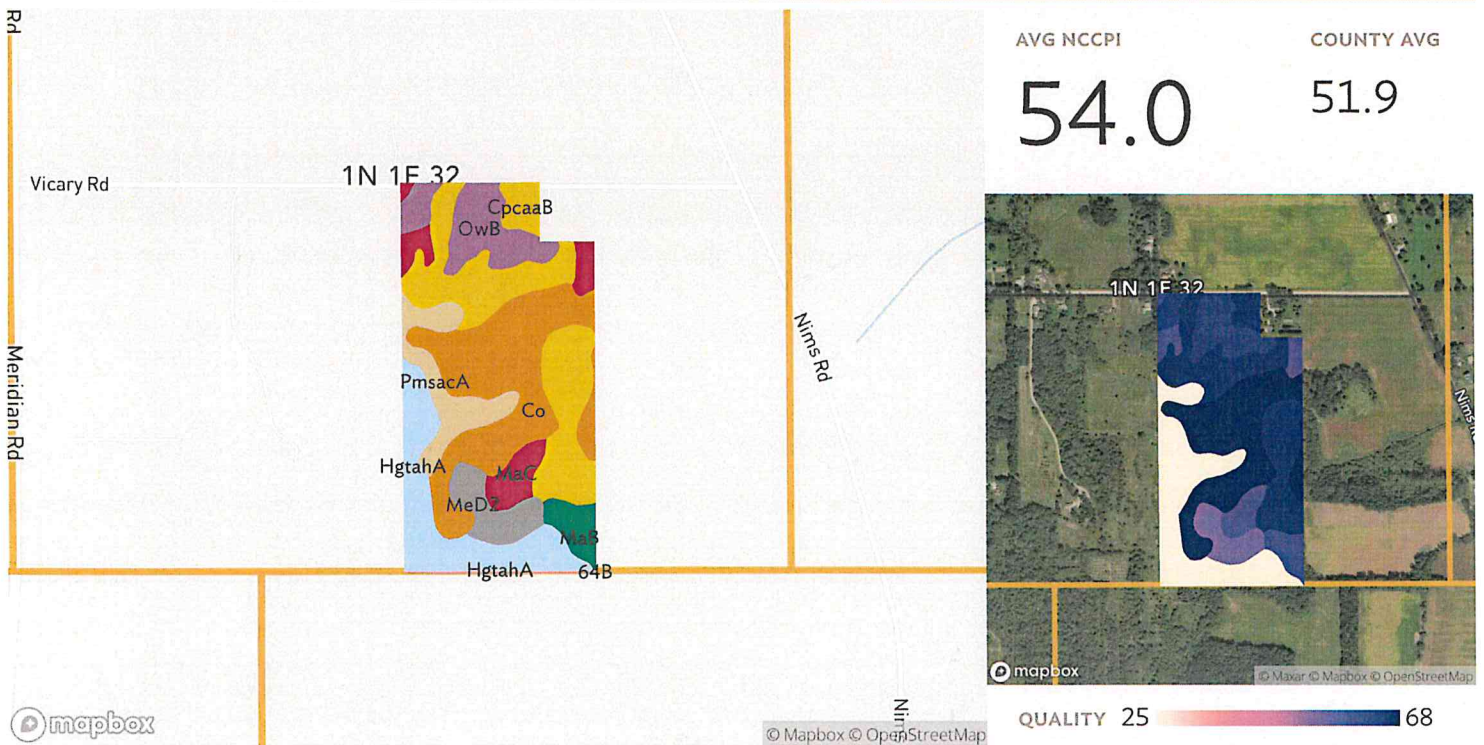
County of EatonMy commission expires: 3-26-2014Acting in the County of InghamDrafter's Name Jeffrey R. OesterleDrafter's Address 2061 Tomlinson RdMason, MI 48854**LOCAL GOVERNMENT USE ONLY**

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
----------------------	------

