

Township of Coe
P O Box 477
Shepherd, MI 48883
(989)828-5960

RECEIVED
OCT 19 2022
INSPECTION DEPT.

October 19, 2022

TO: Tim Nieporte
Isabella County Planning Commission

FROM: Mary Kay Maas
Coe Township Supervisor

RE: PA 116 Application Approval Request

Enclosed are two Farmland and Open Space Preservation Program PA 116 applications for Vernon and Rebecca Moeggenborg from Coe Township. Please present the application for Isabella County Planning Commission approval.

The parcel/s are:

Section 31	Coe Township	Isabella County	03-031-20-001-02
Section 31	Coe Township	Isabella County	03-031-20-002-99

Please send documentation of approval to me at the address below. If you have questions or concerns about the application, please feel free to contact me at 989-828-5322 or 989-621-6230 (cell).

Mary Kay Maas
Coe Township Supervisor
PO Box 477
309 W Wright Ave
Shepherd, MI 48883

Enc. PA 116 Application (2)



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

03-031-20-001-02

OFFICIAL USE ONLY
Local Governing Body:
Date Received 09/26/2022
Application No:
State:
Date Received
Application No:
Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Moeggenborg Vernon L
Last First Initial

(If more than two see #15) Moeggenborg Rebecca
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

[X] Married [] Single

2. Mailing Address: 10838 N. Pingree Elwell MI 48832
Street City State Zip Code

3. Telephone Number: (Area Code) () (989) 763-8436

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ()

5. E-mail address: rmoeggenborg@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Isabella 7. Township, City or Village: Coe

8. Section No. 31 Town No. 13N Range No. 3W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? [] Yes [X] No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [] No

If owned by the applicant, are the mineral rights leased? [] Yes [X] No

Indicate who owns or is leasing rights if other than the applicant:

Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: [] Yes [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [] Yes [X] No: If "Yes", indicate vendor (seller):

Name:

Address:

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation Limited Liability Company Partnership
- Estate Trust Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- a. 40 acres or more ▶ complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres ▶ complete only Sections 16 and 17; or
- c. a specialty farm ▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc): _____

- b. Total number of acres on this farm approx 31
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 31
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.) _____
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings Residence: _____ Barn: _____ Tool Shed: _____
 Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income)**:

Ho \$ 6500.00 : 31 = \$ 210 (per acre)
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 50

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Herman S. Moeggenberg
(Signature of Applicant)
Rebecca J. Moeggenberg
(Co-owner, If Applicable)
9/26/22
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 09/26/2022 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Coe Township
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: Mary Kay Neas, Supervisor

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments
- If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
- If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input checked="" type="checkbox"/> County or Regional Planning Commission</p> <p><input checked="" type="checkbox"/> Conservation District</p> <p><u>NA</u> Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input checked="" type="checkbox"/> Map of Farm</p> <p><input checked="" type="checkbox"/> Copy of most recent appraisal record</p> <p><input type="checkbox"/> Copy of letters from review agencies (if available)</p> <p><input type="checkbox"/> Any other applicable documents</p>
---	--

10/17/22

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

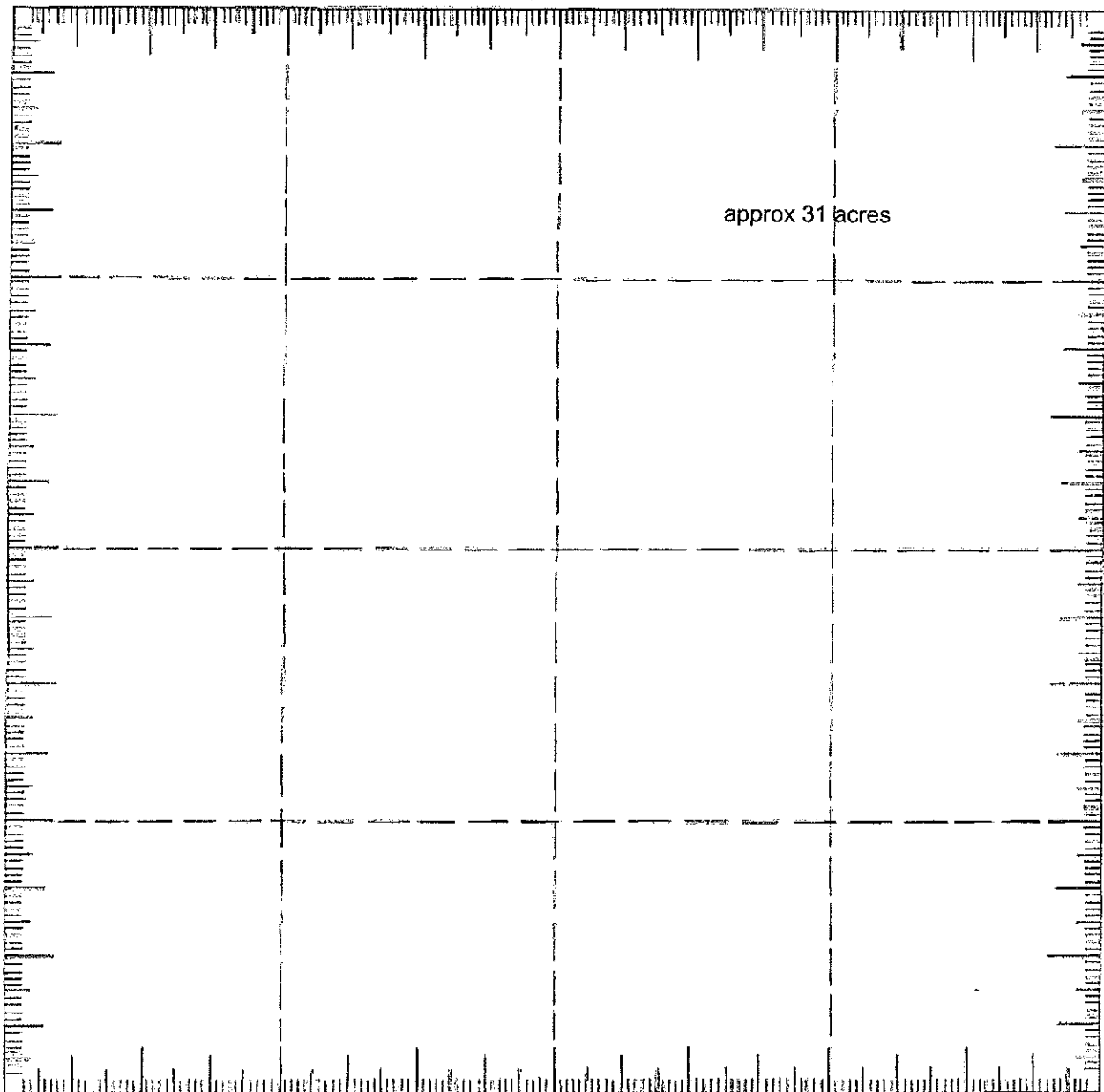
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Isabella

