

TRACT#3A-3E

FRED & JOAN MOORE ESTATE
jerdon.net/farm_auctions.html

Look for yellow stakes which are proposed approximates but are not actual lines until properly surveyed. On-site or nearby utilities include I&M, AT&T, & SEMCO. Acreage amounts & dimensions are estimated and typically run to center of road right of way. Enter via walking at your own risk not responsible for injury. Do not drive onto property nor damage crops. If divided, must have 5/12 house roof pitch or steeper with 12" eave as deed restriction and buyer to pay 1/2 of survey cost at closing. No representations or warranties as to zoning, building codes & building capability, fitness for a particular use, private septic, water well, utilities, utility or road easements, outbuildings, horses, livestock, etc. Sold "AS-IS". Contact Buchanan Twp and/or Berrien County Environmental Health Dept or their websites. Perform all due diligence prior to auction. NO CONTINGENCIES including financing.

3A 4.3+/- Acres.

Has electric/phone lines at road; some woods to rear. Walk path along South line & wood line. Good candidate to combine with #3B.

3B 19+/- Acres.

Great property with woods and several good spots to build with walkout basement; build on the East side of the woods with much privacy & have sunsets to the West. Has elec/phone lines along Broceus School Road. Combine #3C and/or #3A for a larger tract! Signs for walk path.

3C 11.8 +/- Acres.

Good property to combine with either abutting parcel. Has no utilities to site; nearest elec/phone at farm house to the East & across the rd. SEMCO gas ends at East line of Tract #3D. Contact utility cos for possible extensions/costs.

3D 11.8 +/- Acres.

Great property! Duck pond apparently is spring fed. Good potential to deepen assuming proper permits approved. Has SEMCO gas at roadside, elec/phone lines across road. Deer, turkey, waterfowl, sand-hill cranes, & more! Old boat & farm implements will be left on property by seller. Use mowed area to East side for walk path.

3E 15.5 +/- Acres.

Another great site! Waterhole typically with water year around but level fluctuates with rain. Possible private water well assistance to maintain water level. Two property lines are wooded. SEMCO gas at roadside & elec/phone lines across the road. Deer, turkey, waterfowl, sand-hill cranes & more! Walk path along both sides of property.