2 fields, 116 acres in Ingham County, MI



Source: NRCS Soil Survey

Field 2

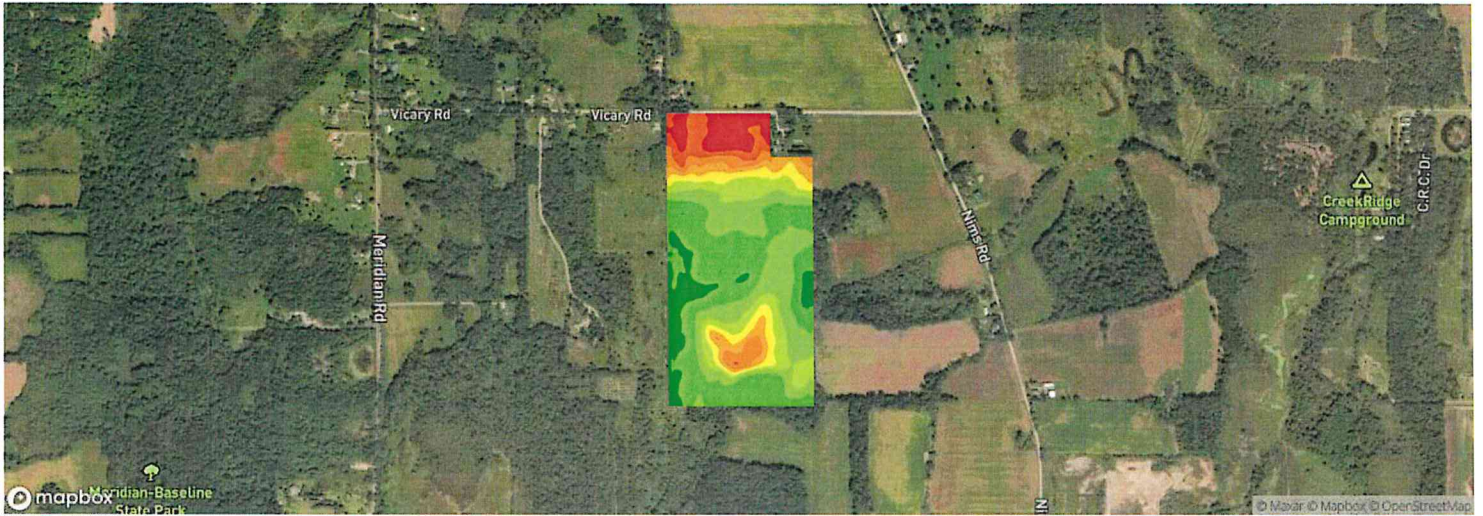
77 ac.

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

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

2 fields, 116 acres in Ingham County, MI







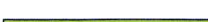




Field 2

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%

Kohlen-Beteiligungs-AG
in
Consumer Power Corp.

100-443887-100

Summary: The authors present a new method for the analysis of the time series of the monthly precipitation in the Amazon basin. The method is based on the analysis of the time series of the monthly precipitation in the Amazon basin. The method is based on the analysis of the time series of the monthly precipitation in the Amazon basin.

Feb 14 2011 11:47 AM

Consumer Power Company Hagley Beliswinger, also known as Kathleen R. Beliswinger and Elia Beliswinger, also known as Elia H. Beliswinger, his wife and in her own right

[illegible]

All that part of the North one-half ($\frac{1}{2}$) of North one-half ($\frac{1}{2}$) of Northwest one-quarter ($\frac{1}{4}$) of Section thirty-two (32), Township one (1) North, Range one (1) East lying Easterly of the highway

The poles to be taken by said lines of poles, wires, cables and conductors across, over and under said land being more specifically described as follows: Poles in said line to be set Easterly of and not more than three hundred thirty-three (333) feet from the center line of the highway on the Easterly side of said above described land; poles the right to erect and maintain lines of poles and wires leading laterally from said line of poles to the Easterly line of said land.

[illegible]

Witness the hand & seal of the said Secy of the said Com. of the said State, this 10th day of August 1892.

Halcyon B. Ward
4210 Kensington

U.S. Department of Justice

2015

[illegible]

1

0157

STATE OF MICHIGAN.

Country of Enrollment

On the 19th day of August

9 38
P. 157-158

[illegible]

My commission expires, May 18, 1962

Helps to Ward

Henry P. Jones Co. Inc.

STATE OF MICHIGAN

STATE OF INDIANA
COUNTY OF INDIAN

On this date of _____

Keywords:

[illegible]

My preferred option: ☐ **My preferred option:** ☐ **My preferred option:** ☐

History Published.....

Henry Public Co. Mich.

221A 25-52



8151971

Tx:4090373

3/13/2014 2:33:00 PM

2014 MAR 13 PM 2:33

INGHAM COUNTY
REGISTER OF DEEDS
RECEIVED

2014-008620

CURTIS HERTEL JR

INGHAM COUNTY MICHIGAN

REGISTER OF DEEDS

RECORDED ON:

03/14/2014 10:02 AM

PAGES: 2

Michigan 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 <u>NIMS ROAD</u>		2. County <u>INGHAM</u>
3. City/Township/Village Where Real Estate is Located <u>BURKHILL TWP.</u>		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village
4. Name of Property Owner(s) (Print or Type) <u>DRO BE ONE LLC</u>	5. Property ID Number (from Tax Bill or Assessment Notice) <u>33-15-15-32-200-011</u>	
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) <u>100%</u>	
8. Daytime Telephone Number <u>517-449-9083</u>	9. E-mail Address <u>donald_oesterle@att.net</u>	

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 MichiganCounty of InghamAcknowledged before me this 13th
day of March 2014By Ron Donald J. OesterleNotary Signature [Signature]Name of Notary (Print or Type) Renee D Harkness

Renee D Harkness

Ingham Co., MI

My Commission Expires

December 25, 2017Notary Public, State of Michigan,
County of InghamMy commission expires: 12.25.17Acting in the County of InghamDrafter's Name Donald J. Oesterle
Drafter's Address 4344 Meridian Rd
Leslie MI 48251**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 July 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, T1N 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) [Signature]
Donald J. Oesterle, Mgr, DRO RE One LLC