Township Coe

T 13N R 3W Section 31

↑ North



07926
RECEIVED
ISABELLA COUNTY MI
08-03-2009 10:59 AM

LIBR 1491PG0555

10070100792
Notary Public
ISABELLA COUNTY MI
GERRI A. BROWN, REGISTER OF DEEDS
20 08-03-2009 At 10:59 AM
WARRANT DEED

WARRANTY DEED

THIS INDENTURE, Made the 31st day of July, 2009,

WITNESSETH THAT:

MARK A. MOEGGENBORG and CONSTANCE K. MOEGGENBORG, husband and wife, of 11346 South Summerton Road, Shepherd, Michigan 48883, in consideration of One Dollar (\$1.00) and other valuable consideration, conveys and warrants to VERN L. MOEGGENBORG and REBECCA MOEGGENBORG, husband and wife, of 10838 Pingree Road, Elwell, Michigan 48832 the following described lands and premises situated in the Township of Coe, County of Isabella, and State of Michigan, viz:

See Attached **Exhibit A.**

AFFIDAVIT FILED

Subject to easements, restrictions and reservations of record.

The Grantors grant to the Grantees the right to make 4/11 divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

GRANTORS:

Mark A. Moeggenborg
MARK A. MOEGGENBORG

Constance K. Moeggenborg
CONSTANCE K. MOEGGENBORG

STATE OF MICHIGAN)
)ss.
COUNTY OF Isabella)

On the 31st day of July, 2009, before me, a Notary Public, in and for said County, personally appeared MARK A. MOEGGENBORG and CONSTANCE K. MOEGGENBORG, husband and wife, to me known to be the same persons described in and who executed

STATE OF MICHIGAN
COUNTY OF ISABELLA

I HEREBY CERTIFY that there are no tax liens or
taxes held by the state or individuals on the lands
described in the within instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Steven W. Pickens
Treasurer of Isabella County

LIBR 1491 PG 0556

EXHIBIT A

Part of the Northeast $\frac{1}{4}$ of Section 31, T13N, R3W, Coe Township, Isabella County, Michigan, more particularly described as beginning at the Northeast Corner of said Section 31; thence South $00^{\circ}19'40''$ West, along the East line of said Section 31, 685.00 feet; thence North $89^{\circ}40'20''$ West, perpendicular to said East Section line, 327.00 feet; thence South $00^{\circ}19'40''$ West, parallel with said East Section line 87.87 feet; thence North $89^{\circ}44'14''$ West, parallel with the North line of said Section 31, 1473.27 feet; thence North $00^{\circ}07'43''$ East, parallel with and 846.00 feet East of the North and South $\frac{1}{4}$ line of said Section 31, 772.50 feet to the North line of said Section 31; thence South $89^{\circ}44'14''$ East, along said North Section line, 1802.96 feet to the Point of Beginning.

COE TOWNSHIP TREASURER
 Treasurer's PH: 989-828-6009
 ISABELLA COUNTY, Michigan
 Parcel #: 03-031-20-001-02
 Property Assessed To:
MOEGGENBORG VERN & REBECCA
 10838 PINGREE RD
 ELWELL, MI 48832

Property Address:
 S LEATON RD

Acreage: 31.29
 Property Class: 102 AGRICULTURAL-VACANT
 School District: 37060 SHEPHERD PUBLIC SCHOOL I

Qualified Ag Exemption Has Reduced This Bill By: \$326.57

1 mill equals \$1.00 per \$1000 of Taxable Value.

TAX DESCRIPTION	MILLAGE	AMOUNT
CO-I-RIDE TRANS	0.86200	15.63
CO-MED CARE FAC	0.97950	17.77
CO-COM ON AGING	0.87760	15.92
CO-PARKS & REC	0.35000	6.35
03 TWP OPER	1.00000	18.14
SHEPHERD SCH OP	18.00000	EXEMPT
SHEP DEBT A08/17	4.10000	74.38
SHEP DEBT B08/17	2.90000	52.61
GR/IS RESD OPER	0.26400	4.78
GR/IS RESD SP ED	4.20000	76.20
GR/IS RESD V ED	1.00000	18.14
CHIP LIBRARY	1.75000	31.75
Total Mills/Tax		36.28310
Administration Fee		3.31
TOTAL AMOUNT DUE		334.98

pd 1/11/22
ch # 2572

TAX BASE VALUES	
Taxable Value:	18,143
State Equalized Value:	93,900
Assessed Value:	93,900
Qualified Ag Exemption:	18,143
% Declared Exempt:	100.0000

OPERATING FISCAL YEARS	
County:	10-01-2021 - 09-30-2022
Twn/Cty/Village:	04-01-2021 - 03-31-2022
School:	07-01-2021 - 06-30-2022
State:	10-01-2021 - 09-30-2022

Does NOT affect when the tax is due or its amount

Description of Lands or Personal Property: lengthy descriptions subject to space limitations

