

CHIPPEWA TOWNSHIP ISABELLA COUNTY –STATE OF MICHIGAN
11084 East Pickard Road, Mt Pleasant MI 48858 (989) 773-3600

Supervisor- Rob Smith
Clerk - Fran Ash
Treasurer – Kathy VanderKolk

Trustees: Gail Huber
Robert Wetherbee

October 3, 2023

Isabella County Planning Commission
200 N Main St
Mt Pleasant MI 48858

Re: Garry Swetz PA116

This is to notify you that the Chippewa Township Board has approved the PA116 application for parcel #02-029-30-002-00 at their board meeting of October 2, 2023.



Frances Ash
Chippewa Township Clerk

RECEIVED

OCT 6 2023

INSPECTION DEPT.



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.

OFFICIAL USE ONLY	
Local Governing Body:	_____
Date Received:	_____
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: Swetz Garry J
Last First Initial

(If more than two see #15) _____
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: 4638 S. Leaton Rd. Mt. Pleasant MI. 48858
Street City State Zip Code

3. Telephone Number: (Area Code) (989) 773-9235

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 330-1984

5. E-mail address: gs2004@frontier.com

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

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

8. Section No. 29 Town No. T-14-N Range No. R-3-W

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 No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No

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: _____

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 No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):

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 (sellers) 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 77.37

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

d. Acreage in cultivation: 76.54

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):

\$ 61,200 : 76.5 = \$ 800 (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.

Garry Such
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(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: _____ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____
 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: _____

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 517-284-3863

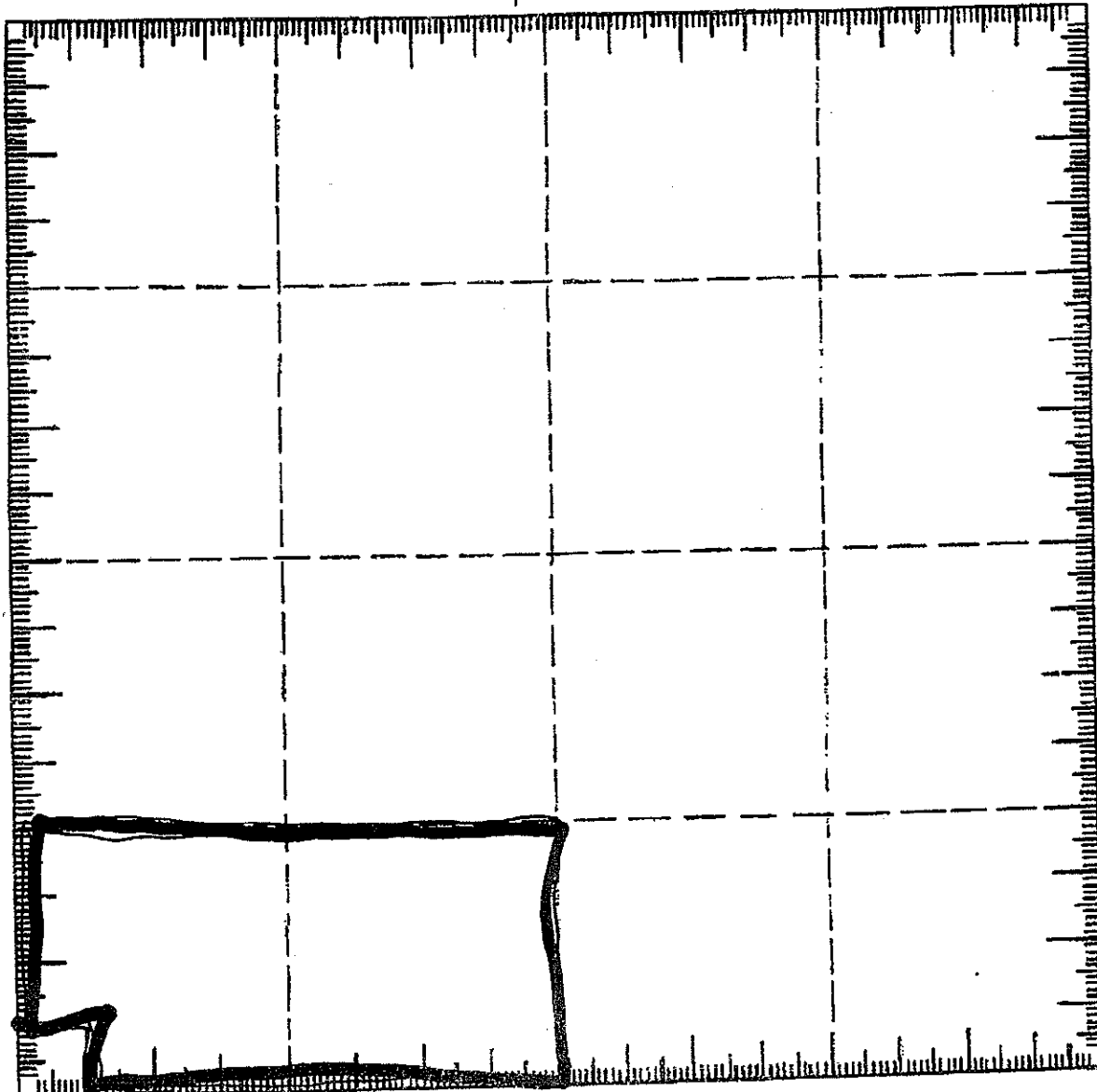
Map of Farm with Structures and Natural Features:

- 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 Chippewa
T-14-N R-3-W Section 29

↑ North



RECEIVED: 10/21/2021 10:28 AM
ISABELLA REGISTER OF DEEDS

Document # 202100019199 WARR DEED
Isabella County, Michigan
Kara Jackson, Register of Deeds
Recorded: 10/21/2021 10:33 AM
OR LIBER 1891 PAGE 343

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
other 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 the year.
Steve W. Jackson
Treasurer of Isabella County

STATE OF MICHIGAN
Isabella County
10/21/2021
202100019199

REAL ESTATE
TRANSFER TAX
\$396.20 CO
\$4,063.00 ST
TTX# 03351
BW

WARRANTY DEED

File No.: 499413

KNOW ALL MEN BY THESE PRESENTS: That Ivan P. Ettinger and Doris E. Ettinger Revocable Trust dated February 11, 1893

Whose address is 1851 E. Gaylord Unit D, Mt. Pleasant, MI 48858

Convey(s) and Warranty(s) to Garry J. Swatz

Whose address is 4638 S. Leaton Rd., Mt. Pleasant, MI 48858

the following described premises:

The South 1/2 of the Southwest 1/4 of Section 29, T14N, R3W, Chippewa Township, Isabella County, Michigan, EXCEPT Commencing at the Southwest corner of Section 29, T14N, R3W, Chippewa Township, Isabella County, Michigan, thence North 288 feet, thence East 398 feet, thence South 288 feet to the South line of said Section 29, and thence West 398 feet to Point of Beginning.

For the sum of ~~40,000~~ Hundred Forty One Thousand Five Hundred Ninety Dollars and No Cents (\$~~40,000~~00) subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

The grantor grants to the grantee the right to make All 9/24 division(s) 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 farmland or a farm operation. Generally accepted agricultural 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.

2023 CHIPPEWA TOWNSHIP - ISABELLA CO SUMMER TAX BILL

3702-029-30-002-00
Bill # 01727

CHIPPEWA TWP TREASURER
KATHY VANDERKOLK - TWP TREASURER
11084 E PICKARD RD
MT PLEASANT MI 48858

SWETZ GARRY J
Property Address:
4000 S LEATON

Due Date	09/14/2023
Total Tax Due	\$640.13
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

3702-029-30-002-00
To: SWETZ GARRY J
4638 S LEATON RD
MT PLEASANT, MI 48858

Make Check Payable To: **CHIPPEWA TWP TREASURER**
Treasurer's PH: 989-773-3600 EXT 301 (TWP HALL #)
Treasurer's Email: **TREASURER@CHIPPEWATOWNSHIP.COM**



Paid Receipt Requested
*S.A.S.E. may be required -
review messages below.

Amount Remitted: _____

Taxpayer Contact Ph #: _____

Please detach along dotted line -- Retain bottom for your records -- Submit top with payment and a contact PHONE NUMBER on stub and check.

****TREASURER IS NOT RESPONSIBLE FOR PAYMENTS MADE ON THE WRONG PROPERTY DESCRIPTION****

<p>CHIPPEWA TWP TREASURER Treasurer's PH: 989-773-3600 EXT 301 (TWP HALL #) ISABELLA COUNTY, Michigan Parcel #: 3702-029-30-002-00 Property Assessed To: SWETZ GARRY J 4638 S LEATON RD MT PLEASANT, MI 48858 Property Address: 4000 S LEATON MT PLEASANT MI 48858 Acreage: 77.37 Property Class: 102 AGRICULTURAL-VACA School District: 37010 MT PLEASANT CITY SC 1 mill equals \$1.00 per \$1000 of Taxable Value.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">TAX DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>COUNTY OPERATING</td> <td style="text-align: right;">6.61000</td> <td style="text-align: right;">335.55</td> </tr> <tr> <td>STATE EDUC TAX</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">304.58</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Mills/Tax</td> <td style="text-align: right;">12.61000</td> </tr> <tr> <td colspan="2" style="text-align: right;">Administration Fee</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">TOTAL AMOUNT DUE</td> <td style="text-align: right;">640.13</td> </tr> <tr> <td colspan="2" style="text-align: right;">PREV. PAYMENTS</td> <td></td> </tr> <tr> <td colspan="2" style="text-align: right;">BALANCE DUE</td> <td style="text-align: right;">640.13</td> </tr> </tbody> </table>	TAX DESCRIPTION	MILLAGE	AMOUNT	COUNTY OPERATING	6.61000	335.55	STATE EDUC TAX	6.00000	304.58	Total Mills/Tax		12.61000	Administration Fee		0.00	TOTAL AMOUNT DUE		640.13	PREV. PAYMENTS			BALANCE DUE		640.13
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<p>FOR QUESTIONS RELATING TO OWNER NAME, ADDRESS, DESCRIPTION AND/OR ASSESSMENT ISSUES PLEASE CONTACT: TINA WRIGHT - TWP ASSESSOR 11475 E CRANBERRY LAKE RD GLADWIN, MI 48624 PH: 989-426-8854=STAFF # / 313-303-3687=ASSR #</p>	<p>DUE AND PAYABLE 07/01/2023 THROUGH 09/14/2023 WITHOUT PENALTY. FROM 09/15/2023 THROUGH 02/14/2024 PAYABLE WITH 1% PER CALENDAR MONTH INTEREST. FROM 02/15/2024 THROUGH 02/29/2024 AN ADD'L 3% PENALTY. FROM 3/01/2024 PAY ISABELLA COUNTY TREAS WITH 4% ADMIN FEE & 1% PER MONTH UNTIL PAID. POSTMARKS ARE NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER. TOWNSHIP DOES NOT ACCEPT CREDIT/DEBIT CARD PAYMENTS.</p>																								

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

Grantor: ETTINGER IVAN & DORIS TRU SWETZ GARRY
 Grantee: SWETZ GARRY
 Sale Price: 541,590
 Sale Date: 10/21/2021
 Inst. Type: WD
 Terms of Sale: 03-ARM'S LENGTH
 Liber & Page: 1891/0343
 Verified By: PROPERTY TRANSFER
 Prct. Trans.: 0.0

Property Address: 4000 S LEATON RD
 Class: AGRICULTURAL-VACA
 Zoning: MT PLEASANT CITY SCHOOL DIST
 School: MT PLEASANT CITY SCHOOL DIST
 Building Permit(s):
 Date:
 Number:
 Status:

Owner's Name/Address: SWETZ GARRY
 4638 S LEATON RD
 MOUNT PLEASANT MI 48058
 Map #: P.R.E. 100% 12/31/1994 Qual. Ag.
 2023 Est TCV 291,330

Land Value Estimates for Land Table 006.TWP AGRICULTURE

Improved	X	Vacant	* Factors *						
Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			Dirt Road	4.00	Acres	3900	100		15,600
			Gravel Road	1.30	Acres	3900	100		5,070
			Paved Road	32.40	Acres	3900	100		126,360
			Storm Sewer	35.00	Acres	3900	100		136,500
			Sidewalk	2.00	Acres	3900	100		7,800
			Water			0	100		0
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			77.37 Total Acres					Total Est. Land Value =	291,330

Tax Description: T14N-R3W, S 1/2 OF SW 1/4 EXC S 288 FT OF W 398 FT

Comments/Influences:

Topography of Site	Level	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling				2023	145,700	0	145,700			50,764C
	Low				2022	141,900	0	141,900			48,347C
	High				2021	131,400	0	131,400			46,803C
	Landscaped				2020	124,000	0	124,000			46,157C
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										

LEB 06/14/2009 Inspected

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Chippewa, County of Chippewa, Michigan

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

Received
10/24/23 ag



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

Application 1

October 23, 2023

TO: Tim Nieporte/Ray Johnson
Isabella County Planning Commission

FROM: Mary Kay Maas
Coe Township Supervisor *Maas*

RE: PA 116 Application Approval Request

Enclosed is a Farmland and Open Space Preservation Program PA 116 application for Kevin Turnwald, Section 6, Coe Township. Please present the application for Isabella County Planning Commission approval.

The parcel/s are:

Section 6 Coe Township Isabella County 03-006-40-002-99

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



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.**

03-006-40-002-99

OFFICIAL USE ONLY	
Local Governing Body:	_____
Date Received	_____
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: TURNWALD KEVIN M
Last First Initial

(If more than two see #15) _____
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: 7120 S Leaton Rd Shepherd MI 48883
Street City State Zip Code

3. Telephone Number: (Area Code) 989 820-4384

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

5. E-mail address: turnwash@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. 6 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 No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No

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: _____

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 No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):

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 (sellers) 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):

cash crops

b. Total number of acres on this farm 27.69

c. Total number of acres being applied for (if different than above): 27.69

d. Acreage in cultivation: 27.69

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 0

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):

\$ 15,229.50 : 27.69 = \$ 550.00 (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); _____

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.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

10/15/23
(Date)

(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: 10/19/2023 (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: 10/19/2023

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

Clerk's Signature: Mary Kay Deas, 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><input type="checkbox"/> 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 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>
--	---

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.

