

<b>Tract</b>	<b>Total Acreage</b>	<b>Approx. Tillable</b>	<b>Approx. Wooded</b>	<b>CRP Acreage</b>
1	78.3±	77.5±	-	-
2	80±	74.53±	5.56±	-
3	115.75±	*108.14±	7.64±	*29.81±
4	40±	*38±	-	-
5	40±	*37.4±	-	*17.42±
6	*265±	*253±	-	*60±
7	44.48±	42.75±	0.21±	42.75±
8	77.88±	69.19±	4.3±	8.99±
9	40±	23.67±	14.61±	23.67±
10	53.33±	50.11±	-	-
11	35.57±	31.85±	-	-
12	21.91±	20.2±	2.67±	-
13	77±	71.95±	2±	39.86±
14	25±	23.83±	-	-
15	115±	95.56±	19.66±	-
16	56.24±	53.23±	.75±	-

\*Acreages have been estimated on #3, 4, 5, and 6 due to proposed new property lines/divisions

**All Tracts in Auction are available to farm this year! There will be fees for fertilizer and growing crops on some tracts w/ info. available on our website.**

**HURON COUNTY (Tracts #1 - #14)**

**TRACT 1: 78.3± Acres, 77.5± tillable**, located on McMillan Rd., Pt. Austin, MI section 28 Hume Twp, Huron Co. This Tract has been deep ripped. The soils are primarily Shebeon loam (50.9%) and Grindstone loam (43.7%). Good tile with maps available. Parcel ID# 11-028-006-00. SEV \$267,700. PA116 through 2067.

**TRACT 2: 80± Acres, 74.53± tillable, 5.56± wooded**, located on McMillan Rd., Kinde, MI section 4 Meade Twp, Huron Co. This Tract has been deep ripped. The soil is Shebeon loam (100%). The old tile was split to 40' spacing in 2017 with maps available. Parcel ID# 16-004-003-00. SEV \$296,700. PA116 through 2086.

**TRACT 3: 115.75± Acres, 108.14± tillable\***, 7.64± wooded, approx. 29.81± in CRP\*, located on McMillan Rd., Kinde, MI section 3 Meade Twp, Huron Co. All the land not in CRP is planted in Wheat with the crop going to the buyer. Renter fertilized and used Dyna-gro seed. The soil is primarily Shebeon Cobbly Loam (73.9%) and Avoca loamy sand (23.5%). Everything South of the ditch was split/re-tiled in 2009. The tile North of the ditch is older tile with maps available. Tracts 3 through 5 are tiled together. Parcel ID# 16-003-004-00. SEV \$371,600. PA116 through 2067. CRP contract #11544 (\$192.72/Ac through 9/30/28). \*Note: Tillable and CRP acreage are estimated on this tract due to USDA map combining tracts 3 through 5. See 'FSA Maps' download for details.

**TRACT 4: 40± Acres, 38± tillable\***, located on the corner of McMillan and Limerick Rd., Kinde, MI section 3 Meade Twp, Huron Co. The land is planted in Wheat with the crop going to the buyer. Renter fertilized and used Dyna-gro seed. The soil is primarily Shebeon cobbly loam (95%). Old tile Split/Re-tiled in 2009. Tracts 3 through 5 are tiled together with maps available. Parcel ID# 16-003-005-00. SEV \$137,400. PA116 through 2065. \*Note: Tillable acreage estimated on this tract due to USDA map combining tracts 3 through 5. See 'FSA Maps' download for the breakdown.

**TRACT 5: 40± Acres, 37.4± tillable\***, 17.42± CRP\*, located on Limerick Rd., Kinde, MI section 3 Meade Twp, Huron Co. The soil is primarily Shebeon cobbly loam (52.8%) and Avoca loamy sand (47.2%). All the land not in CRP is planted in Wheat with the crop going to the buyer. Renter fertilized and used Dyna-gro seed. The NW half of tract Not in CRP was Re-tiled in 2009. Tracts 3 through 5 are tiled together with maps available. Parcel ID# 16-003-006-00. SEV \$133,600. PA116 through 2065. CRP contract #11544 (\$192.72/Ac through 9/30/28). \*Note: Tillable and CRP acreage estimated on this tract due to USDA map combining tracts 3 through 5. See 'FSA Maps' download for the breakdown.

**TRACT 6: 265± Acres\***, 253± tillable\*, 60± CRP\*, frontage on 3 roads: Thomas, Limerick and Barrie Rd., Kinde, MI section 2 Meade Twp, Huron Co. The soil is primarily Shebeon loam (40%), Avoca loamy sand (32%) and Kilmanagh loam (12.2%). Approx. 152 Ac. recently split/re-tiled to 25' to 30' (this would be fields #4 and #12 on USDA map) and the rest of the tract has older tile. Tile Maps available. Parcel ID# 16-002-013-00. PA116 through 2067. CRP contract #11542 (\$196/Ac through 2028). Attention: The homestead on Thomas Rd. is being removed from this tract (and the PA116 contract) on approx. 53± Acres. \*Note: The total acres, tillable and CRP acreages have all been estimated! The homestead parcel is being surveyed soon and exact size of this exception should be available prior to auction.

**TRACT 7: 44.48± Acres**, 42.75± tillable, 0.21± wooded, 42.75± in CRP, located on the corner of Limerick and Thomas Rd., Kinde, MI, section 11 Meade Twp, Huron Co. The soil is primarily Avoca loamy sand (53.7%) and Shebeon loam (36.2%). The land is tilled but no further info or maps. Parcel ID# 16-011-005-40. SEV \$143,700. PA116 through 2080. CRP contract #11543 (\$177.55/Ac through 9/30/28).