PART OF NE 1/4 SEC 31 T13N R3W COE TWP A PARCEL DESCRIBED AS BEG AT THE NE COR OF SEC 31 TH S 00D 19M 40S W ALG E SEC LINE 685.00 FT TH N 89D 40M 20S W 327.00 FT TH S 00D 19M 40S W 87.87 FT TH N 89D 44M 14S W 1473.27 FT TH N 00D 07M 43S E 772.50 FT TO THE N LINE OF SEC 31 TH S 89D 44M 14S E ALG N SEC LINE 1802.96 FT TO POB 31.29 A M/L LORENZ SURVEYING & ENGINEERING INC JB#090023 DATED 04-20-09 . SPLIT FOR 2010 FROM 20-001-00 TO 20-001-02 & 20-001-99 . AG EXEMPT TRANSFER FOR AFFID L1492 P056 REGISTERED 08-06-09 FROM SALE WD L1491 P555 DATED 07-31-09 WITH 2010 CAPPED TV = 15038 & AV = 54400

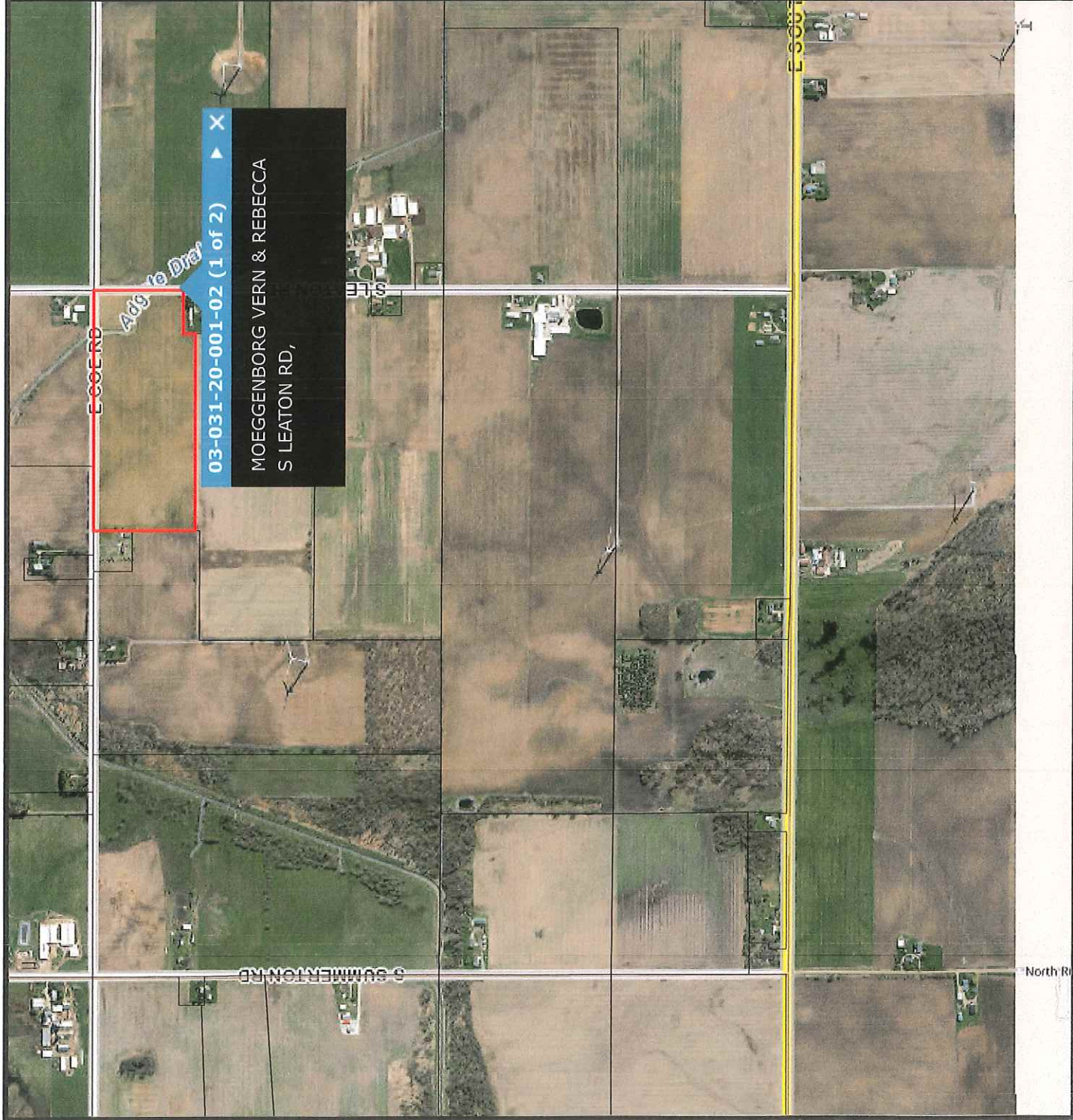
PLEASE SEE ENCLOSED FLYER FOR PLACES AND TIMES TO PAY TAXES IN PERSON.

DOG LICENSES MAY ALSO BE PURCHASED AT THIS TIME.

FOR QUESTIONS RELATING TO OWNER NAME, ADDRESS, DESCRIPTION AND/OR ASSESSMENT ISSUES PLEASE CONTACT:
 TINA WRIGHT, TWP ASSR - PH # 313-303-3687
 EMAIL: COETWPASSESSOR@GMAIL.COM
 OR MARY KAY MAAS, SUPR - PH # 989-828-5322
 EMAIL: MAAS.MARYKAY@YAHOO.COM

DUE AND PAYABLE 12/01/2021 THROUGH 02/14/2022 WITHOUT PENALTY. FROM 2/15/2022 TO 02/28/2022 ADD 3% PENALTY.
 AS OF 03/01/2022 PAYABLE TO ISABELLA COUNTY TREASURER WITH A 4% ADMIN FEE AND 1% INTEREST PER MONTH UNTIL PAID. CONTACT ISABELLA COUNTY TREASURER FOR DELINQUENT PAYOFF AMOUNTS.
 POSTMARK DATES ARE NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER AS THE DATE PAID.