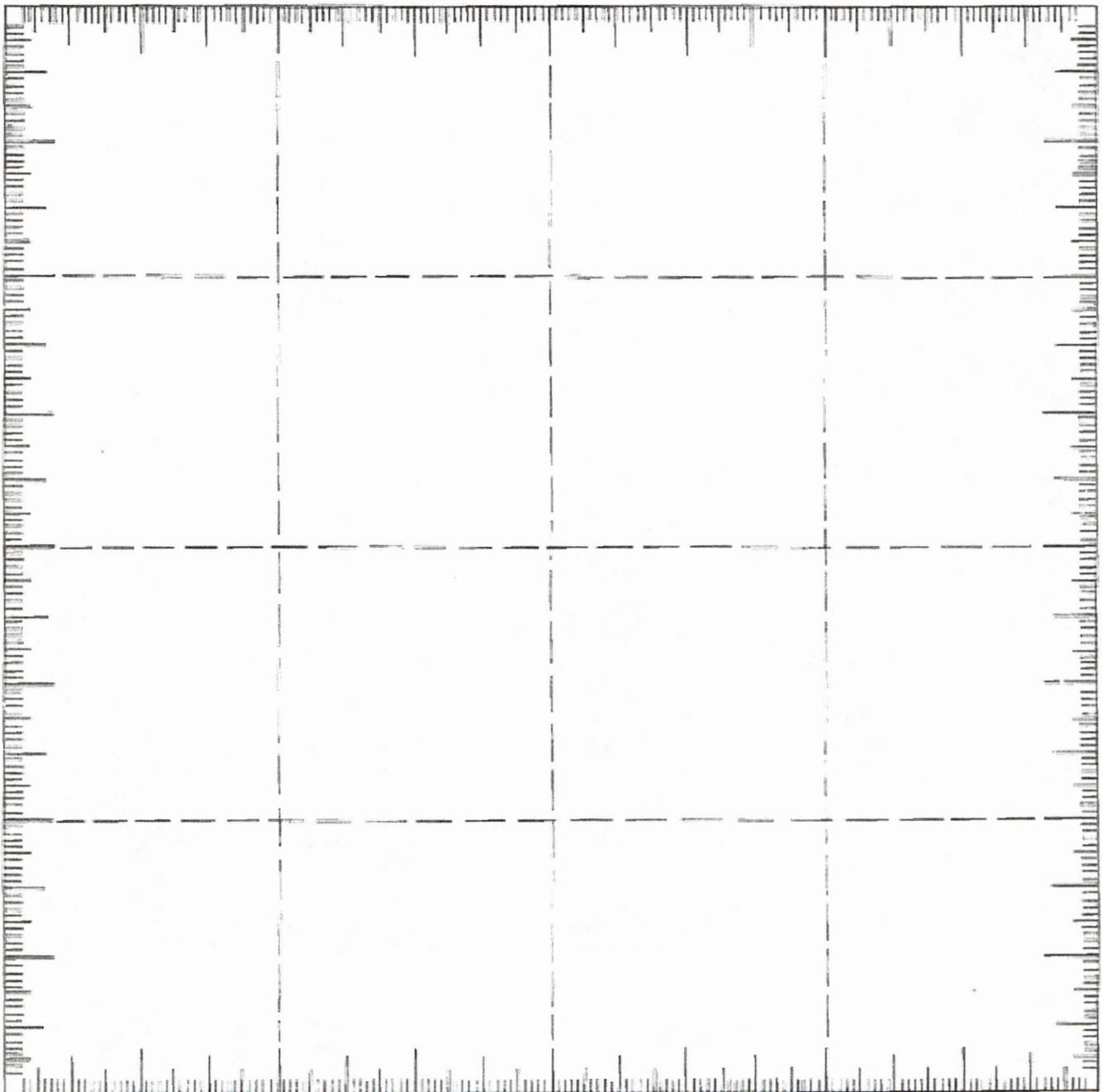
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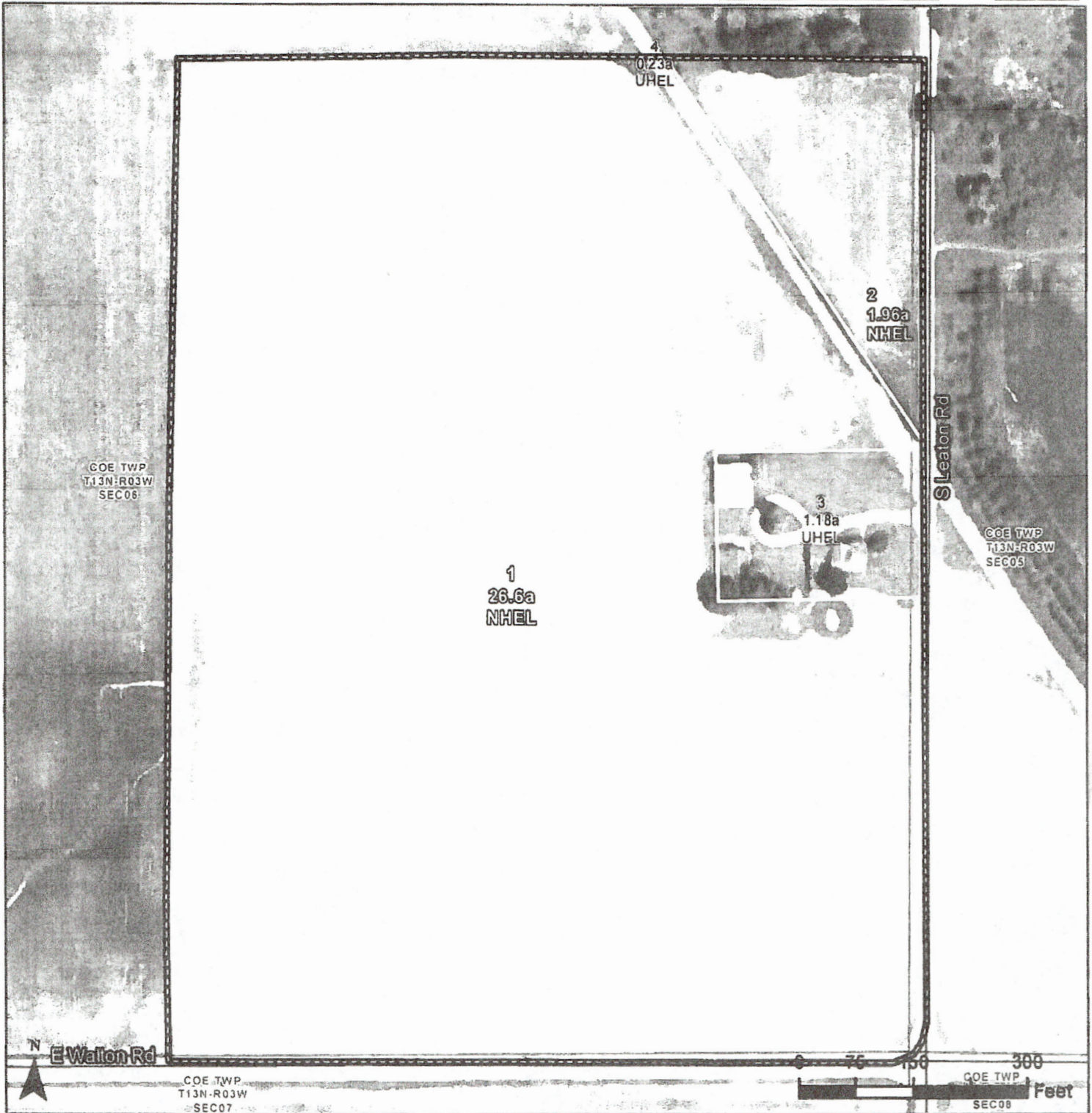
.....
County _____

Township _____

T _____ R _____ Section _____

↑ North





- Common Land Unit**
- Common Land Unit*
 - CRP CLU
 - Tract Boundary
 - Section Lines
 - Cropland vs Noncropland

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern as of 3/14/22

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

2022 Program Year
 CLU Date: April 8, 2022
 2020 NAIP Imagery

Farm 6823
Tract 1373

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). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

ISABELLA COUNTY TREASURER Treasurer's PH: 989-317-4091 ISABELLA COUNTY, Michigan Parcel #: 03-006-40-002-99 Property Assessed To: TURNWALD KEVIN M 7120 S LEATON RD SHEPHERD, MI 48883 Property Address: S LEATON RD 6000 MI Acreage: 27.69 Property Class: 102 AGRICULTURAL-VACANT School District: 37060 SHEPHERD PUBLIC SCHOOL I	<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">TAX DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>COUNTY OPERATING</td> <td style="text-align: right;">6.61000</td> <td style="text-align: right;">233.35</td> </tr> <tr> <td>STATE EDUC TAX</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">211.81</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Mills/Tax</td> <td style="text-align: right;">12.61000</td> </tr> <tr> <td colspan="2" style="text-align: right;">Administration Fee</td> <td style="text-align: right;">4.45</td> </tr> <tr> <td colspan="2" style="text-align: right;">TOTAL AMOUNT DUE</td> <td style="text-align: right;">449.61</td> </tr> </tbody> </table> <p style="text-align: center;">1 mill equals \$1.00 per \$1000 of Taxable Value.</p>	TAX DESCRIPTION	MILLAGE	AMOUNT	COUNTY OPERATING	6.61000	233.35	STATE EDUC TAX	6.00000	211.81	Total Mills/Tax		12.61000	Administration Fee		4.45	TOTAL AMOUNT DUE		449.61
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OPERATING FISCAL YEARS	DUE AND PAYABLE 7/01/2023 THROUGH 09/14/2023 WITHOUT INTEREST AND/OR PENALTY. FROM 09/15/2023 THROUGH 02/14/2024 PAYABLE WITH ADDITIONAL 1% INTEREST PER MONTH. FROM 02/15/2024 THROUGH 02/29/2024 PAY BASE TAX PLUS PENALTY AND INTEREST OF 9%. FROM 03/01/2024 CONTACT ISABELLA COUNTY TREASURER FOR DELINQUENT PAYOFFS AS THEY BECOME AVAILABLE. POST MARK DATES NOT ACCEPTED AS TIMELY PAID																		
County: 10-01-2023 - 09-30-2024 Twn/Cty/Village: 04-01-2023 - 03-31-2024 School: 07-01-2023 - 06-30-2024 State: 10-01-2023 - 09-30-2024 Does NOT affect when the tax is due or its amount	NOTICE: YOUR SUMMER S.E.T. & THE COUNTY OPERATING TAXES (YELLOW BILLING) ARE DUE & PAYABLE TO THE ISABELLA COUNTY TREASURER. OFFICE HOURS: MONDAY-FRIDAY 8 AM TO 4:30 PM THE VILLAGE OF SHEPHERD VILLAGE BILL (GREEN BILL) IS PAYABLE LOCALLY TO THE VILLAGE TREASURER.																		
FOR QUESTIONS RELATING TO OWNER NAME, ADDRESS, DESCRIPTION AND/OR ASSESSMENT ISSUES PLEASE CONTACT: TINA WRIGHT, TWP ASSR PH: 989-426-8854=STAFF # / 313-303-3687=ASSR # EMAIL: COETWPASSESSOR@GMAIL.COM OR MARY KAY MAAS, SUPR - PH # 989-828-5322 EMAIL: COETWPSUPERVISOR@GMAIL.COM																			

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

I HEREBY CERTIFY that there are no tax liens or titles 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.


Treasurer of Isabella County

KS

Document # 20200005292 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 07/22/2020 01:01 PM
OR LIBER 1880 PAGE 4901

STATE OF
MICHIGAN
Isabella County
07/22/2020
20200005292



REAL ESTATE
TRANSFER TAX
\$385.00 CO
\$2,625.00 ST
TTX# 01390
AH

WARRANTY DEED

File No.: 475259

KNOW ALL MEN BY THESE PRESENTS: That Robert E. McGarry and Sue McGarry, husband and wife

Whose address is 3924 Sapphire Loop, Round Rock, TX 68681 and MI

Convey(s) and Warrant(s) to Kevin M. Turnwald

Whose address is 7143 S. Leaton Rd., Shepherd, MI 48883

the following described premises:

Parcel 1:

The East 30 acres of the South 1/2 of the Southeast 1/4, Section 6, T13N, R3W, Coe Township, Isabella County, Michigan EXCEPT Railroad Right of Way.

Parcel 2:

That part of the West 1/2 of the Southwest 1/4 lying South and West of the Railroad Right of Way, Section 5, T13N, R3W, Coe Township, Isabella County, Michigan.


Tax Parcel No.: 03-006-40-002-00 and 03-005-30-002-01

For the sum of Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00) subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

The grantor grants to the grantee the right to make ALL division(s) 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 farmland or a farm operation. Generally accepted agricultural 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.

Dated July 16, 2020

Signed

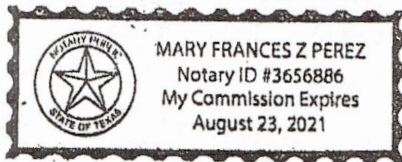

Robert E. McGarry

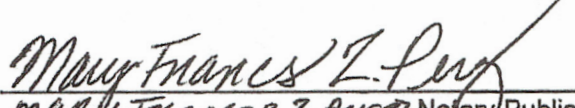

Sue McGarry

State of Texas

County of Williamson) SS

On this 16th day of July, 2020, before me personally appeared Robert E. McGarry and Sue McGarry, husband and wife to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.




Mary Frances Z. Perez, Notary Public
Williamson County, Texas
My Commission Expires: August 23, 2021
Acting in the County of: WILLIAMSON

Drafted By: Robert E. McGarry
3924 Sapphire Loop
Round Rock, TX 68681

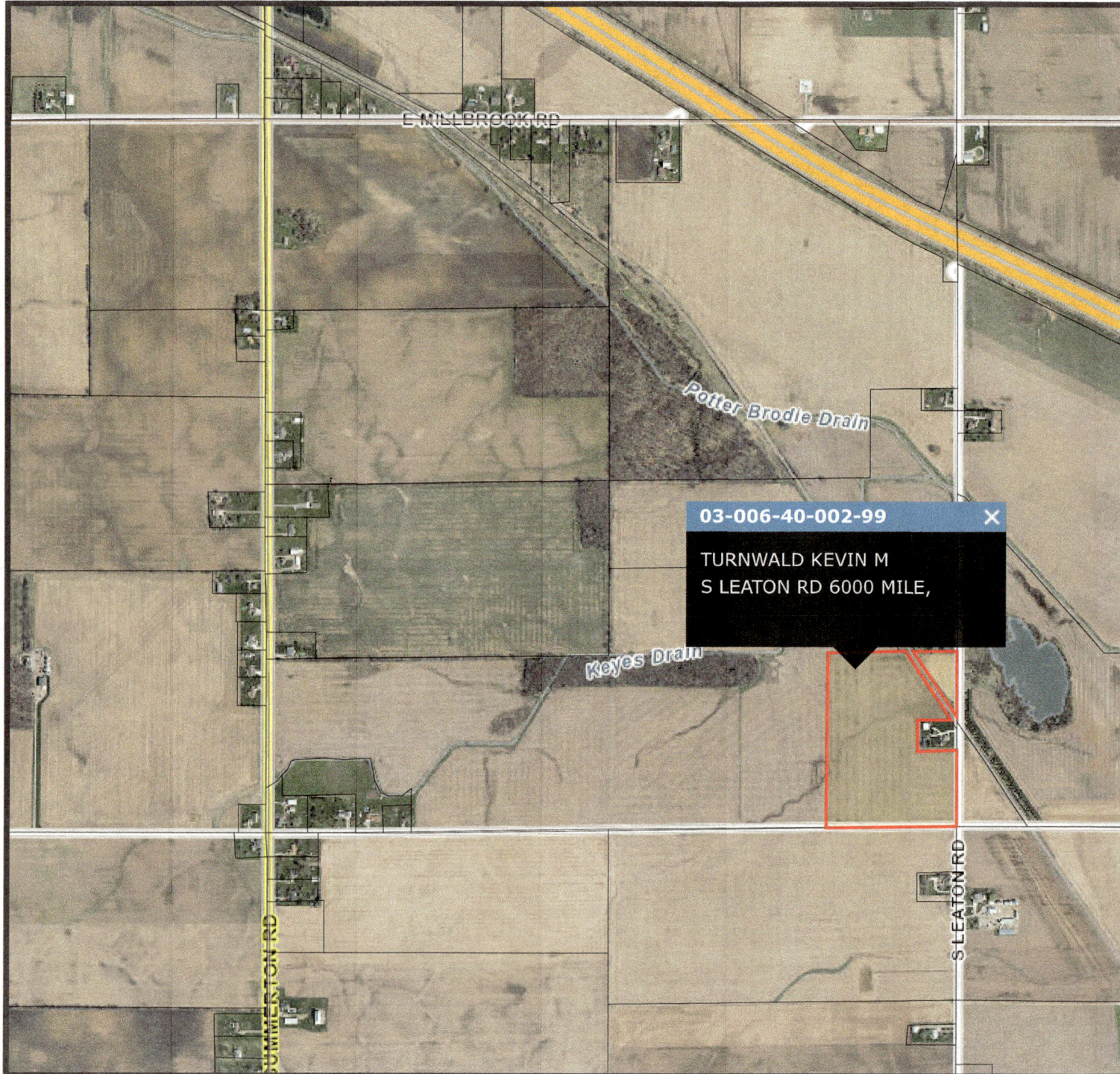
Return To: Kevin M. Turnwald
6950 S Leaton Rd.
Shepherd, MI 48883

Assisted By: Mt. Pleasant Abstract & Title
116 Court Street
Mt Pleasant, MI 48858