(X) [Signature]
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 Notary Public
Ingham County, MI acting in Ingham County, MI
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Nov 1, 2015
ACTING IN COUNTY OF Ingham

My Commission Expires: 11-1-2015

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 Notary Public
Ingham County, MI acting in Ingham County, MI
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Nov 1, 2015
ACTING IN COUNTY OF Ingham

My Commission Expires: 11-1-2015

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) _____ Notary Public
_____ County, MI acting in _____ County, MI
NOTARY PUBLIC, STATE OF MI
COUNTY OF _____
MY COMMISSION EXPIRES Nov 1, 2015
ACTING IN COUNTY OF _____

My Commission Expires: _____

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
_____ County, MI acting in _____ County, MI
NOTARY PUBLIC, STATE OF MI
COUNTY OF _____
MY COMMISSION EXPIRES Nov 1, 2015
ACTING IN COUNTY OF _____

My Commission Expires: _____

SPACE BELOW FOR DEPARTMENT USE ONLY

State of Michigan
Department of Agriculture and Rural Development

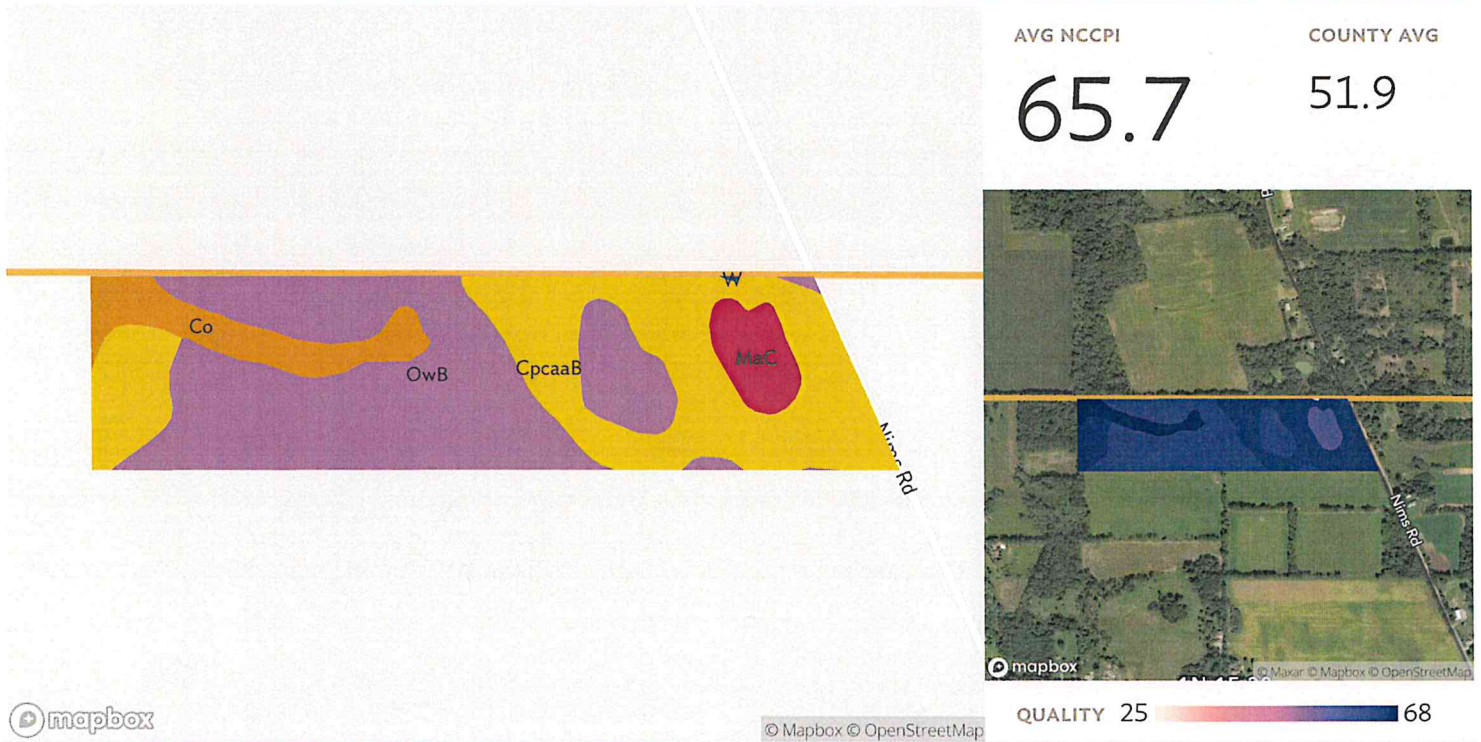
By: Richard A. Harlow
Richard A. Harlow, Program Manager
Farmland & Open Space Preservation Program
Environmental Stewardship Division

STATE OF MICHIGAN
COUNTY OF INGHAM

On this 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



Source: NRCS Soil Survey

Field 1

39 ac.

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

39 ac.

Avg. Elevation

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%