①



County of Isabella

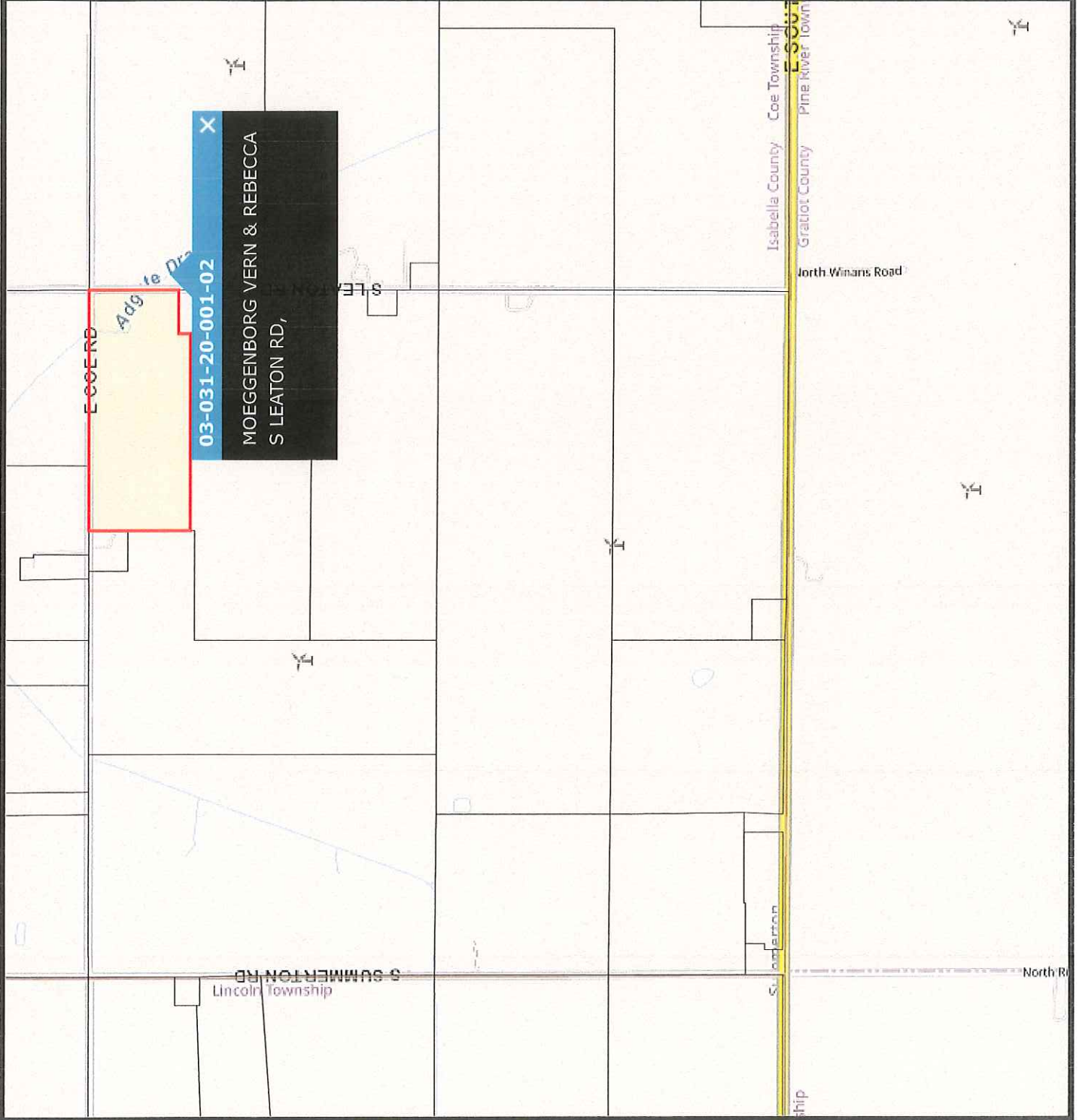


Map Publication:

10/04/2022 10:26 PM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



County of Isabella



Map Publication:

10/04/2022 10:29 PM



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.	
MOEGGENBORG MARK & CONSTA	MOEGGENBORG VERN I & REBE	111,380	07/31/2009	WD	19-MULTI PARCEL ARMTS LE	1491/0555	PROPERTY TRANSFER	0.0	
Property Address	Class: AGRICULTURAL-VACA Zoning: Ag (* Building Permit(s))		School: SHEPHERD PUBLIC SCHOOL DIST		Date	Number	Status		
S LEATON RD	P.R.E. 100% / / Qual. Ag.		MAP #:						
Owner's Name/Address	2023 Est TCV 172,095		Improved		X	Vacant	Land Value Estimates for Land Table 03-Ag-03-Ag-COE AGRICULTURAL		
MOEGGENBORG VERN I & REBECCA 10838 N PINGREE RD ELWELL MI 48832	Public Improvements		Dirt Road		Gravel Road		Paved Road		
Tax Description	Storm Sewer		Sidewalk		Water Sewer		Electric Gas		
PART OF THE NE 1/4 OF SEC 31 T13N R3W COE TWP A PARCEL DESC AS BEG AT THE NE COR OF SEC 31 TH S 00D19M40S W ALG E SEC LINE 685.00 FT TH N 89D40M20S W 327.00 FT TH S 00D19M40S W 87.87 FT TH N 89D44M14S W 1473.27 FT TH N 00D07M43S E 772.5 FT TO TH N LINE OF SEC 31 TH S 89D44M14S E ALG N SEC LINE 1802.96 FT TO POB	31.29A M/L LORENZ SURVEYING & ENGINEERING INC JB#090023 DATED 04/20/09		SPLIT FOR 2010 TAX YEAR FROM 03-031-20-001-00 TO 03-031-20-001-01 & 03-031-20-001-99		AG EXEMPT TRANSFER FOR AFFID L1492 P056 REGISTERED 08-06-09 FROM SALE WD L1491 P555 DATED 07-31-09 WITH 2010 CAPPED TV = 15,038 & AV = 54,400		Comments/Influences		
Split/Comb. on 06/24/2009 completed 06/24/2009 KATHY OWNER REQUEST ; Parent Parcel(s) : 03-031-20-001-00; Child Parcel(s) : 03-031-20-001-99, 03-031-20-001-02;		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Who		When		What	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Coe , County of Isabella, Michigan		Year		Land Value		Building Value		Assessed Value	
		2023		86,000		0		86,000	
		2022		86,000		0		86,000	
		2021		93,900		0		93,900	
		2020		86,800		0		86,800	
								Board of Review	
								Tribunal/ Other	
								Taxable Value	
								18,741C	
								18,741C	
								18,143C	
								17,893C	