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: AGRICULTURAL-VACA		Zoning: AG (*)	Building Permit(s)	Date	Number	Status	
6950 S LEATON RD		School: SHEPHERD PUBLIC SCHOOL DIST		P.R.E. 100% 02/10/2021 Qual. Ag.					
Owner's Name/Address		MAP #:		2023 Est TCV 121,275					
TURNWALD KEVIN M 7120 S LEATON RD SHEPHERD MI 48883		Improved	X	Vacant	Land Value Estimates for Land Table 03-AG.03-AG-COE AGRICULTURAL				
Tax Description		Public Improvements		* Factors *				Value	
A PARCEL OF LAND BEING PART OF THE S 1/2 OF THE SE 1/4 OF SEC 6 T13N R3W COE TWP DESC AS BEG AT THE SE COR OF SEC 6 TH S 89D30M23S W ALG THE S SEC LINE OF SAID SEC 988.42 FT TH N 00D04M10S E 1321.66 FT TO THE S 1/8 LINE OF SAID SEC TH N 89D26M46S E ALG SAID 1/8 LINE 597.59 FT TO A WESTERLY RAILROAD ROW LINE TH S 33D54M40S E ALG SAID RAILROAD ROW 625.42 FT TH N 89D55M50S W 255.26 FT TH S 00D04M10S W 231.78 FT TH S 89D55M50S E 296.51 FT TO THE E SEC LINE TH S 00D04M10S W ALG E SEC LINE 568.06 FT BACK TO POB AND ALSO COM AT THE SE COR OF SEC 6 TH N 00D04M10S E ALG THE E SEC LINE 828.09 FT TO A EASTERLY RAILROAD ROW LINE AND THE POB TH N 33D54M40S W ALG SAID RAILROAD ROW 592.13 FT TO THE S 1/8 LINE OF SAID SEC TH N 89D26M46S E ALG SAID 1/8 LINE 330.97 FT TO THE E SEC LINE TH S 00D04M10S W ALG SAID E SEC LINE 494.61 FT ***BALANCE OF DESCRIPTION ON FILE***		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value
		Gravel Road		ACREAGE TABLE "A"	24.750 Acres	4,900	100		121,275
		Paved Road		24.75 Total Acres				Total Est. Land Value =	121,275
		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							
Comments/Influences		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Split/Comb. on 02/10/2021 completed 02/10/2021 BSA ;		Who	When	What	2023	60,600	0	60,600	35,303C
Parent Parcel(s): 03-006-40-002-00;					2022	68,100	0	68,100	33,622C
Child Parcel(s): 03-006-40-002-01, 03-006-40-002-99;					2021	74,300	0	74,300	32,548C
-----					2020	0	0	0	0

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

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Coe, County of Isabella, Michigan



County of Isabella



Map Publication:
10/19/2023 10:23 AM



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.

Received by
10/26/23



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

Application 2

October 23, 2023

TO: Tim Nieporte/Ray Johnson
Isabella County Planning Commission

FROM: Mary Kay Maas *mkm*
Coe Township Supervisor

RE: PA 116 Application Approval Request

Enclosed is a Farmland and Open Space Preservation Program PA 116 application for Kevin Turnwald, Section 6, Coe Township. Please present the application for Isabella County Planning Commission approval.

The parcel/s are:

Section 7 Coe Township Isabella County 03-007-20-002-99

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



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.**

03-007-20-002-99

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	10/19/2023
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: Kevin Turnwald M
Last First Initial

(If more than two see #15) _____
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: 7120 S Leaton Rd Shepherd MI 48883
Street City State Zip Code

3. Telephone Number: (Area Code) () 989-820-4384

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

5. E-mail address: turnwash@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. 7 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 No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No

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: _____

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 No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):

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 (sellers) 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):

Cash crops

b. Total number of acres on this farm 38.72

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

d. Acreage in cultivation: 38.72

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 0

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):**

\$ 23,232.00 : 38.72 = \$ 600.00 (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); 10

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.

[Handwritten Signature]

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

10/15/2023

(Date)

(Title)

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

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County Township City Village

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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)

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Map of Farm

Copy of most recent appraisal record

___ Copy of letters from review agencies (if available)

___ Any other applicable documents

Map of Farm with Structures and Natural Features:

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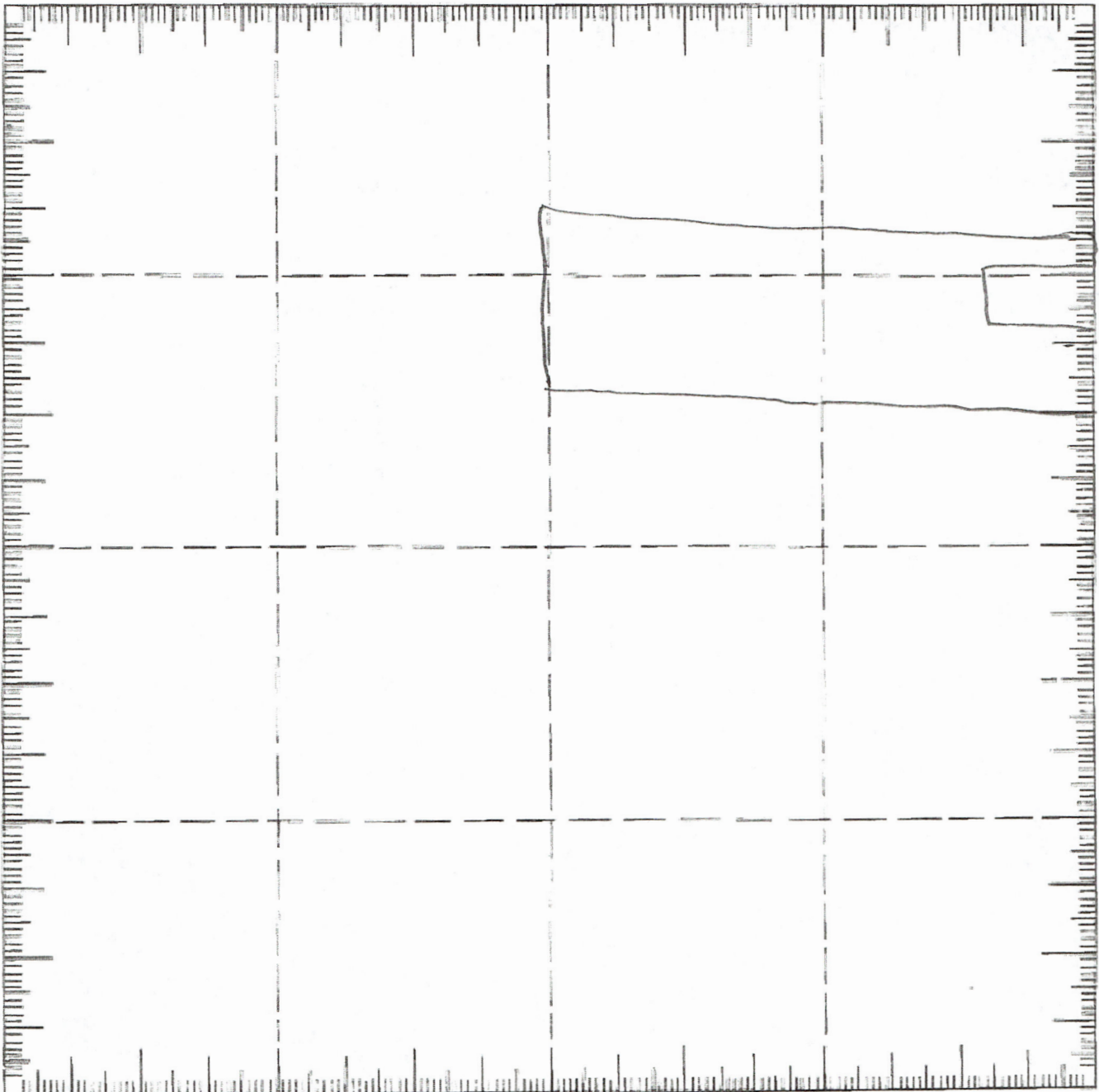
County Isabella

Township Coe

T 13N R 3W Section 7

↑ North

Walton Rd



Leaton Rd

Blanchard Rd

Walton Rd

COE TWP
T13N-R03W
SEC08

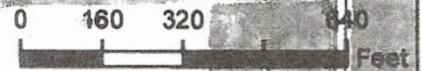
COE TWP
T13N-R03W
SEC07

1
39.03a
NHSL

108a
UHEL

Soybeans

S Leaton Rd



- Common Land Unit**
- Common Land Unit*
 - CRP CLU
 - Tract Boundary
 - Section Lines
 - Cropland vs Noncropland

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
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 - Areas of Concern as of 3/14/22

- 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

2022 Program Year

CLU Date: April 8, 2022
2020 NAIP Imagery

Farm 1045
Tract 1316

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). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

<p>ISABELLA COUNTY TREASURER Treasurer's PH: 989-317-4091 ISABELLA COUNTY, Michigan Parcel #: 03-007-20-002-99 Property Assessed To: TURNWALD KEVIN M 7120 S LEATON RD SHEPHERD, MI 48883</p> <p>Property Address: S LEATON RD 7000</p> <p>Acreage: 38.72 Property Class: 102 AGRICULTURAL-VACANT School District: 37060 SHEPHERD PUBLIC SCHOOL I</p> <p>1 mill equals \$1.00 per \$1000 of Taxable Value.</p>	<table border="1"> <thead> <tr> <th>TAX DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>COUNTY OPERATING</td> <td>6.61000</td> <td>343.83</td> </tr> <tr> <td>STATE EDUC TAX</td> <td>6.00000</td> <td>312.10</td> </tr> <tr> <td>Total Mills/Tax</td> <td>12.61000</td> <td>655.93</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>6.55</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>662.48</td> </tr> </tbody> </table>	TAX DESCRIPTION	MILLAGE	AMOUNT	COUNTY OPERATING	6.61000	343.83	STATE EDUC TAX	6.00000	312.10	Total Mills/Tax	12.61000	655.93	Administration Fee		6.55	TOTAL AMOUNT DUE		662.48
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<p>FOR QUESTIONS RELATING TO OWNER NAME, ADDRESS, DESCRIPTION AND/OR ASSESSMENT ISSUES PLEASE CONTACT: TINA WRIGHT, TWP ASSR PH: 989-426-8854=STAFF # / 313-303-3687=ASSR # EMAIL: COETWPASSESSOR@GMAIL.COM OR MARY KAY MAAS, SUPR - PH # 989-828-5322 EMAIL: COETWPSUPERVISOR@GMAIL.COM</p>	<p>NOTICE: YOUR SUMMER S.E.T. & THE COUNTY OPERATING TAXES (YELLOW BILLING) ARE DUE & PAYABLE TO THE ISABELLA COUNTY TREASURER. OFFICE HOURS: MONDAY-FRIDAY 8 AM TO 4:30 PM</p> <p>THE VILLAGE OF SHEPHERD VILLAGE BILL (GREEN BILL) IS PAYABLE LOCALLY TO THE VILLAGE TREASURER.</p>																		

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

RECEIVED: 05/11/2020 11:05 AM
ISABELLA REGISTER OF DEEDS

Document # 20200003307 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 05/13/2020 08:39 AM
OR LIBER 1879 PAGE 2023

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
titles 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

Warranty Deed

Jelinek & Snabes, PLLC

(3/97)

The Grantor	Mary Louise Duffy, as Trustee of the Mary Louise Duffy Revocable Trust dated October 21, 2010, as amended,
whose address is	7338 S Leaton Road, Shepherd, MI 48883,
conveys and warrants to	Kevin M. Turnwald,
whose address is	7120 S Leaton, Shepherd, MI 48883,

the following described premises situated in the Township of Coe, County of Isabella, State of Michigan to wit:

The North 1/2 of the South 1/2 of the Northeast 1/4 of Section 7, Township 13 North, Range 3 West, Coe Township, Isabella County, Michigan; EXCEPT part of the Northeast 1/4, Section 7, Town 13 North, Range 3 West, described as: Commencing at the East 1/4 corner; thence North 00° 13' 55" East, along the East Section line, 1012.20 feet to the Point of Beginning; thence South 89° 06' 40" West, 372.17 feet; thence North 00° 13' 55" East, 150.03 feet; thence North 89° 06' 40" East, 372.17 feet to said Section line; thence South 00° 13' 55" West, along said Section line, 150.03 feet to the Point of Beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

SUBJECT to an easement for the installation and maintenance of a natural gas line situated in the Township of Coe, County of Isabella, State of Michigan as described in the attached survey.

The Grantor(s) grant(s) to the Grantee(s) the right to make All divisions under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural 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.

This deed is given for the sum set forth in the Real Estate Transfer Valuation Affidavit filed herewith.

Dated: 5-1-2020

Signed:

The Mary Louise Duffy Revocable Trust dated October 21, 2010 as amended

Mary Louise Duffy
Mary Louise Duffy, Trustee

State of Michigan
County of Isabella

} ss.

This foregoing instrument was acknowledged before me this 1st day of May, 2020 by Mary Louise Duffy, as Trustee of the Mary Louise Duffy Revocable Trust dated October 21, 2010, as amended.

Notary Public Alaina M. Wills
Isabella County, Michigan

My commission expires: 7/20/2023

Prepared by and Return to:
Dennis W. Bila, II, of Counsel
Jelinek & Snabes, PLLC
440 E. Front Street
Traverse City, MI 49686

Alaina M. Wills
Notary Public - State of Michigan
County of Isabella
My Commission Expires July 20, 2023
Acting in the County of Isabella

File No: MI-407580

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACA		Zoning: AG (*)	Building Permit(s)	Date	Number	Status		
S LEATON RD		School: SHEPHERD PUBLIC SCHOOL DIST		P.R.E. 100% 02/10/2021 Qual. Ag.						
Owner's Name/Address		MAP #:		2023 Est TCV 189,728						
TURNWALD KEVIN M 7120 S LEATON RD SHEPHERD MI 48883		Improved	X	Vacant	Land Value Estimates for Land Table 03-AG.03-AG-COE AGRICULTURAL					
Tax Description		Public Improvements		* Factors *						
THE N 1/2 OF THE S 1/2 OF THE NE 1/4 SEC 7 T13N R3W COE TWP EXC A PARCEL DESC AS COM AT THE E 1/4 COR TH N 00D13M55S E ALG THE E SEC LINE 1012.20 FT TO THE POB TH S 89D06M40S W 372.17 FT TH N 00D13M55S E 150.03 FT TH N 89D06M40S E 372.17 FT TO SAID SEC LINE TH S 00D13M55S W ALG SAID SEC LINE 150.03 FT BACK TO POB 38.72 A M/L NATURAL GAS EASEMENT - DESC AS COM AT THE E 1/4 COR OF SEC 7 TH N 00D13M55S E ALG E SEC LINE 1004.20 FT TO POB TH S 89D06M40S W 230.00 FT TH N00D13M55S E 8.00 FT TH N 89D06M40S E 230.00 FT TO E SEC LINE TH S 00D13M55S W 8.00 FT ALG E SEC LINE BACK TO POBBOB MITCHELL ASSOCIATES SURVEYING / ENGINEERING JOB # 20190378 DATED 12/23/2019 & 03/25/2020.SPLIT FOR 2021 FROM 03-007-20-002-00 TO 20-002-01 & 20-002-99.AG EXEMPT TRANSFER FOR AFFID L1879 P2042 REGISTERED05-13-20 FOR SALE ***BALANCE OF DESCRIPTION ON FILE***		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Topography of Site		ACREAGE TABLE "A"						
		Level		38.720 Acres				4,900	100	189,728
		Rolling		38.72 Total Acres				Total Est. Land Value =		189,728
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
Comments/Influences		Split/Comb. on 02/10/2021 completed 02/10/2021 BSA ;		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Parent Parcel(s): 03-007-20-002-00;		Child Parcel(s): 03-007-20-002-01, 03-007-20-002-99;		2023	94,900	0	94,900			52,018C
				2022	106,500	0	106,500			49,541C
				2021	116,200	0	116,200			47,959C
				2020	0	0	0			0
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Coe , County of Isabella, Michigan										

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



County of Isabella



Map Publication:
10/19/2023 10:18 AM



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.