**TRACT 8: 77.88± Acres**, 69.19± tillable, 4.3± wooded, 8.99± in CRP, located on corner of Dunn and Thomas Rd., Kinde, MI section 11 Meade Twp, Huron Co. The soil is primarily Kilmanagh loam (43.1%), Shebeon loam (38.3%) and Avoca loamy sand (18.7%). Land is said to be tilled, but no further info or maps. Parcel ID# 16-011-009-00. SEV \$285,100. PA116 through 2075. CRP contract #11288 (\$186.86/Ac through 9/30/26).

**TRACT 9: 40± Acres**, 23.67± tillable, 14.61± wooded, 23.67± in CRP, located on corner of Dunn and McMillan Rd., Filion, MI section 16 Meade Twp, Huron Co. Said to be a good deer hunting property. Land was re-seeded in 2020 and said to be tilled 50' to 60'. No maps available. The soil is primarily Corunna sandy loam (31.8%), Avoca loamy sand (27.8%), Covert sand (27.1%) and Boyer loamy sand (12%). Parcel ID# 16-016-001-00. SEV \$136,900. PA116 through 2080. CRP contract #11273 (\$196.87/Ac through 9/30/26).

**TRACT 10: 53.33± Acres**, 50.11± tillable, located on corner of Thomas and Dunn Rd., Filion, MI section 14 Meade Twp, Huron Co. The soil is primarily Shebeon loam (44.8%), Kilmanagh loam (40.4%) and Avoca loamy sand (14.8%). Land was tilled in between to 30' to 35' in 2000. Tile Maps available. Parcel ID# 16-014-004-00. SEV \$192,700. PA116 through 2066.

**TRACT 11: 35.57± Acres**, 31.85± tillable, located on Filion Rd., Filion, MI section 14 Mead Twp, Huron Co. This Tract has no road frontage and is accessed by a 30' x 600' recorded easement off Filion Rd. The back NW field is currently accessed by crossing the neighbor's property North of the woods on a permission basis. It will be up to the neighbor if this will continue. To have your own access, a culvert would have to be installed to cross the ditch. The soil is primarily Kilmanagh loam (55.4%), Shebeon loam (25%) and Avoca loamy sand (19.5%). Land is said to be re-tiled between old tile but no maps available. Parcel ID# 16-014-005-00. SEV \$140,400. PA116 through 2075.

**TRACT 12: 21.91± Acres**, 20.2± tillable, 2.67± wooded, located on Filion Rd. just East of M53, Filion, MI section 18 Lincoln Twp, Huron Co. Fall Rye Planted. The soil is primarily Rapson loamy sand (59.5%), Kilmanagh loam (23.1%) and Shebeon loam (10.8%). Land is said to have older tile. No maps available. Parcel ID# 14-018-010-00. SEV \$66,300. PA116 through 2081.

**TRACT 13: 77± Acres**, 71.95± tillable, 2± wooded, 39.86± in CRP, located on Pinnebog Rd., Elkton, MI section 29, Meade Twp, Huron Co. The soil is primarily Avoca loamy sand (32.9%), Kilmanagh loam (21.5%), Wasepi loamy sand- loamy substratum (19.8%), Pipestone sand- Erie-Huron lake plain (14.6%) and Shebeon loam (11.2%). The land is said to have older tile but wetness is never a problem. No maps available. Parcel ID# 16-029-005-00. SEV \$239,800. PA116 through 2091. CRP contract #11155 (\$173.03/Ac through 9/30/26).

**TRACT 14: 25± Acres**, 23.83± tillable, located on Pigeon Rd/M142, Bad Axe, MI section 9 Colfax Twp, Huron Co. The land is planted in Wheat with the crop going to the Buyer. The renter used Pioneer seed at 2.7 units/Ac. and fertilizer. The soil is primarily Kilmanagh loam (66.2%), Shebeon loam (14%) and Corunna sandy loam (13.6%). Said to have older tile with no maps available. Parcel ID# 06-009-009-00. SEV \$97,200. PA116 through 2081.

## **SANILAC COUNTY (Tracts #15 & #16)**

**TRACT 15: 115± Acres**, 95.56± tillable according to FSA (the renter says 97 tillable), 19.66± wooded, located on Phillian Rd., Cass City, MI section 3 Greenleaf Twp, Sanilac Co. The North forty had sugar beets in 2020 and now a Rye cover crop. The South field was in Wheat in 2020, then roundup followed by radish seed, roundup again and then fall tillage. The soil is primarily Parkhill loam (40.9%), Richter and Tonkey bouldery sandy loam and loam (17.5%), Guelph loam and silt loam (13.5%). Said to have older tile with no maps available. Parcel ID# 130-003-300-010-00. SEV \$336,300. PA116 through 2078. Note: Tract 15 and 16 are in Sanilac Co. and will be in 'Group 2' which will extend together during the 'bidding extension period' but will not be tied with the Huron Co. Tracts 'Group 1' at the end of the auction. See more info under 'terms and conditions' or call with questions.

**TRACT 16: 56.24± Acres**, 53.23± tillable, 0.75± wooded, located on Bay City Forestville Rd., Cass City, MI section 1 Greenleaf Twp, Sanilac Co. The land is in Alfalfa that is 2 years old. The soil is primarily Guelph loam and silt loam (53.6%) and Washtenaw sandy loam and loam (20.7%). Said to have older tile with no maps available. Land is planted in Hay. Parcel ID# 130-001-300-020-01. SEV \$165,000. PA116 through 2073. Note: Tracts 15 and 16 are in Sanilac Co. and will be in 'Group 2' which will extend together during the 'bidding extension period' but will not be tied with the Huron Co. Tracts 'Group 1' at the end of the auction. See more info under 'terms and conditions' or call with questions.