*** Information herein deemed reliable but not guaranteed***



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State:	
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I. Personal Information:

1. Name(s) of Applicant: Moeggenborg Vernon L
Last First Initial

(If more than two see #15) Moeggenborg Rebecca
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married Single

2. Mailing Address: 10838 N. Pingree Elwell MI 48832
Street City State Zip Code

3. Telephone Number: (Area Code) () (989) 763-8436 989 463-4753

4. Alternative Telephone Number (cell, work, etc.): (Area Code) () _____

5. E-mail address: rmoeggenborg@gmail.com

Low House

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Isabella 7. Township, City or Village: Coe

8. Section No. 31 Town No. 13N Range No. 3W

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If "Yes", please explain circumstances: _____

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If owned by the applicant, are the mineral rights leased? Yes No

Indicate who owns or is leasing rights if other than the applicant: _____

Name the types of mineral(s) involved: _____

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Street City State Zip Code

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Signature of Land Contract Vendor(s) (Seller)

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- 2 or more persons having a joint or common interest in the land
- Corporation Limited Liability Company Partnership
- Estate Trust Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

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- c. a specialty farm ▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

b. Total number of acres on this farm approx 63

c. Total number of acres being applied for (if different than above): _____

d. Acreage in cultivation: 63

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____

f. All other acres (swamp, woods, etc.) _____

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

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\$ _____ : _____ = \$ _____ (per acre)
total income total acres of tillable land

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Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 50

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

James L. Moggaby
(Signature of Applicant)
Rebecca Moggaby
(Co-owner, If Applicable)
9/26/22
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

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Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

- County or Regional Planning Commission
- Conservation District
- Township (if county has zoning authority)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

- Copy of Deed or Land Contract (most recent showing current ownership)
- Copy of most recent Tax Bill (must include tax description of property)
- Map of Farm
- Copy of most recent appraisal record
- ____ Copy of letters from review agencies (if available)
- ____ Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

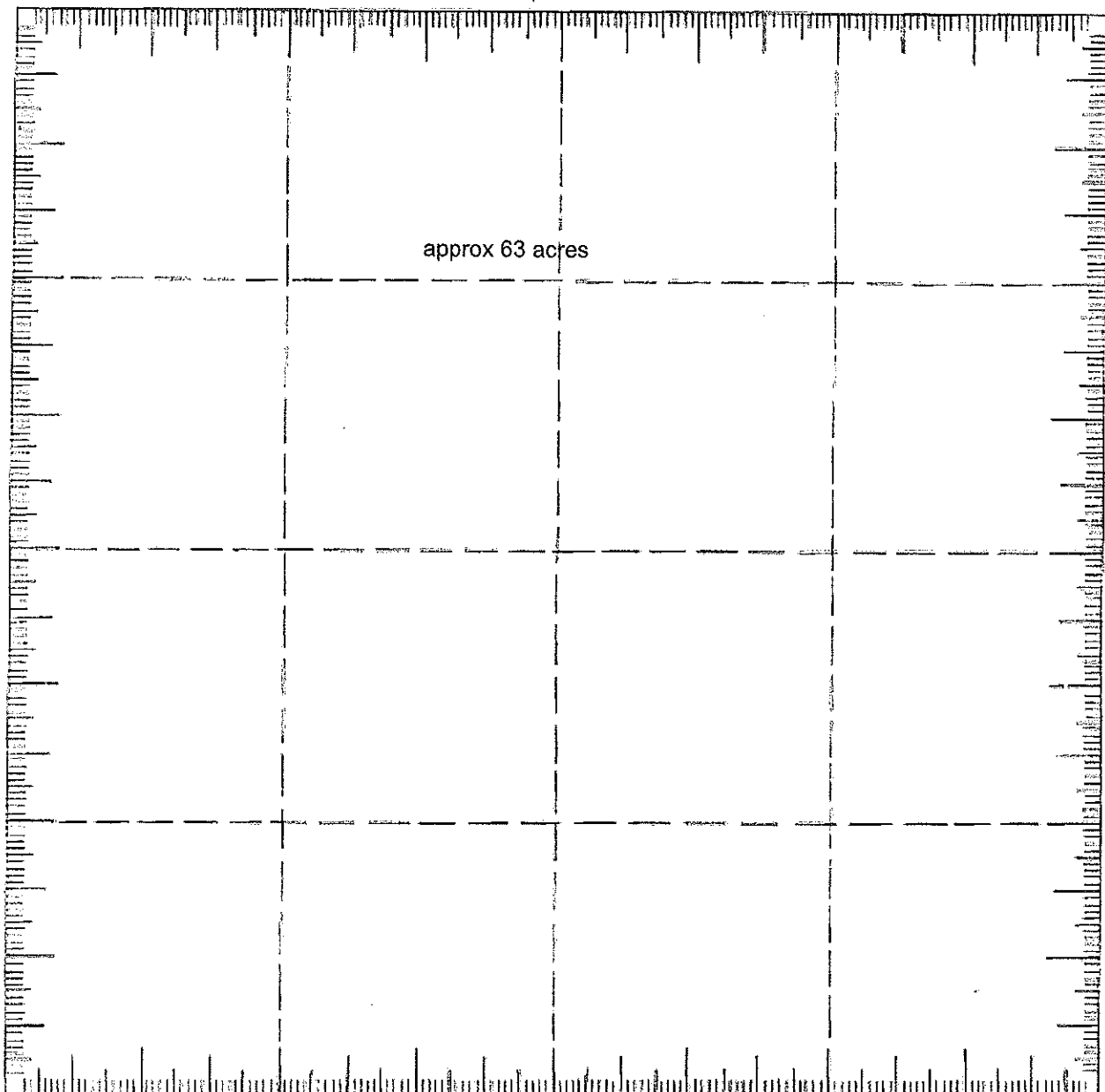
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Isabella