Received of
10/26/23



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

Application 3

October 23, 2023

TO: Tim Nieporte/Ray Johnson
Isabella County Planning Commission

FROM: Mary Kay Maas
Coe Township Supervisor *pkm*

RE: PA 116 Application Approval Request

Enclosed is a Farmland and Open Space Preservation Program PA 116 application for Kevin Turnwald, Section 6, Coe Township. Please present the application for Isabella County Planning Commission approval.

The parcel/s are:

Section 7 Coe Township Isabella County 03-007-30-004-00

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



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.**

03-007-30-004-00

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received 10/19/2023

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: TURNWALD KEVIN M
Last First Initial

(If more than two see #15) _____
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: 7120 S. Leaton Rd Shepherd ME 48883
Street City State Zip Code

3. Telephone Number: (Area Code) (989) 820-4384

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

5. E-mail address: turnwash@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. 7 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 No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No

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: _____

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 No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes 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):

cash crops

b. Total number of acres on this farm 40

c. Total number of acres being applied for (if different than above): 40

d. Acreage in cultivation: 40

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 0

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)**:

\$ _____ : _____ = \$ _____ (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); _____

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.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

10/15/2023
(Date)

(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: 10/19/2023 (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: 10/19/2023

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

Clerk's Signature: Mary Kay Nass, 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.**

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

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.

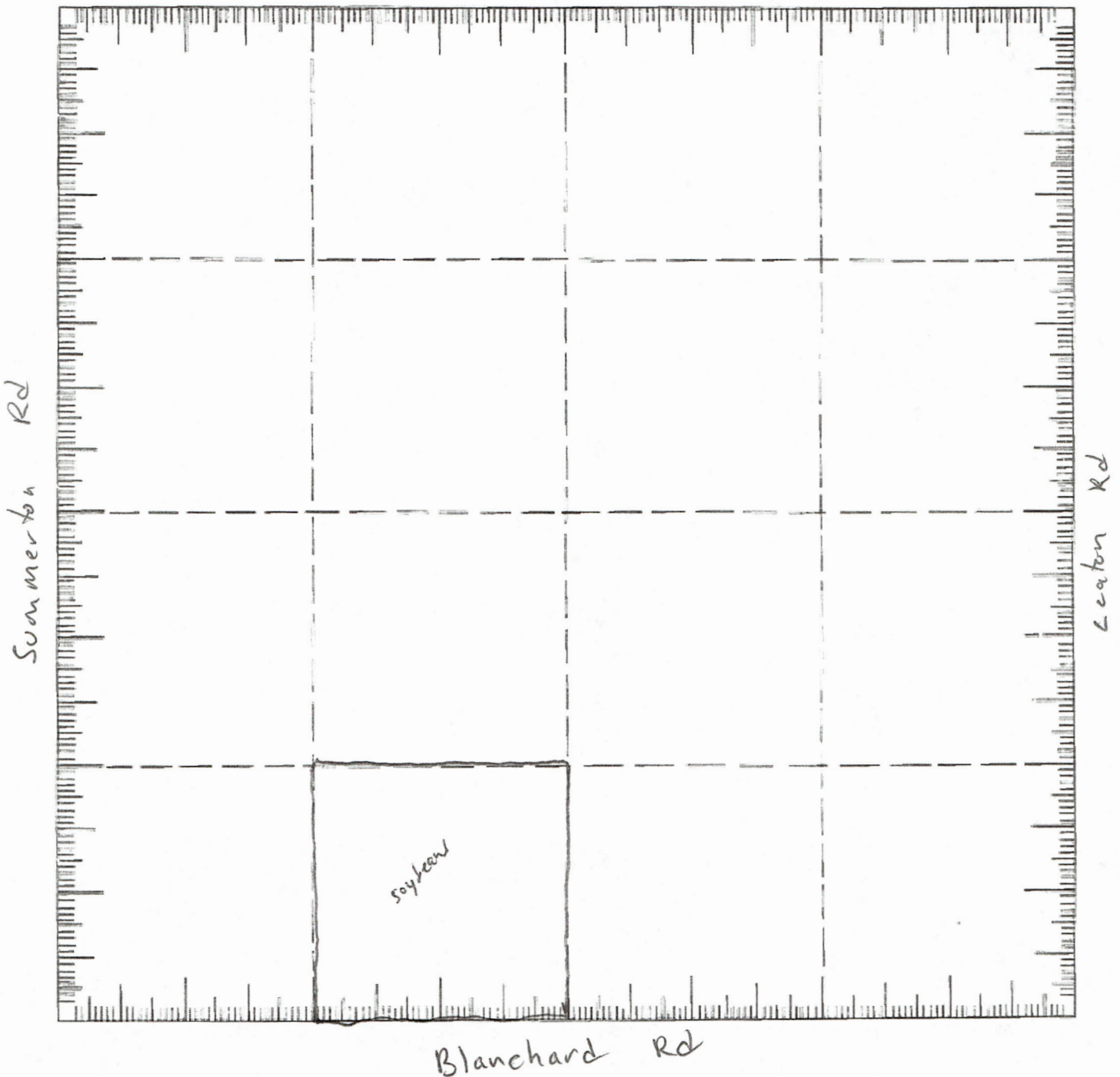
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

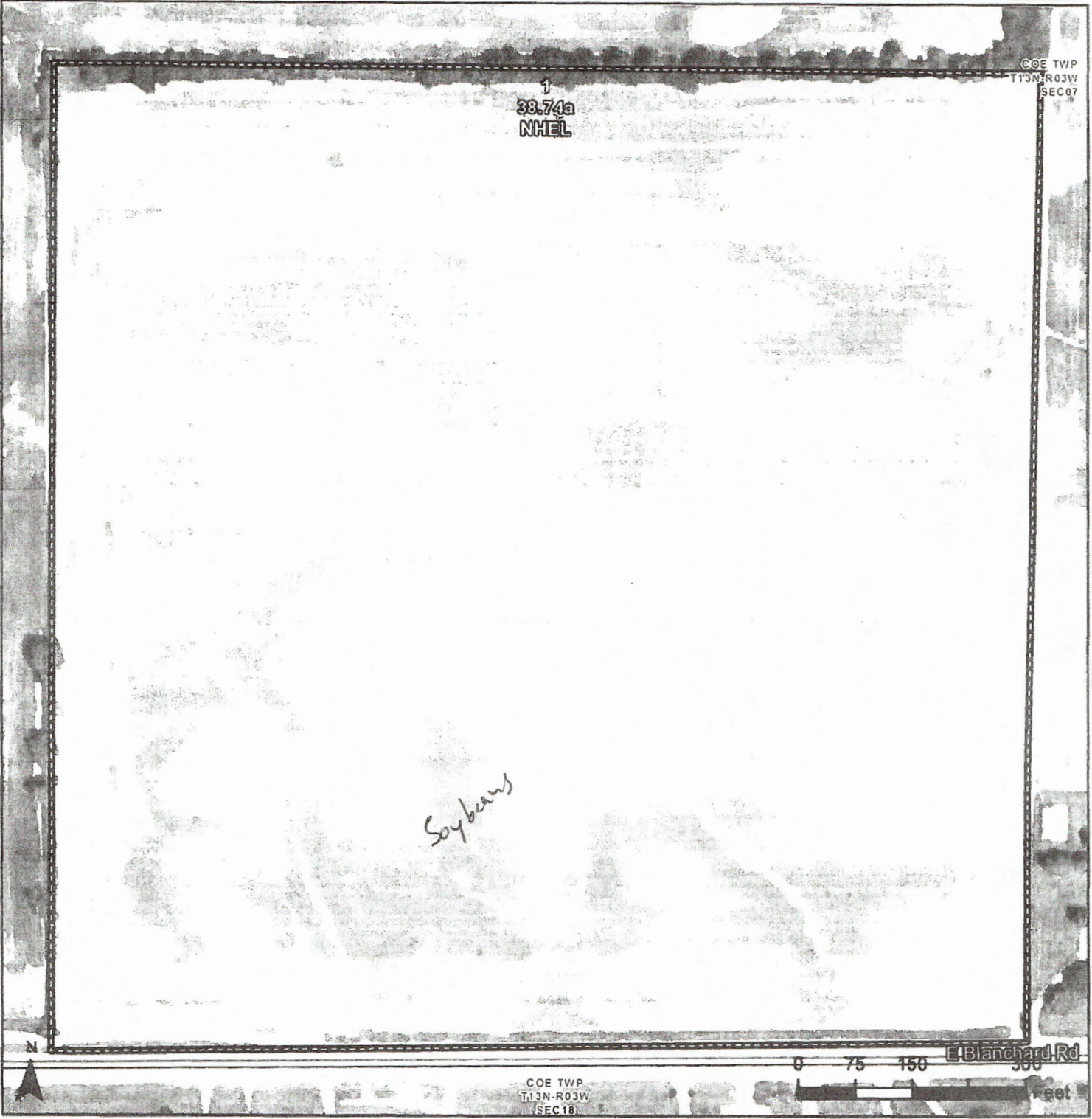
County Isabella

Township Coe

T 13N R 3W Section 7

↑ North





Common Land Unit
 Common Land Unit*
 CRP CLU
 Tract Boundary
 Section Lines
 Cropland vs Noncropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions
 Areas of Concern as of 3/14/22

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

2022 Program Year
 CLU Date: April 8, 2022
 2020 NAIP Imagery

Farm 6437
Tract 9372

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TOTAL AMOUNT DUE		368.38																	
<p>TAX BASE VALUES</p> <table border="1"> <tr> <td>Taxable Value:</td> <td>28,925</td> </tr> <tr> <td>State Equalized Value:</td> <td>98,000</td> </tr> <tr> <td>Assessed Value:</td> <td>98,000</td> </tr> <tr> <td>Qualified Ag Exemption:</td> <td>28,925</td> </tr> <tr> <td>% Declared Exempt:</td> <td>100.0000</td> </tr> </table>	Taxable Value:	28,925	State Equalized Value:	98,000	Assessed Value:	98,000	Qualified Ag Exemption:	28,925	% Declared Exempt:	100.0000	<p>Description of Lands or Personal Property: lengthy descriptions subject to space limitations</p> <p>SE 1/4 OF SW 1/4 SEC 7 T13N R3W COE TWP . AG EXEMPT TRANSFER FOR AFFID L1576 P002 REGISTERED 01-04-12 FOR SALE WD L1567 P859 DATED 09-30-11 WITH 2012 CAPPED TV = 23080 & AV = 61000 . AG EXEMPT TRANSFER FOR AFFID L1580 P092 REGISTERED 02-21-12 FOR SALE MLC L1560 P813 DATED 07-29-11 WITH 2012 CAPPED TV = 23080 & AV =61000 (MIKE TURNWALD)</p>								
Taxable Value:	28,925																		
State Equalized Value:	98,000																		
Assessed Value:	98,000																		
Qualified Ag Exemption:	28,925																		
% Declared Exempt:	100.0000																		
<p>OPERATING FISCAL YEARS</p> <table border="1"> <tr> <td>County:</td> <td>10-01-2023</td> <td>-</td> <td>09-30-2024</td> </tr> <tr> <td>Twn/Cty/Village:</td> <td>04-01-2023</td> <td>-</td> <td>03-31-2024</td> </tr> <tr> <td>School:</td> <td>07-01-2023</td> <td>-</td> <td>06-30-2024</td> </tr> <tr> <td>State:</td> <td>10-01-2023</td> <td>-</td> <td>09-30-2024</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	10-01-2023	-	09-30-2024	Twn/Cty/Village:	04-01-2023	-	03-31-2024	School:	07-01-2023	-	06-30-2024	State:	10-01-2023	-	09-30-2024	<p>DUE AND PAYABLE 7/01/2023 THROUGH 09/14/2023 WITHOUT INTEREST AND/OR PENALTY. FROM 09/15/2023 THROUGH 02/14/2024 PAYABLE WITH ADDITIONAL 1% INTEREST PER MONTH. FROM 02/15/2024 THROUGH 02/29/2024 PAY BASE TAX PLUS PENALTY AND INTEREST OF 9%. FROM 03/01/2024 CONTACT ISABELLA COUNTY TREASURER FOR DELINQUENT PAYOFFS AS THEY BECOME AVAILABLE. POST MARK DATES NOT ACCEPTED AS TIMELY PAID</p>		
County:	10-01-2023	-	09-30-2024																
Twn/Cty/Village:	04-01-2023	-	03-31-2024																
School:	07-01-2023	-	06-30-2024																
State:	10-01-2023	-	09-30-2024																
<p>FOR QUESTIONS RELATING TO OWNER NAME, ADDRESS, DESCRIPTION AND/OR ASSESSMENT ISSUES PLEASE CONTACT: TINA WRIGHT, TWP ASSR PH: 989-426-8854=STAFF # / 313-303-3687=ASSR # EMAIL: COETWPASSESSOR@GMAIL.COM OR MARY KAY MAAS, SUPR - PH # 989-828-5322 EMAIL: COETWPSUPERVISOR@GMAIL.COM</p>	<p>NOTICE: YOUR SUMMER S.E.T. & THE COUNTY OPERATING TAXES (YELLOW BILLING) ARE DUE & PAYABLE TO THE ISABELLA COUNTY TREASURER. OFFICE HOURS: MONDAY-FRIDAY 8 AM TO 4:30 PM</p> <p>THE VILLAGE OF SHEPHERD VILLAGE BILL (GREEN BILL) IS PAYABLE LOCALLY TO THE VILLAGE TREASURER.</p>																		

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

201100007843
Filed for Record in
ISABELLA COUNTY
SHARON A BROWN, REGISTER OF DEEDS
10-14-2011 At 10:57:54 am.
WARR DEED 17.00
Liber 1567 Page 861 - 862

WARRANTY DEED

The Grantor(s) William E. Kelley and Nancy L. Adams, Co-Initial Trustees under the Hazel M. Kelley Trust dated November 9, 1990, whose address is 975 Meadowbrook, Mount Pleasant, MI 48858

convey(s) and warrant(s) to Kevin M. Turnwald, a single man

whose address is 8102 Pleasant Valley Road, Shepherd, MI 48883

the following described premises situated in the Township of Coe, County of Isabella and State of Michigan, to wit:

Land in the Township of Coe, County of Isabella, State of Michigan, described as: **AFFIDAVIT FILED**

Parcel 1: A parcel of land described as beginning at the South 1/4 corner of Section 7, T13N, R3W, thence North 00 degrees 45 minutes 30 seconds East, 295.00 feet along the North and South 1/4 line of Section 7, thence East, 240.00 feet; thence South 00 degrees 45 minutes 30 seconds West, 295.00 feet; thence West 240.00 feet along the South line of said Section to said West 1/4 Corner and the Point of Beginning, together with an easement for ingress and egress 15 feet in width, adjacent to and West of said North and South 1/4 line, the land covered by said easement being described as follows: Commencing at the South 1/4 corner of said Section 7: thence North along the West boundary of the above described land 295 feet; thence West 15 feet; thence South to the South line of Section 7; and thence East 15 feet to the point of beginning.

Parcel 2: The Southeast 1/4 of the Southwest 1/4 of Section 7, T13N, R3W, Coe Township, Isabella County, Michigan.

Commonly known as: 6505 E. Blanchard Rd

Tax ID No.: 3-007-40-001-01 (Parcel 1)

3-007-30-004-00 (Parcel 2)

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural 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.

The grantor grants to the grantee the right to make ALL division(s) under Section 108 of the Land Division Act, Public Act 591 of 1996.

This deed is given in fulfillment of a certain Land Contract dated July 29, 2011, between the parties hereto, and is subject to such encumbrances which may have accrued or attached since the date of said contract through the acts or omissions of persons other than the grantors herein.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, subject to existing building and use restrictions, if any, easements of record and zoning ordinances.

for the sum of and 00/100 Dollars (Transfer Valuation Affidavit Attached).