Township Coe

T 13N R 3W Section 31

↑ North



64.
16

WARRANTY DEED

The Grantor, DEBORAH BILLSBY, as Personal Representative of the Estate of Thomas Gregory Conroy, Isabella County Probate Court File No. 11-024,356-DE, of 5680 West Salt River Road, Shepherd, Michigan 48833, conveys and warrants to the Grantees, VERNON L. MOEGGENBORG and REBECCA S. MOEGGENBORG, husband and wife, of 10838 Pingree Road, Elwell, Michigan 48832 the following described premises in Coe Township, Isabella County, Michigan:

The East 50 acres of the Northwest ¼ of Section 31, Township 13 North, Range 3 West, Coe Township, Isabella County, Michigan
AND

A parcel of land commencing at the Quarter Post on the North side of Section 31, Township 13 North, Range 3 West, Coe Township, Isabella County, Michigan, running thence South 46 rods, 13 feet 6 inches, thence East 51 rods, 4 feet 6 inches, thence North 46 rods, 13 feet 6 inches, thence West 51 rods, 4 feet 6 inches to the place of beginning, EXCEPT commencing 51 rods, 4 feet 6 inches East of the North ¼ corner of Section 31, T13N, R3W, thence West 296 feet, South 296 feet, East 296 feet, North 296 feet to the point of beginning.

Subject to Easements, Restrictions and Reservations, if any, of record.

The Grantor grants to Grantee ^{All RB} no right to make divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967, if any.

For consideration of One and No/100 (\$1.00) Dollar and subject to the lien of taxes not yet due and payable.

Date: July 23, 2012

GRANTOR:

Deborah Billsby
Deborah Billsby, as Personal Representative of the Estate of Thomas Gregory Conroy

STATE OF MICHIGAN)
)ss.
COUNTY OF ISABELLA)

On the 23rd day of July, 2012, before me, a Notary Public in and for said County, personally appeared Deborah Billsby, as Personal Representative of the Estate of Thomas Gregory Conroy, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed.

Anita M. Carlson
Anita M. Carlson, Notary Public
Isabella County, Michigan
My Commission Expires: 11/22/12
Acting in the County of Isabella, MI

Drafted By: Gordon M. Bloom, Attorney at Law, 108 S. University Avenue, Ste. 1, Mt. Pleasant, Michigan 48858
When Recorded Return To: Grantees, 10838 Pingree Road, Elwell, Michigan 48832
Send Subsequent Tax Bills To: Grantees, 10839 Pingree Road, Elwell, Michigan 48832

Tax Parcel# _____ Recording Fee: \$ _____ Transfer Tax: \$ _____

COE TOWNSHIP TREASURER

Treasurer's PH: 989-828-6009

ISABELLA COUNTY, Michigan

Parcel #: 03-031-20-002-99

Property Assessed To:

MOEGGENBORG VERNON & REBECCA

10838 PINGREE RD

ELWELL, MI 48832

Property Address:

6400 E COE RD

Acreage: 63.00

Property Class: 101 AGRICULTURAL

School District: 37060 SHEPHERD PUBLIC SCHOOL I

Qualified Ag Exemption Has Reduced This Bill By: \$720.12

1 mill equals \$1.00 per \$1000 of Taxable Value.

TAX DESCRIPTION

MILLAGE

AMOUNT

CO-I-RIDE TRANS	0.86200	49.26
CO-MED CARE FAC	0.97950	55.98
CO-COM ON AGING	0.87760	50.15
CO-PARKS & REC	0.35000	20.00
03 TWP OPER	1.00000	57.15
SHEPHERD SCH OP	18.00000	308.62
SHEP DEBT A08/17	4.10000	234.32
SHEP DEBT B08/17	2.90000	165.74
GR/IS RESD OPER	0.26400	15.08
GR/IS RESD SP ED	4.20000	240.04
GR/IS RESD V ED	1.00000	57.15
CHIP LIBRARY	1.75000	100.01
03 TWP GARB SP		151.00
03 TWP FIRE SP		75.00

*pd 1/11/22
ch # 2572*

Total Mills/Tax 36.28310 1,579.50
Administration Fee 13.53

TOTAL AMOUNT DUE 1,593.03

TAX BASE VALUES

Taxable Value:	57,153
State Equalized Value:	235,500
Assessed Value:	235,500
Qualified Ag Exemption:	40,007
% Declared Exempt:	70.0000

Description of Lands or Personal Property: lengthy descriptions subject to space limitations
E 50 A OF NW 1/4 & 15 A OFF NW COR OF NE 1/4 IN SQR FORM SEC 31 T13N R3W COE TWP EXC PAR COM 846 FT E OF N 1/4 COR OF SEC TH W 296 FT TH S 296 FT TH E 296 FT TH N 296 FT TO POB 63 ACRE M/L . SPLIT FOR 2002 FROM 031-20-002-00 TO 031-20-002-01 AND 031-20-002-99 . AG EXEMPT TRANSFER FOR AFFID L1600 P467 REGISTERED 08-10-12 FOR SALE WD L1600 P461 DATED 07-23-12 WITH 2013 CAPPED TV = 50647 & AV = 131700

OPERATING FISCAL YEARS

County:	10-01-2021 - 09-30-2022
Twn/Cty/Village:	04-01-2021 - 03-31-2022
School:	07-01-2021 - 06-30-2022
State:	10-01-2021 - 09-30-2022

Does NOT affect when the tax is due or its amount

PLEASE SEE ENCLOSED FLYER FOR PLACES AND TIMES TO PAY TAXES IN PERSON.

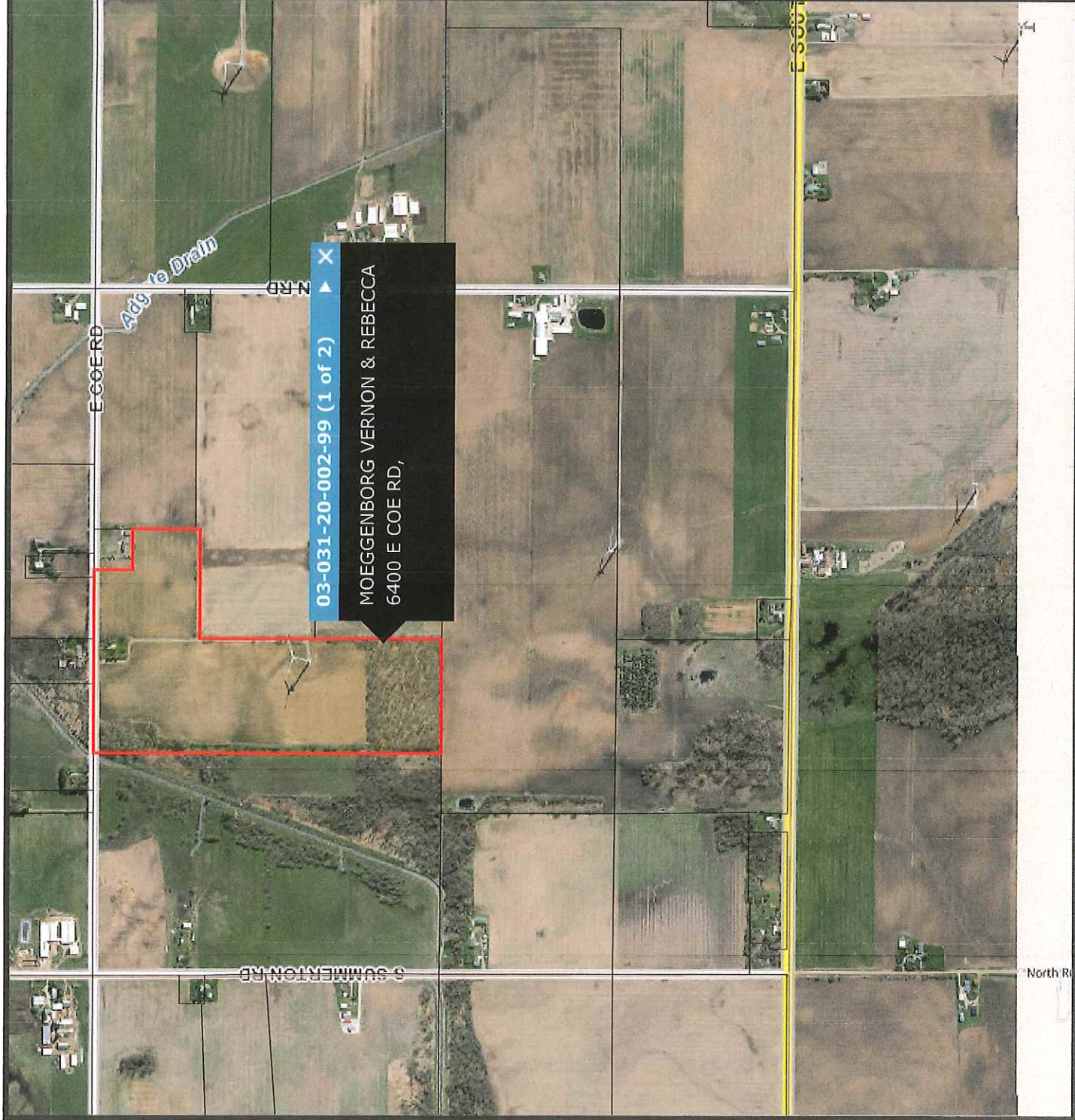
DOG LICENSES MAY ALSO BE PURCHASED AT THIS TIME.

FOR QUESTIONS RELATING TO OWNER NAME, ADDRESS, DESCRIPTION AND/OR ASSESSMENT ISSUES PLEASE CONTACT:

TINA WRIGHT, TWP ASSR - PH # 313-303-3687
EMAIL: COETWPASSESSOR@GMAIL.COM
OR MARY KAY MAAS, SUPR - PH # 989-828-5322
EMAIL: MAAS.MARYKAY@YAHOO.COM

DUE AND PAYABLE 12/01/2021 THROUGH 02/14/2022 WITHOUT PENALTY. FROM 2/15/2022 TO 02/28/2022 ADD 3% PENALTY. AS OF 03/01/2022 PAYABLE TO ISABELLA COUNTY TREASURER WITH A 4% ADMIN FEE AND 1% INTEREST PER MONTH UNTIL PAID. CONTACT ISABELLA COUNTY TREASURER FOR DELINQUENT PAYOFF AMOUNTS. POSTMARK DATES ARE NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER AS THE DATE PAID.

Additional information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side



County of Isabella



Map Publication:

10/04/2022 10:28 PM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



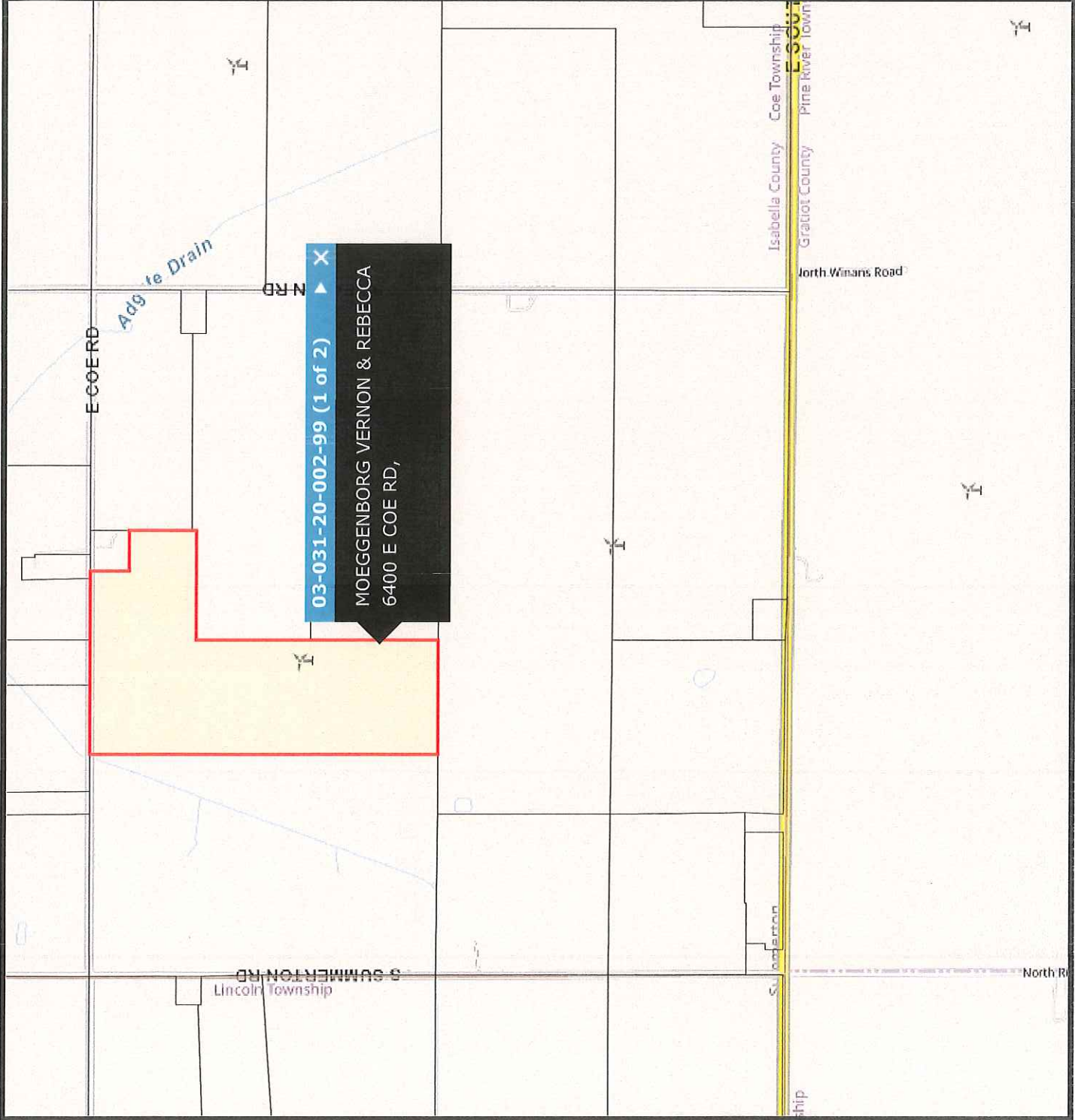
County of Isabella



Map Publication:
10/04/2022 10:29 PM



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03-031-20-002-99 (1 of 2) X

MOEGGENBORG VERNON & REBECCA
6400 E COE RD,

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
CONROY TOM & ANGELA	MOEGENBORG VERNON L & RE	305,000	07/23/2012	WD	09-FAMILY	1600/461	PROPERTY TRANSFER	100.0	
Property Address 6400 E COE RD Owner's Name/Address MOEGENBORG VERNON L & REBECCA S 10838 PINGREE RD ELWELL MI 48832									
Taxpayer's Name/Address		2023 Est TCV 439,856 TCV/TFA: 284.33		Land Value Estimates for Land Table 03-AG-03-AG-COE AGRICULTURAL					
MOEGENBORG VERNON L & REBECCA S 10838 PINGREE RD ELWELL MI 48832		X Improved	Vacant	* Factors *					
		Public		Description	Frontage	Depth	Rate %Adj.	Reason	
		Improvements		ACREAGE TABLE "A"	63.000	Acres	5,500	100	
		Dirt Road		63.00 Total Acres	Total Est.	Land Value =		346,500	
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2023	173,300	46,600	219,900			59,039C
			2022	173,300	42,200	215,500			59,039C
			2021	189,000	46,500	235,500			57,153C
			2020	174,800	46,500	221,300			56,364C
MKM 11/06/2012 INSPECTED Comments/Influences Split/Comb. on 02/26/2002 completed / BSA Parent Parcel(s): 03-031-20-002-00; Child Parcel(s): 03-031-20-002-99; ----- The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Coe, County of Isabella, Michigan									

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings		
Year Built			
Class/Construction	D, Frame		
Quality/Exterior	Average		
# of Walls, Perimeter	4 Wall, 64		
Height	8		
Heating System	No Heating/Cooling		
Length/Width/Area	20 x 12 = 240		
Cost New	\$ 5,921		
Phy./Func./Econ. %Good	35/100/100 35.0		
Depreciated Cost	\$ 2,072		
+ Unit-In-Place Items	\$ 0		
Description, Size X Rate X %Good = Cost			
Itemized -->			
Unit-In-Place -->			
Items -->			
E.C.F.	X 0.970		
% Good	35		
Est. True Cash Value	\$ 2,010		
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2010 / All Cards: 2010			

*** Information herein deemed reliable but not guaranteed***