Dated this 3rd day of Oct., 2011

Signed by: The Hazel M. Kelley Trust dated November 9, 1990

William E. Kelley

By: William E. Kelley, Co-Initial Trustee

Nancy L. Adams

By: Nancy L. Adams, Co-Initial Trustee

REGISTERS NOTE

110155BB

17+1

State of Michigan

County of Isabella

The foregoing instrument was acknowledged before me this 2nd day of October, 2011, by William E. Kelley and Nancy L. Adams, Co-Initial Trustees under the Hazel M. Kelley Trust dated November 9, 1990.

Kristy A. Brown
, Notary Public
County,

My commission expires Notary Public, Oakland County, Michigan
My Commission Expires July 6, 2012
Acting In Isabella County

When Recorded return to: Kevin M. Turnwald 8102 Pleasant Valley Road Shepherd, MI 48883	<input checked="" type="checkbox"/> Send Subsequent Tax Bills To: Grantee	Drafted by: William E. Kelley
--	--	----------------------------------

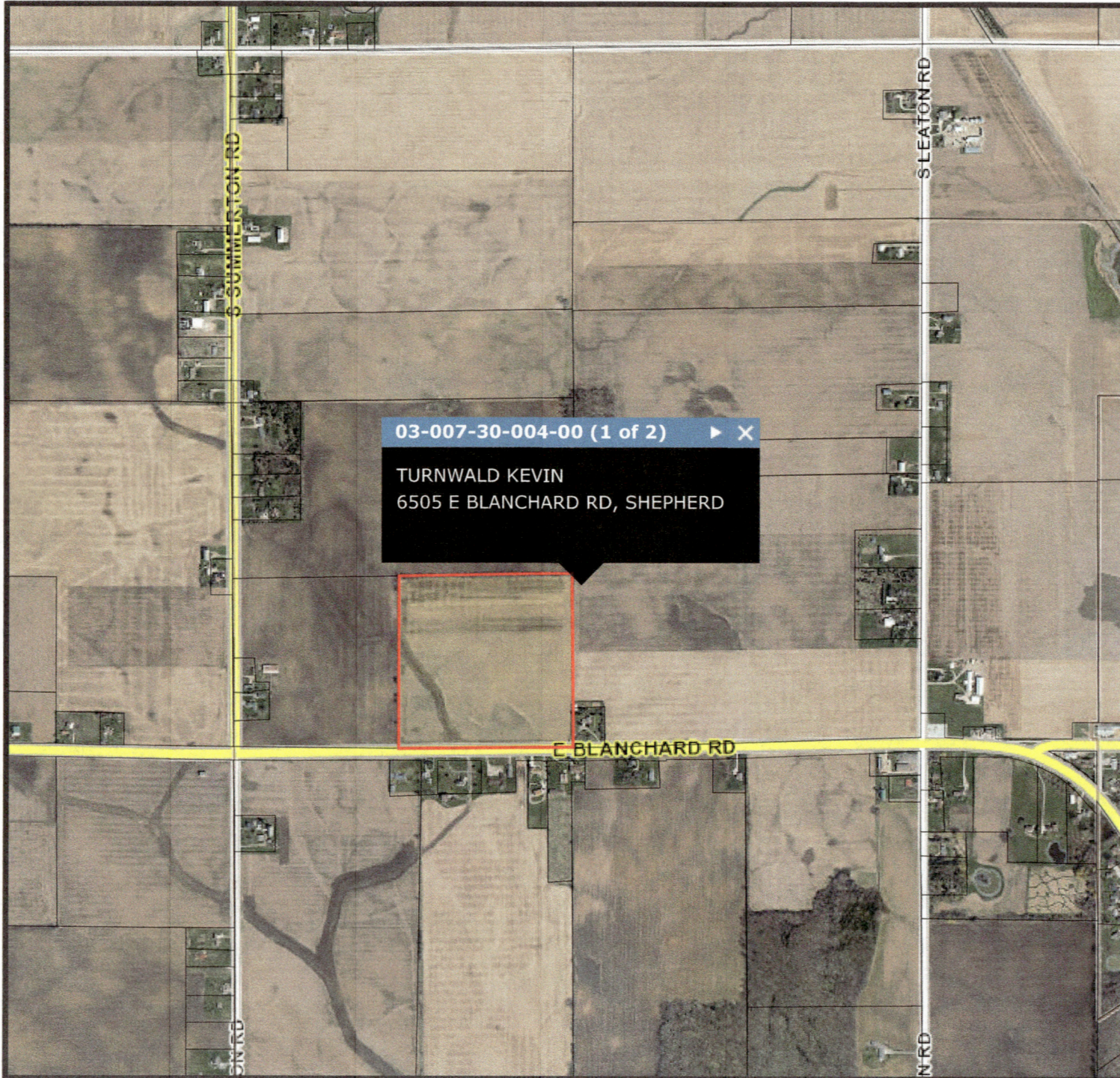
Return To
Sterling Title Agency
8137 Grand River
Brighton, MI 48114

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLEY HAZEL M TRUST	TURNWALD KEVIN	0	10/03/2011	WD	03-ARM'S LENGTH	1567/861	PROPERTY TRANSFER	100.0
TURNWALD MICHAEL E	TURNWALD KEVIN M	0	09/30/2011	OTH	21-NOT USED/OTHER	1567/859	PROPERTY TRANSFER	100.0
KELLEY HAZEL M	TURNWALD MICHAEL E	260,000	07/29/2011	LC	03-ARM'S LENGTH	1560/0813	PROPERTY TRANSFER	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning: AG (*	Building Permit(s)	Date	Number	Status		
6505 E BLANCHARD RD	School: SHEPHERD PUBLIC SCHOOL DIST	P.R.E. 100% / / Qual. Ag.						
Owner's Name/Address	MAP #:	2023 Est TCV 196,000						
TURNWALD KEVIN M 7120 S LEATON RD SHEPHERD MI 48883	Improved X Vacant	Land Value Estimates for Land Table 03-AG.03-AG-COE AGRICULTURAL						
Tax Description	Public Improvements	* Factors *						
SE 1/4 OF SW 1/4 SEC 7 T13N R3W COE TWP AG EXEMPT TRANSFER FOR AFFID L1580 P092 REGISTERED 02-21-12 FOR SALE MLC L1560 P813 DATED 07-29-11 WITH 2012 CAPPED TV = 12,080 & AV 61,000	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Rate %Adj.	Reason	Value	
	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	ACREAGE TABLE "A"	40.00	Total Acres	4,900 100	Total Est. Land Value =	196,000	
Comments/Influences	Topography of Site							
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who When What	2023	98,000	0	98,000			28,925C
		2022	110,000	0	110,000			27,548C
		2021	120,000	0	120,000			26,668C
		2020	111,000	0	111,000			26,300C

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Coe, County of
Isabella, Michigan

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



03-007-30-004-00 (1 of 2) ▶ ✕

TURNWALD KEVIN
6505 E BLANCHARD RD, SHEPHERD



County of Isabella



Map Publication:
10/19/2023 10:14 AM



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.



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.

OFFICIAL USE ONLY
Local Governing Body:
Date Received 9-1-23
Application No: LM09127
State:
Date Received Application 1
Application No: SEP 27 2023
Approved: Rejected INSPECTION DEPT.

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: MAIN Lewis R Living Trust
Last First Initial

(If more than two see #15) 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: 8480 S. Woodruff Blanchard Michigan 49310
Street City State Zip Code

3. Telephone Number: (Area Code) () NONE

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 287-1017

5. E-mail address: Lewis@Power-Net.Net

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

6. County: ISABELLA 7. Township, City or Village: FREMONT

8. Section No. 9 Town No. 13-N Range No. S-W

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
- Estate
- Limited Liability Company
- Trust
- Partnership
- 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):

GRAIN BINS STORAGE FOR FARM

- b. Total number of acres on this farm 12.49
- c. Total number of acres being applied for (if different than above): 12.49
- d. Acreage in cultivation: — 0 —
- 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 5 Residence: _____ Barn: _____ Tool Shed: _____
 Silo: _____ Grain Storage Facility: 4 Grain Drying Facility: 1
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) LAND WHERE WE BUILT OUR GRAIN BINS

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):

\$ _____ = \$ _____ (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); 10

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.

Tom R Main
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(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: 9-1-23 (Note: Local Governing Body has 45 days to take action)

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

This application is approved, rejected

Date of approval or rejection: 9/26/23

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

Clerk's Signature: [Signature]

Property Appraisal: \$ 32,122 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:

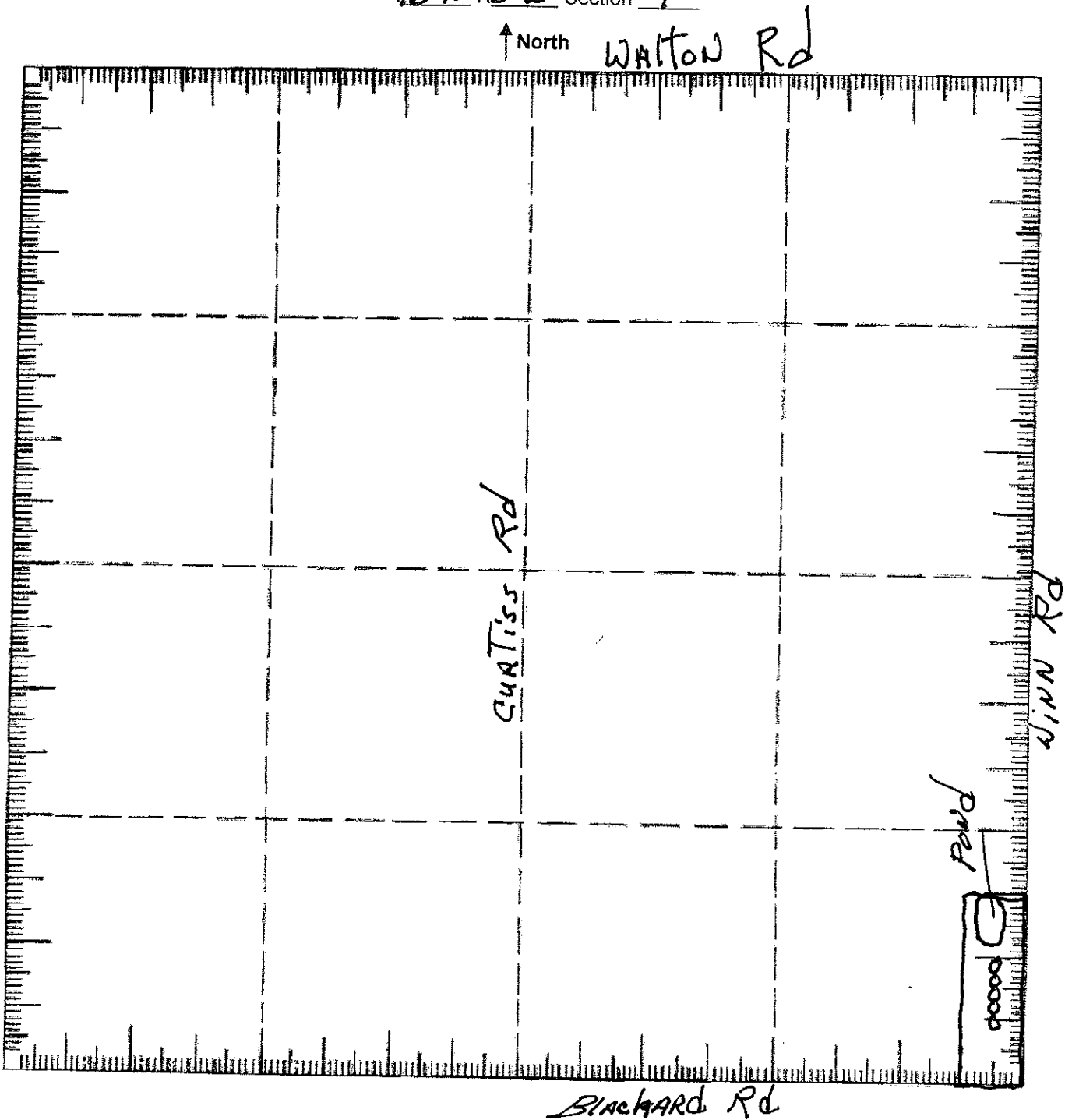
- Copy of Deed or Land Contract (most recent showing current ownership)
- Copy of most recent Tax Bill (must include tax description of property)
- Map of Farm
- Copy of most recent appraisal record
- Copy of letters from review agencies (if available)
- Any other applicable documents

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.

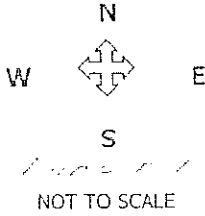
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Isabella
 Township FREMONT
T13-N R5-W Section 9



USDA

Courtesy of:
UNITED STATES
DEPARTMENT OF
AGRICULTURE
FARM SERVICE AGENCY

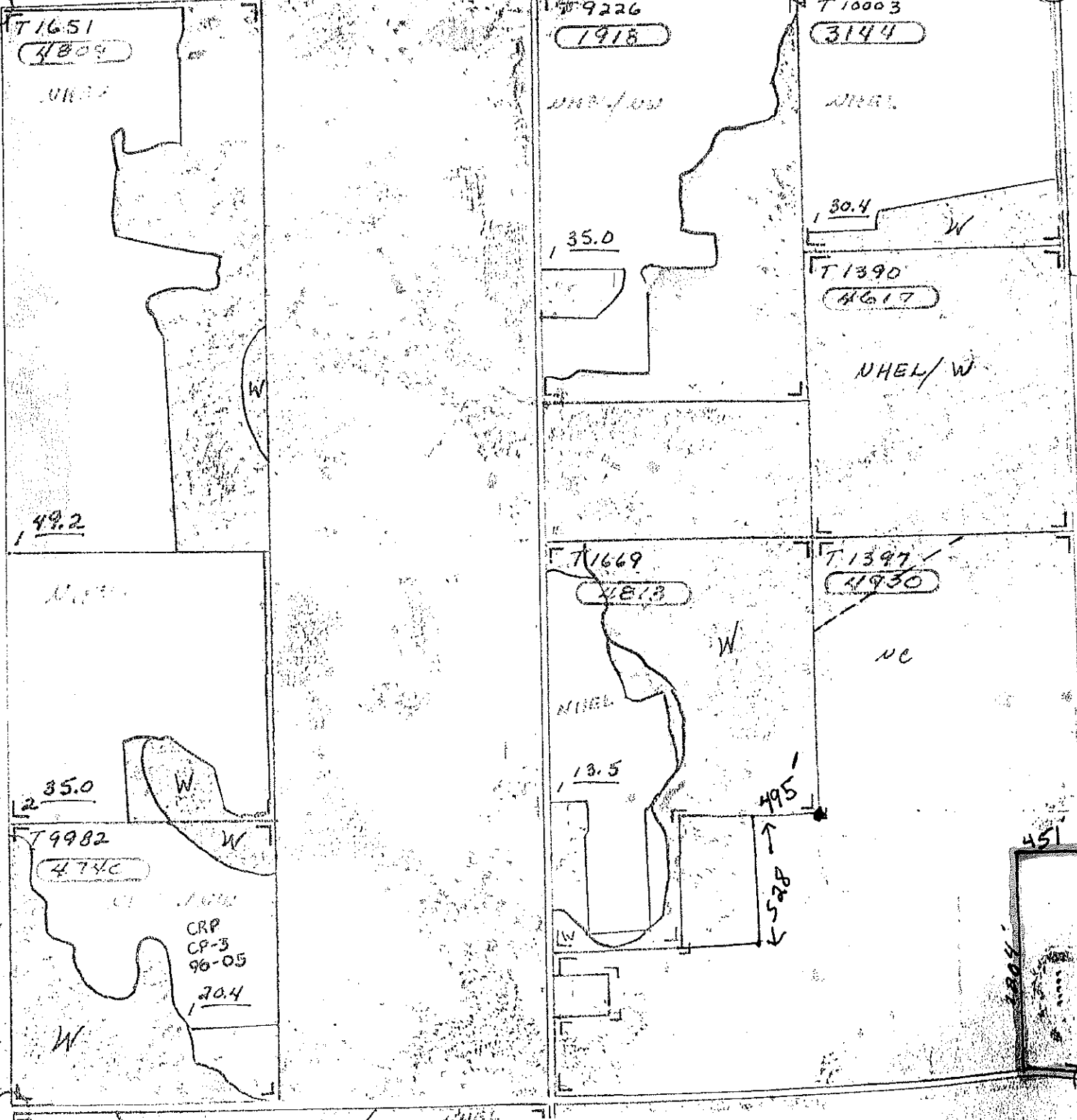


COUNTY: *Isabella*

TOWNSHIP: *(P) FREMONT*

SEC: *9* PHOTO NO: *E-12*

NO OF TRACTS: 7



451
2804

Bank Code:

2023

Property #: 07-009-40-003-98

Official Summer Tax Receipt

SHIRLEE VANBONN TREASURER
FREMONT TOWNSHIP
PO BOX 335
WINN, MI 48896
989-866-2360

TAXABLE: 32,122 SEV: 56,300 SCHOOL: 37060

PRE/MBT: 100.0000 CLASS: 101

Treasurer not responsible for
payment on wrong description

PROPERTY ADDRESS: S WINN

** CURRENT PAYMENT **

DATE: 08/10/2023 AMOUNT: 409.10

TOTAL RECEIVED: 409.10

BALANCE DUE...: 0.00

CHECK NUMBER: 66

MAIN LEWIS R TRUST
8480 S WOODRUFF RD
BLANCHARD MI 49310

Bills

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 07-009-40-003-98

	Tax Billed	Total Paid	BALANCE
Total Tax	405.05	405.05	0.00
Admin Fee	4.05	4.05	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	12.61000	409.10	409.10

Property Description:

THE E 451.67 FT OF THE S 1204 FT OF THE SE 1/4 OF SE 1/4 SEC 9 T13N R5W FREMONT TWP 12.49 A M/L .
COMBINATION/SPLIT FOR 2009 FROM 40-001-00 & 40-003-01 & 40-003-02 THE SPLIT TO 40-003-05 & 40-003-98

I HEREBY CERTIFY THAT APPLICATION
WAS MADE TO PAY ALL TAXES, SPECIAL
ASSESSMENTS AND SURCHARGES, DUE AND
PAYABLE AT THIS OFFICE ON THE
DESCRIPTION SHOWN IN THIS RECEIPT
EXCEPT THOSE AMOUNTS SHOWN IN THE
'BALANCE' COLUMN ABOVE

Treasurer

MAIN LEWIS R TRUST
8480 S WOODRUFF RD
BLANCHARD MI 49310

200400010350
Filed for Record in
ISABELLA COUNTY, MI
SHARDN A BRONN
09-16-2004 At 08:29:16 am.
QUIT C DEED 17.00
Liber 1257 Page 411 - 412

200400010350
LYNCH GALLAGHER LYNCH
ATTORNEYS AT LAW
555 NORTH MAIN
MT. PLEASANT, MI 48858

QUIT CLAIM DEED

THIS INDENTURE, Made this 3rd day of May, 2004,

WITNESSETH, That LEWIS R. MAIN and MELANIE MAIN, husband and wife, of 8480 S. Woodruff, Blanchard, Michigan 49310, in consideration of One Dollar (\$1.00), convey and quit claim to LEWIS R. MAIN, Trustee, or his successors in trust, under the Lewis R. Main Living Trust dated May 3, 2004, and any amendments thereto, of 8480 S. Woodruff, Blanchard, Michigan 49310, the following described lands and premises situated in the Townships of Rolland and Fremont, County of Isabella, State of Michigan, viz:

See Exhibit A.

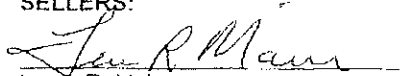
Subject to easements, restrictions and reservations of record.

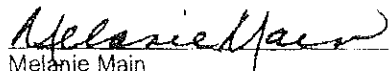
The Grantor grants to the grantee the right to make all divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

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

This deed is exempt from County and State transfer tax as the consideration is less than \$100.00. MCLA 207.505(a); MCLA 207.526(a).

SELLERS:


Lewis R. Main


Melanie Main

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On the 3rd day of May, 2004, before me, a Notary Public, in and for said County, personally appeared Lewis R. Main and Melanie Main, husband and wife, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

Prepared by:
MATTHEW A. ROMASHKO(P59447)
Lynch, Gallagher, Lynch, Martineau &
Hackett, P.L.L.C.
555 N. Main, P.O. Box 446
Mt. Pleasant, MI 48804-0446
Phone: (989) 773-9961
Fax: (989) 773-2107

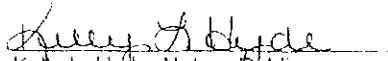

Kelly L. Hyde, Notary Public
Acting in Isabella County, Michigan
My commission expires: 07/30/2004

EXHIBIT A

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT the North 16 rods of the East 10 rods thereof, Fremont Township.

AND

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT commencing at the W $\frac{1}{4}$ corner, thence South 150 feet, East 216 feet, North 415 feet, West 216 feet, South 265 feet to the point of beginning, Fremont Township.

AND

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T13N, R5W, Fremont Township.

AND

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 24, T13N, R6W, EXCEPT North 600 feet of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, also EXCEPT South 370 feet of East 200 feet of S $\frac{1}{2}$ of NE $\frac{1}{4}$, Rolland Township, and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 19, T13N, R5W, EXCEPT commencing 462 feet South of NE Corner of Section 19; thence West 318 feet; thence South 685 feet; thence East 318 feet; thence North 685 feet to point of beginning, also EXCEPT commencing at NE corner of Section; thence South 462 feet; thence West 318 feet; thence South 87 feet; thence West to East $\frac{1}{8}$ th line; thence North 549 feet; thence East to point of beginning, Fremont Township.

AND

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, Fremont Township.

AND

~~The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, EXCEPT the North 528 feet of the West 825 feet; thereof, also EXCEPT commencing at S $\frac{1}{4}$ post, thence 360 feet North to point of beginning; thence 232.32 feet East; thence 225 feet North; thence 232.32 feet West; thence 225 feet South to point of beginning, Fremont Township.~~

AND

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 13, T13N, R6W, Rolland Township.

AND

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, EXCEPT the South 825 feet of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, also EXCEPT commencing 200 feet North of SW corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence North 305 feet; thence 300 feet; thence 305 feet; thence West 300 feet to point of beginning, Fremont Township.



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.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 9-1-23
Application No: LM09126
State:
Date Received: Application 2 RECEIVED
Application No:
Approved: Rejected SEP 27 2023

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: MAIN Lewis R Living Trust
Last First Initial

(If more than two see #15) 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: 8480 S. Woodruff Blanchard Michigan 49310
Street City State Zip Code

3. Telephone Number: (Area Code) () NONE

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 287-1017

5. E-mail address: Lewis@Power-Net.Net

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

6. County: ISABELLA 7. Township, City or Village: FREMONT

8. Section No. 18 Town No. 13-N Range No. S-W

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 (sellers):
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 (sellers) 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
- Estate
- Limited Liability Company
- Trust
- Partnership
- 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):

CASH CROPS

b. Total number of acres on this farm 317.61

c. Total number of acres being applied for (if different than above): 317.61

d. Acreage in cultivation: 222.0

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

f. All other acres (swamp, woods, etc.) 95.61

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

No. of Buildings 12 Residence: 1 Barn: 4 Tool Shed: 3
 Silo: 3 Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) Silo Room 1

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):**

\$ _____ : _____ = \$ _____ (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); 10

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.

Leah R. Meier
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(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: 9-1-23 (Note: Local Governing Body has 45 days to take action)

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

This application is approved, rejected Date of approval or rejection: 9-26-23

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

Clerk's Signature: [Signature]

Property Appraisal: \$ 450,570 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)

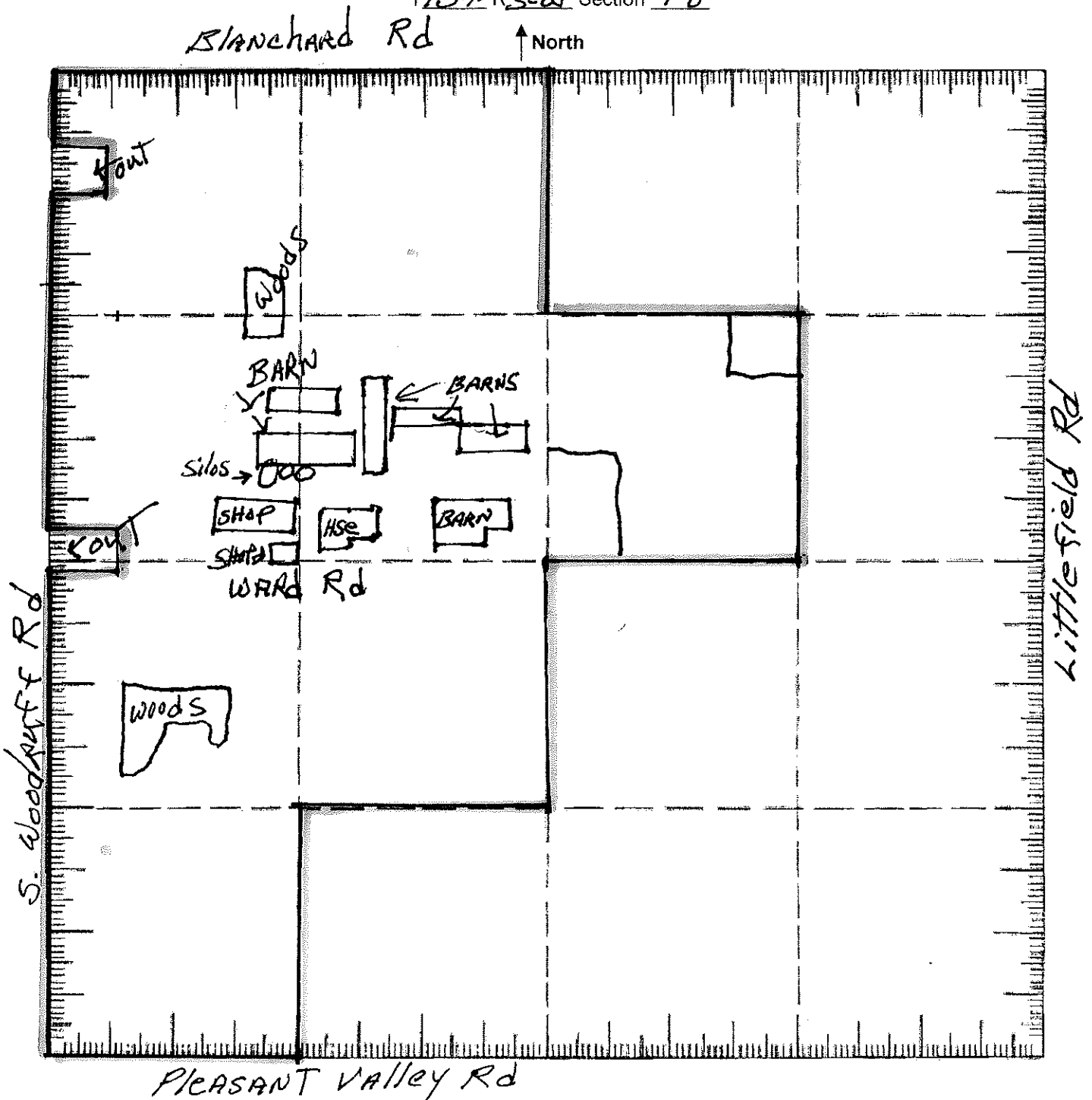
___ Any other applicable documents

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 FARMONT
 T. 13-N R. S-W Section 18



JUN 17 2004

USDA

Courtesy of:
UNITED STATES
DEPARTMENT OF
AGRICULTURE
FARM SERVICE AGENCY

Blanchard

N

W



E

Pleasant Valley
NOT TO SCALE

COUNTY: *Isabella*

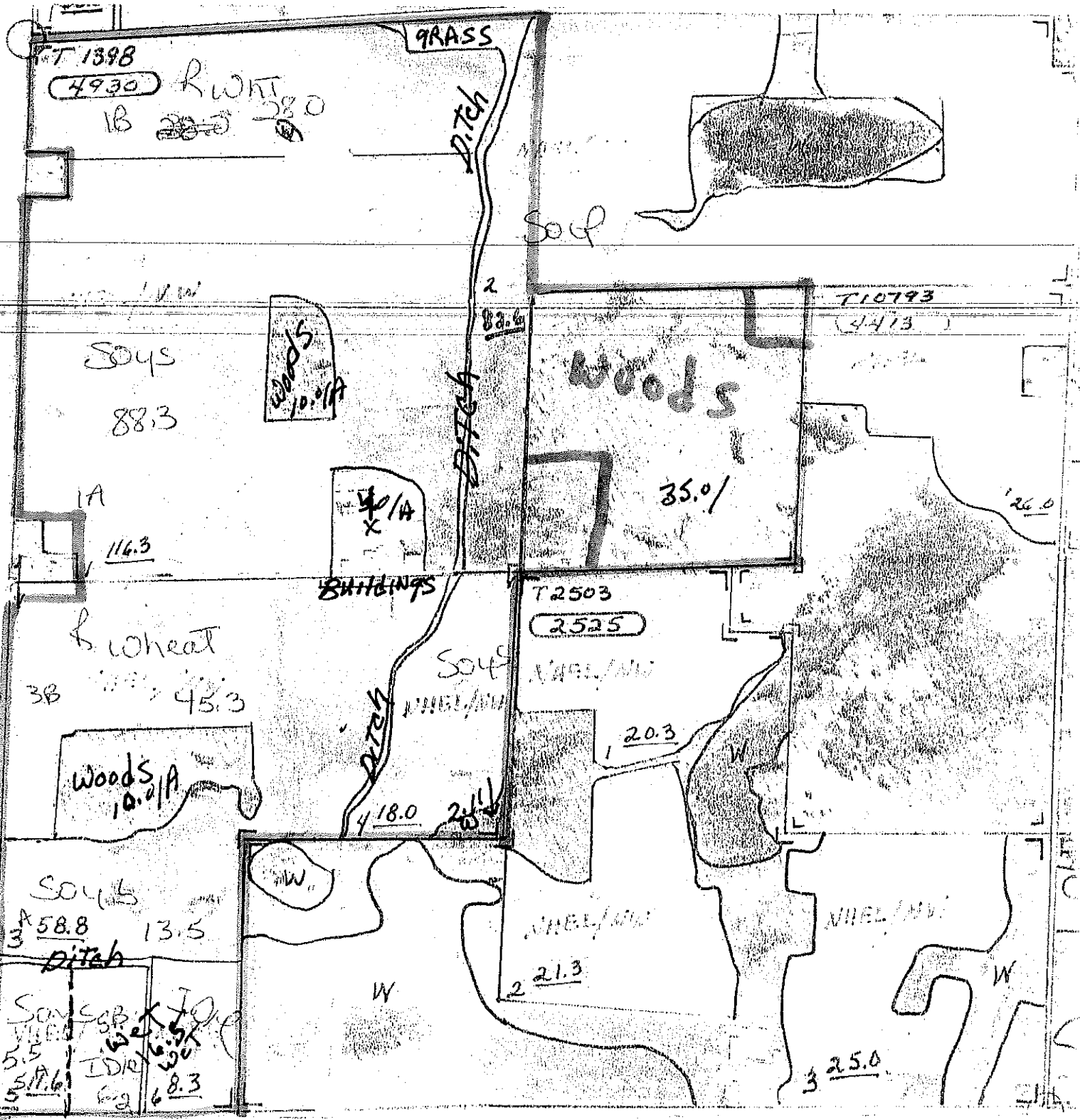
TOWNSHIP: *(P) FREMONT*

SEC: 18 PHOTO NO: D-12

NO OF TRACTS: 3

Woodruff

Littlefield



Bank Code:

2023

Property #: 07-018-30-001-00

Official Summer Tax Receipt

SHIRLEE VANBONN TREASURER
FREMONT TOWNSHIP
PO BOX 335
WINN, MI 48896
989-866-2360

TAXABLE:	17,121	SEV:	70,300	SCHOOL:	59045
PRE/MET:	100.0000	CLASS:	102		

Treasurer not responsible for
payment on wrong description

PROPERTY ADDRESS: S WOODRUFF

** CURRENT PAYMENT **

DATE: 08/10/2023 AMOUNT: 218.03
TOTAL RECEIVED: 218.03
BALANCE DUE...: 0.00
CHECK NUMBER: 66

MAIN LEWIS R LIVING TRUST
8480 S WOODRUFF RD
BLANCHARD MI 49310

Sherman's

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 07-018-30-001-00

	Tax Billed	Total Paid	BALANCE
Total Tax	215.88	215.88	0.00
Admin Fee	2.15	2.15	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	12.61000	218.03	218.03
			0.00

Property Description:
SW 1/4 OF SW 1/4 SEC 18 T13N R5W FREMONT TWP

I HEREBY CERTIFY THAT APPLICATION
WAS MADE TO PAY ALL TAXES, SPECIAL
ASSESSMENTS AND SURCHARGES, DUE AND
PAYABLE AT THIS OFFICE ON THE
DESCRIPTION SHOWN IN THIS RECEIPT
EXCEPT THOSE AMOUNTS SHOWN IN THE
'BALANCE' COLUMN ABOVE

Shirlee Van Bonn
Treasurer

MAIN LEWIS R LIVING TRUST
8480 S WOODRUFF RD
BLANCHARD MI 49310

Official Summer Tax Receipt

SHIRLEE VANBONN TREASURER
FREMONT TOWNSHIP
PO BOX 335
WINN, MI 48896
989-866-2360

TAXABLE:	450,510	SEV:	763,400	SCHOOL:	59045
PRE/MBT:	100.0000	CLASS:	101		

Treasurer not responsible for payment on wrong description

PROPERTY ADDRESS: 5680 W WARD

** CURRENT PAYMENT **

DATE: 08/10/2023 AMOUNT: 5,737.73
TOTAL RECEIVED: 5,737.73
BALANCE DUE...: 0.00
CHECK NUMBER: 66

MAIN LEWIS R TRUST
8480 S WOODRUFF RD
BLANCHARD MI 49310

Chad's

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 07-018-20-003-02

	Tax Billed	Total Paid	BALANCE
Total Tax	5,680.93	5,680.93	0.00
Admin Fee	56.80	56.80	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	12.61000	5,737.73	5,737.73

Property Description:

SW 1/4 OF NE 1/4 & N 1/2 OF NW 1/4 & SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 & SW 1/4 OF NW 1/4 & NW 1/4 OF SW 1/4 SEC 18 T13N R5W EXC BEG AT CENTER OF WOODRUFF & WARD RDS TH E 280 FT N 265 FT W 280 FT S 265 FT TO POB & ALSO BEG OF CENTER WOODRUFF & WARD RDS TH S 150 FT E 216 FT N 150 FT W 216 FT TO POB AND EXC BEG CENTER OF WOODRUFF & BLANCHARD RD TH S 750 FT TO THE POB TH E 208.75 FT TH N 208.75 FT TH W 208.75 FT TH S 208.75 FT TO THE POB 277.61 A M/L . SPLIT FOR 2019 FROM 20-003-00 TO 20-003-02 & 20-004-01 ALSO 20-004-00 RETIRED FOR 2019 & COMBINED TO 20-004-01

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN THE 'BALANCE' COLUMN ABOVE

Treasurer

MAIN LEWIS R TRUST
8480 S WOODRUFF RD
BLANCHARD MI 49310

200400010350
Filed for Record in
ISABELLA COUNTY, MI
SHARON A BROWN
09-16-2004 At 08:29:16 am.
QUIT C DEED 17.00
Liber 1257 Page 411 - 412

200400010350
LYNCH GALLAGHER LYNCH
ATTORNEYS AT LAW
555 NORTH MAIN
MT. PLEASANT, MI 48858

QUIT CLAIM DEED

THIS INDENTURE, Made this 3rd day of May, 2004,

WITNESSETH, That LEWIS R. MAIN and MELANIE MAIN, husband and wife, of 8480 S. Woodruff, Blanchard, Michigan 49310, in consideration of One Dollar (\$1.00), convey and quit claim to LEWIS R. MAIN, Trustee, or his successors in trust, under the Lewis R. Main Living Trust dated May 3, 2004, and any amendments thereto, of 8480 S. Woodruff, Blanchard, Michigan 49310, the following described lands and premises situated in the Townships of Rolland and Fremont, County of Isabella, State of Michigan, viz:

See Exhibit A.

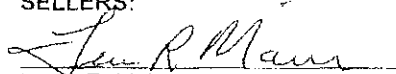
Subject to easements, restrictions and reservations of record.

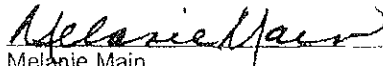
The Grantor grants to the grantee the right to make all divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

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.

This deed is exempt from County and State transfer tax as the consideration is less than \$100.00. MCLA 207.505(a); MCLA 207.526(a).

SELLERS:


Lewis R. Main


Melanie Main

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On the 3rd day of May, 2004, before me, a Notary Public, in and for said County, personally appeared Lewis R. Main and Melanie Main, husband and wife, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

Prepared by:
MATTHEW A. ROMASHKO(P59447)
Lynch, Gallagher, Lynch, Martineau &
Hackett, P.L.L.C.
555 N. Main, P.O. Box 446
Mt. Pleasant, MI 48804-0446
Phone: (989) 773-9961
Fax: (989) 773-2107

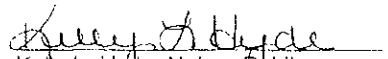

Kelly L. Hyde, Notary Public
Acting in Isabella County, Michigan
My commission expires: 07/30/2004

EXHIBIT A

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT the North 16 rods of the East 10 rods thereof, Fremont Township.

AND

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT commencing at the W $\frac{1}{4}$ corner, thence South 150 feet, East 216 feet, North 415 feet, West 216 feet, South 265 feet to the point of beginning, Fremont Township

AND

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T13N, R5W, Fremont Township.

AND

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 24, T13N, R6W, EXCEPT North 600 feet of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, also EXCEPT South 370 feet of East 200 feet of S $\frac{1}{2}$ of NE $\frac{1}{4}$, Rolland Township, and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 19, T13N, R5W, EXCEPT commencing 462 feet South of NE Corner of Section 19; thence West 318 feet; thence South 685 feet; thence East 318 feet; thence North 685 feet to point of beginning, also EXCEPT commencing at NE corner of Section; thence South 462 feet; thence West 318 feet; thence South 87 feet; thence West to East 1/8th line; thence North 549 feet; thence East to point of beginning, Fremont Township.

AND

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, Fremont Township.

AND

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, EXCEPT the North 528 feet of the West 825 feet; thereof, also EXCEPT commencing at S $\frac{1}{4}$ post, thence 360 feet North to point of beginning; thence 232.32 feet East, thence 225 feet North; thence 232.32 feet West, thence 225 feet South to point of beginning, Fremont Township.

AND

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 13, T13N, R6W, Rolland Township.

AND

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, EXCEPT the South 825 feet of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, also EXCEPT commencing 200 feet North of SW corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence North 305 feet; thence 300 feet; thence 305 feet; thence West 300 feet to point of beginning, Fremont Township.



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.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 9-1-23
Application No: LM09123
State:
Date Received: Application 3
Application No:
Approved: Rejected
INSPECTION DEPT.

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: MAIN Lewis R Living Trust
Last First Initial

(If more than two see #15) 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: 8480 S. Woodruff Blanchard Michigan 49310
Street City State Zip Code

3. Telephone Number: (Area Code) () NONE

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 287-1017

5. E-mail address: Lewis@Power-Net.Net

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

6. County: ISABELLA 7. Township, City or Village: FREMONT

8. Section No. 18 Town No. 13N Range No. S-W

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 (sellers):
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 (sellers) 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
- Estate
- Limited Liability Company
- Trust
- Partnership
- 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):

CASH CROP

b. Total number of acres on this farm 79.0

c. Total number of acres being applied for (if different than above): 79.0

d. Acreage in cultivation: 69.0

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

f. All other acres (swamp, woods, etc.) 10.0

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

NONE
 No. of Buildings 0 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):**

\$ _____ : _____ = \$ _____ (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); 10

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.

Louis P. Mann

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(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: 9-1-2023 (Note: Local Governing Body has 45 days to take action)

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

This application is approved, rejected Date of approval or rejection: 9-26-2023

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

Clerk's Signature: Johny Seibull

Property Appraisal: \$ 46,351 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.**

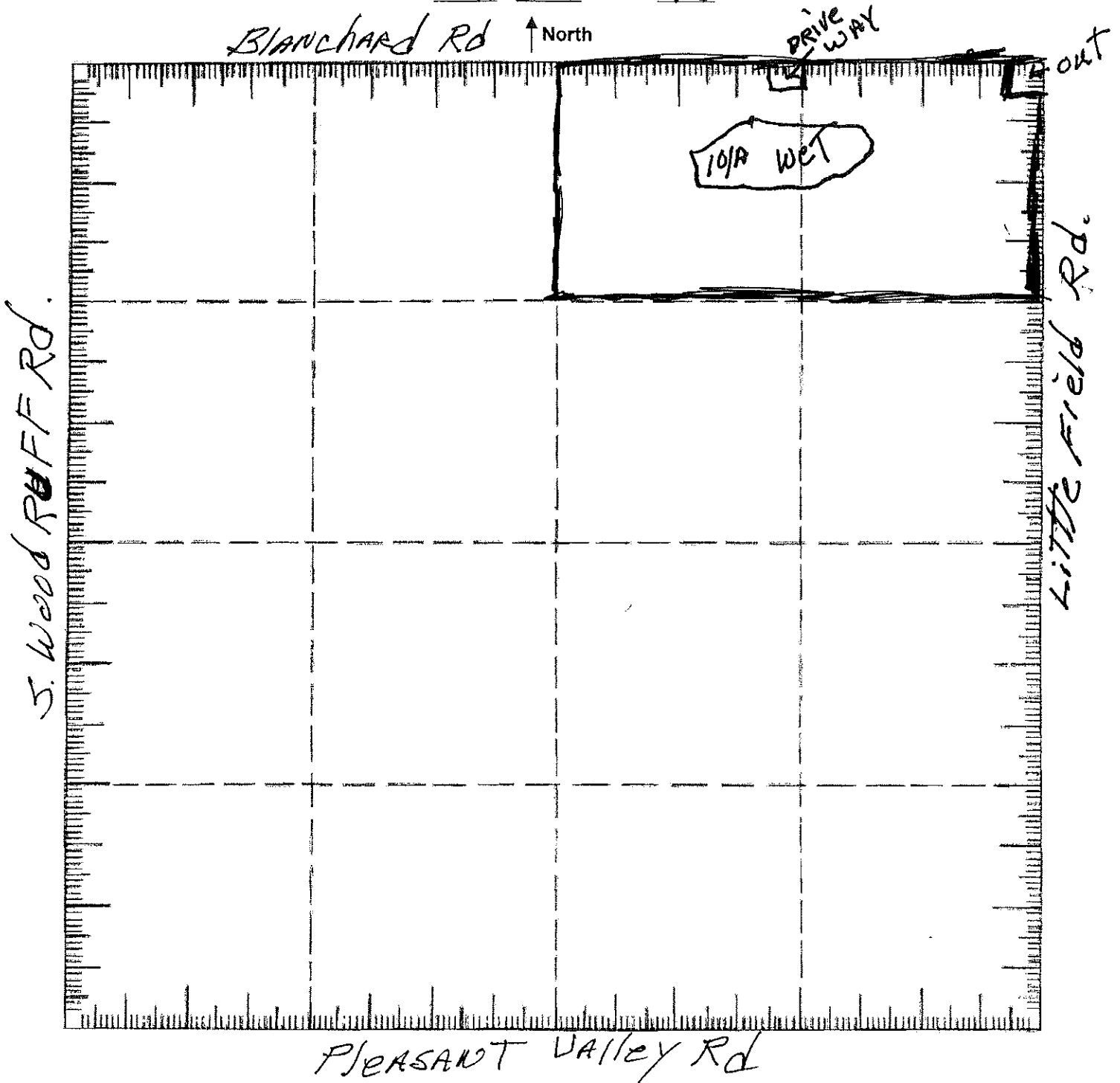
<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> County or Regional Planning Commission <input checked="" type="checkbox"/> Conservation District <input checked="" type="checkbox"/> Township (if county has zoning authority) 	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>) <input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property) <input checked="" type="checkbox"/> Map of Farm <input checked="" type="checkbox"/> Copy of most recent appraisal record <input type="checkbox"/> Copy of letters from review agencies (if available) <input type="checkbox"/> Any other applicable documents
--	---

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.

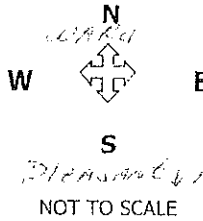
County ISABELLA
Township FREMONT
T 13-N R S-W Section 18



T16
9

USDA

Courtesy of:
UNITED STATES
DEPARTMENT OF
AGRICULTURE
FARM SERVICE AGENCY



COUNTY: **Isabella**

TOWNSHIP: **(P) FREMONT**

SEC: **18** PHOTO NO: **D-12**

NO OF TRACTS: 3

590

T 1398

4930

NHEL/NW

111.3

NHEL/NW

3 58.8

NHEL/NW

5 11.6

NHEL/NW

68.3

4 18.0

W

T 2503

2525

NHEL/NW

20.3

NHEL/NW

2 21.3

T 10793

4473

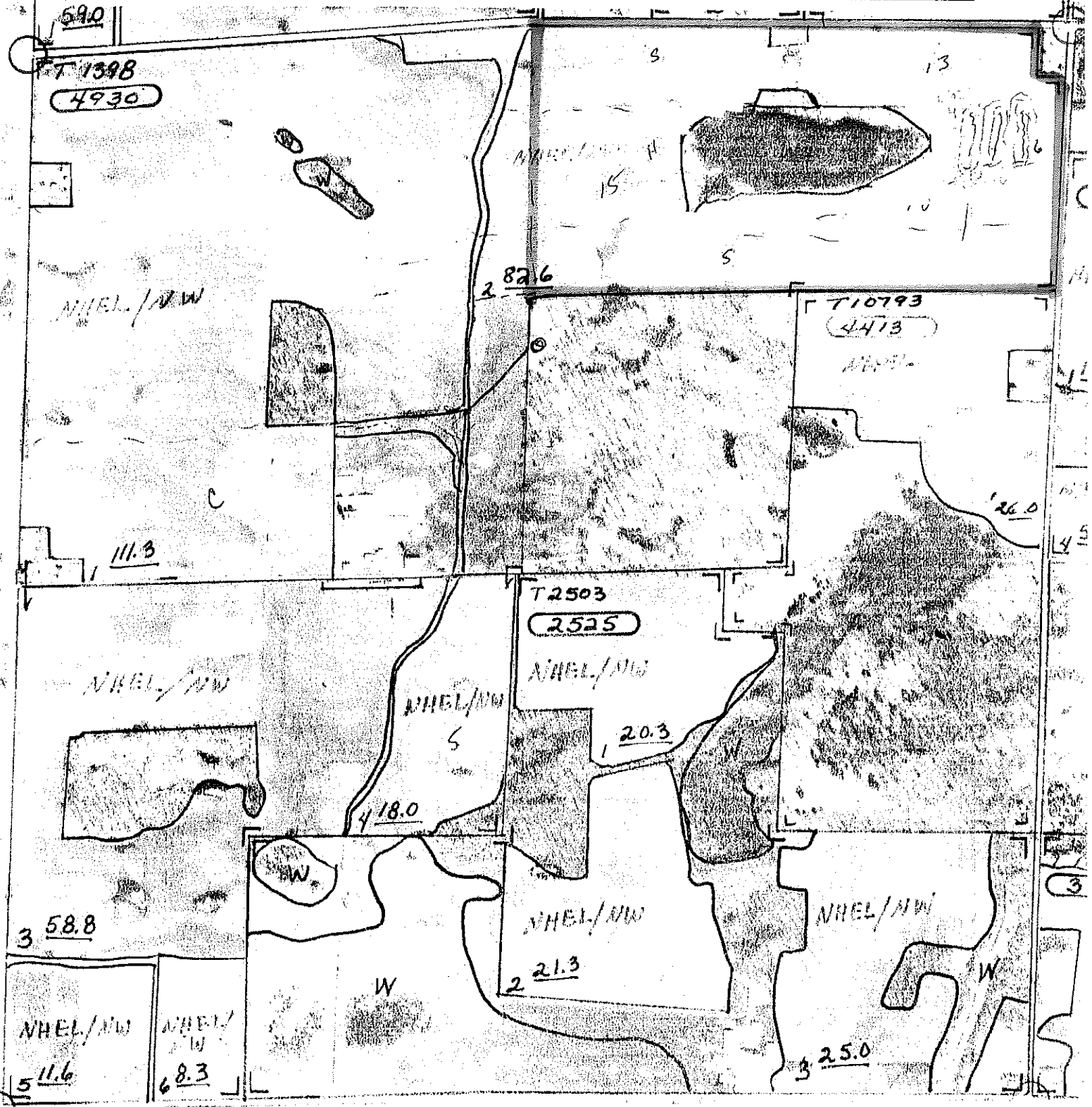
26.0

NHEL/NW

3 25.0

3

Sim. label
W 1000'
E 1000'
Pleasant Valley
NOT TO SCALE



Bank Code:

2023

Property #: 07-018-20-002-00

Official Summer Tax Receipt

SHIRLEE VANBONN TREASURER
FREMONT TOWNSHIP
PO BOX 335
WINN, MI 48896
989-866-2360

TAXABLE:	46,351	SEV:	141,000	SCHOOL:	59045
PRE/MBT:	100.0000	CLASS:	102		

Treasurer not responsible for
payment on wrong description

PROPERTY ADDRESS: W BLANCHARD

** CURRENT PAYMENT **

DATE: 08/10/2023 AMOUNT: 590.32
TOTAL RECEIVED: 590.32
BALANCE DUE...: 0.00
CHECK NUMBER: 66

MAIN LEWIS R LIVING TRUST
8480 S WOODRUFF RD
BLANCHARD MI 49310

TAYLOR

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 07-018-20-002-00

	Tax Billed	Total Paid	BALANCE
Total Tax	584.48	584.48	0.00
Admin Fee	5.84	5.84	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	12.61000	590.32	590.32

Property Description:

N 1/2 OF NE 1/4 EXC COM AT THE NE COR RUN S 16 RDS TH W 10 RDS TH N 16 RDS TH E 10 RDS TO POB SEC 18 T13N
R5W FREMONT TWP

I HEREBY CERTIFY THAT APPLICATION
WAS MADE TO PAY ALL TAXES, SPECIAL
ASSESSMENTS AND SURCHARGES, DUE AND
PAYABLE AT THIS OFFICE ON THE
DESCRIPTION SHOWN IN THIS RECEIPT
EXCEPT THOSE AMOUNTS SHOWN IN THE
'BALANCE' COLUMN ABOVE

Shirlee Van Bonn

Treasurer

MAIN LEWIS R LIVING TRUST
8480 S WOODRUFF RD
BLANCHARD MI 49310

EXHIBIT A

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT the North 16 rods of the East 10 rods thereof, Fremont Township.

AND

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT commencing at the W $\frac{1}{4}$ corner, thence South 150 feet, East 216 feet, North 415 feet, West 216 feet, South 265 feet to the point of beginning, Fremont Township.

AND

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T13N, R5W, Fremont Township.

AND

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 24, T13N, R6W, EXCEPT North 600 feet of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, also EXCEPT South 370 feet of East 200 feet of S $\frac{1}{2}$ of NE $\frac{1}{4}$, Rolland Township, and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 19, T13N, R5W, EXCEPT commencing 462 feet South of NE Corner of Section 19; thence West 318 feet; thence South 685 feet; thence East 318 feet; thence North 685 feet to point of beginning, also EXCEPT commencing at NE corner of Section; thence South 462 feet; thence West 318 feet; thence South 87 feet; thence West to East 1/8th line; thence North 549 feet; thence East to point of beginning, Fremont Township.

AND

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, Fremont Township.

AND

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, EXCEPT the North 528 feet of the West 825 feet; thereof, also EXCEPT commencing at S $\frac{1}{4}$ post, thence 360 feet North to point of beginning; thence 232.32 feet East; thence 225 feet North; thence 232.32 feet West; thence 225 feet South to point of beginning, Fremont Township.

AND

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 13, T13N, R6W, Rolland Township.

AND

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, EXCEPT the South 825 feet of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, also EXCEPT commencing 200 feet North of SW corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence North 305 feet; thence 300 feet; thence 305 feet; thence West 300 feet to point of beginning, Fremont Township.



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.**

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	9-1-23
Application No:	LM RECEIVED
State:	
Date Received	Application SEP 27 2023
Application No:	INSPECTION DEPT.
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: MAIN Last LEWIS R Living TRUST First Initial

(If more than two see #15) _____ 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: 8480 S. Woodruff Street BLANCHARD City MICHIGAN State 49310 Zip Code

3. Telephone Number: (Area Code) () NONE

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 287-1017

5. E-mail address: LEWIS@POWER-NET.NET

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

6. County: ISABELLA 7. Township, City or Village: FREMONT

8. Section No. 19 Town No. 13-N Range No. 5-W

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 No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No

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: _____

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 No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes 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
- Estate
- Limited Liability Company
- Trust
- Partnership
- 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):

CASH CROP

b. Total number of acres on this farm 59.0

c. Total number of acres being applied for (if different than above): 59.0

d. Acreage in cultivation: 58.1

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

f. All other acres (swamp, woods, etc.) .9

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

No. of Buildings 0 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):**

\$ _____ = \$ _____ (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); 10

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 R. Mains
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(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: 9-1-23 (Note: Local Governing Body has 45 days to take action)

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

This application is approved, rejected Date of approval or rejection: 9-26-2023

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

Clerk's Signature: Paul Schumacher

Property Appraisal: \$ 16 @ 21 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> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> County or Regional Planning Commission <input checked="" type="checkbox"/> Conservation District <input checked="" type="checkbox"/> Township (if county has zoning authority) 	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>) <input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property) <input checked="" type="checkbox"/> Map of Farm <input checked="" type="checkbox"/> Copy of most recent appraisal record ___ Copy of letters from review agencies (if available) ___ Any other applicable documents
--	---

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.

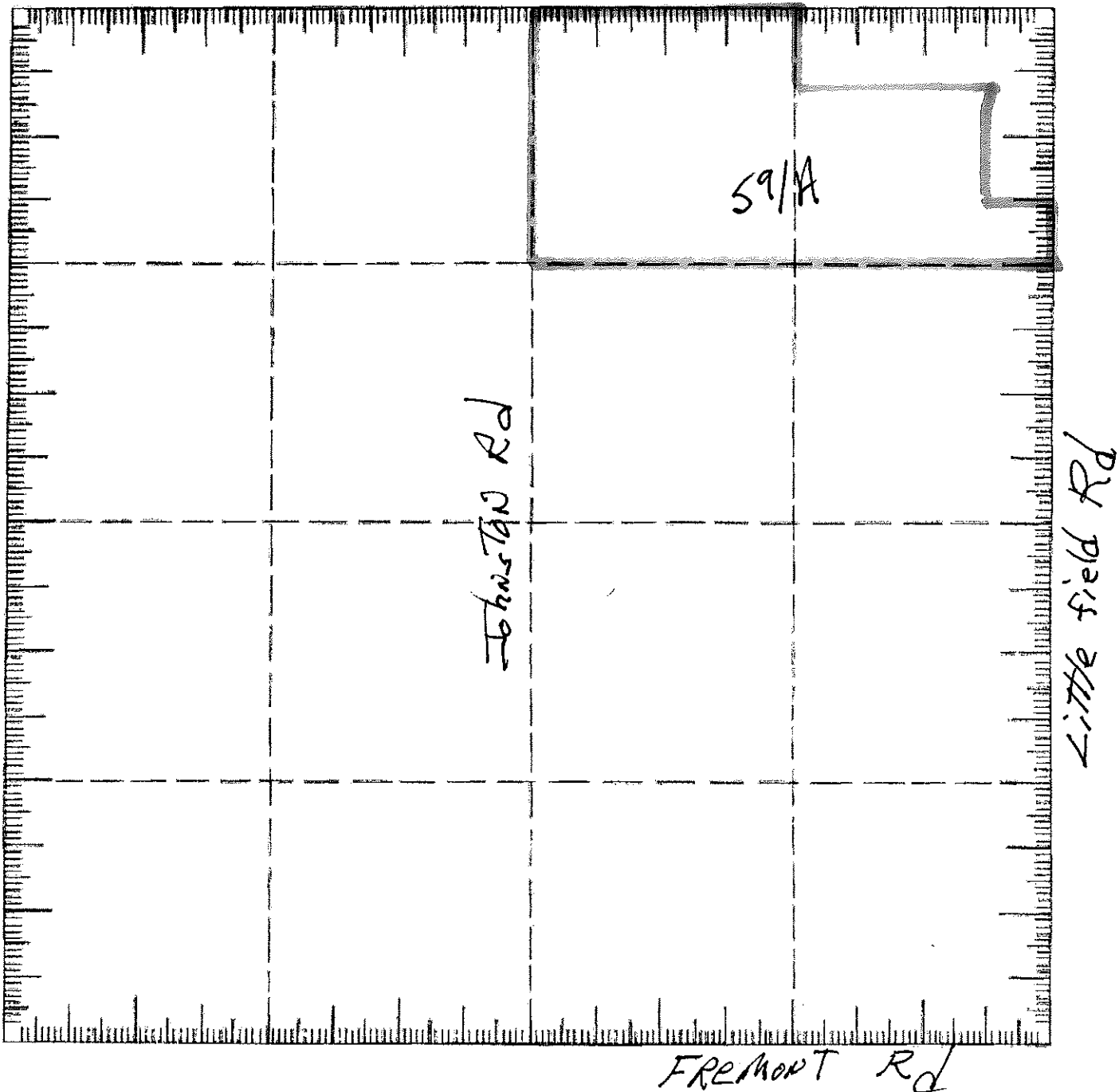
County ISABELLA

Township FREMONT

T 13N R 5-W Section 19

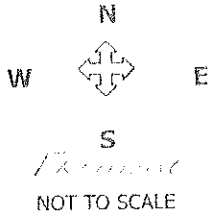
↑ North

Pleasant Valley Rd



USDA

Courtesy of:
UNITED STATES
DEPARTMENT OF
AGRICULTURE
FARM SERVICE AGENCY



COUNTY: *Isabella*

TOWNSHIP: (P) *FREMONT*

SEC: 19 PHOTO NO: *D-13*

NO OF TRACTS: 7



T9304
2523
NHBL/PC
NW

NHBL/PC/NW

T1585
4930
NHBL/NW

HEL/NW

T9305
3927
NHBL/NW
27.0
2 43.1
NHBL/NW

T151
2700
NHBL/NW
28.8
SL1
97-01

T9350
2163
NHBL/NW
2 27.0

T1093
4926
NHBL/NW
5.1
38.6
NE

2 7.1 NHBL/NW

3.9

T1580
836
NHBL/NW
9.8

CRP 88-97

2 55.2

NHBL/NW
3 100.8
4 30.5

T1588
859
NE
NHBL/NW

T1588
859
NE
NHBL/NW

NHBL/NW
15.9
2 10.7

NHBL/NW
18.8

T1673

Bank Code:

2023

Property #: 07-019-20-001-00

Official Summer Tax Receipt

SHIRLEE VANBONN TREASURER
FREMONT TOWNSHIP
PO BOX 335
WINN, MI 48896
989-866-2360

TAXABLE: 16,621 SEV: 108,200 SCHOOL: 59045

PRE/NET: 100.0000 CLASS: 102

Treasurer not responsible for
payment on wrong description

PROPERTY ADDRESS: W PLEASANT VALLEY

** CURRENT PAYMENT **

DATE: 08/10/2023 AMOUNT: 211.67
TOTAL RECEIVED: 211.67
BALANCE DUE...: 0.00
CHECK NUMBER: 66

MAIN LEWIS R
8480 WOODRUFF RD
BLANCHARD MI 49310

*Evelyns
60.*

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 07-019-20-001-00

	Tax Billed	Total Paid	BALANCE
Total Tax	209.58	209.58	0.00
Admin Fee	2.09	2.09	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	12.61000	211.67	211.67
			0.00

Property Description:

N 1/2 OF NE 1/4 EXC PAR COM 462 FT S OF NE COR OF SEC 19 TH W 318 FT TH S 685 FT TH E 318 FT TH N 685 FT TO
POB ALSO EXC PAR COM AT NE COR OF SEC TH S 462 FT TH W 318 FT TH S 87 FT TH W TO E 1/8 LN TH N 549 FT TH E
TO POB CHILD # 07-019-20-001-01 AND 07-019-20-001-02 SEC 19 T13N R5W FREMONT TWP

I HEREBY CERTIFY THAT APPLICATION
WAS MADE TO PAY ALL TAXES, SPECIAL
ASSESSMENTS AND SURCHARGES, DUE AND
PAYABLE AT THIS OFFICE ON THE
DESCRIPTION SHOWN IN THIS RECEIPT
EXCEPT THOSE AMOUNTS SHOWN IN THE
'BALANCE' COLUMN ABOVE

Treasurer

MAIN LEWIS R
8480 WOODRUFF RD
BLANCHARD MI 49310

EXHIBIT A

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT the North 16 rods of the East 10 rods thereof, Fremont Township.

AND

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT commencing at the W $\frac{1}{4}$ corner, thence South 150 feet, East 216 feet, North 415 feet, West 216 feet, South 265 feet to the point of beginning, Fremont Township.

AND

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T13N, R5W, Fremont Township.

AND

A The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 24, T13N, R6W, EXCEPT North 600 feet of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, also EXCEPT South 370 feet of East 200 feet of S $\frac{1}{2}$ of NE $\frac{1}{4}$, Rolland Township, and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 19, T13N, R5W, EXCEPT commencing 462 feet South of NE Corner of Section 19; thence West 318 feet; thence South 685 feet; thence East 318 feet; thence North 685 feet to point of beginning, also EXCEPT commencing at NE corner of Section; thence South 462 feet; thence West 318 feet; thence South 87 feet; thence West to East 1/8th line; thence North 549 feet; thence East to point of beginning, Fremont Township.

AND

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, Fremont Township.

AND

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, EXCEPT the North 528 feet of the West 825 feet; thereof, also EXCEPT commencing at S $\frac{1}{4}$ post; thence 360 feet North to point of beginning; thence 232.32 feet East, thence 225 feet North; thence 232.32 feet West; thence 225 feet South to point of beginning, Fremont Township.

AND

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 13, T13N, R6W, Rolland Township.

AND

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, EXCEPT the South 825 feet of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, also EXCEPT commencing 200 feet North of SW corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence North 305 feet; thence 300 feet; thence 305 feet; thence West 300 feet to point of beginning, Fremont Township.

PARCEL 3:

The SW1/4 of the SW1/4 of Section 18, T13N, R5W, Fremont Township, Isabella County, Michigan.

Parcel No. 07-018-30-001-00

Record owner:

Lewis R. Main, Trustee, or his successors in trust, under the Lewis R. Main Living Trust dated May 3, 2004, by deed in Liber 1257, Page 411

PARCEL 4:

The N1/2 of the NE1/4 of Section 13, T13N, R6W, Rolland Township, Isabella County, Michigan.

Parcel No. 12-013-20-001-02

Record owner:

Lewis R. Main, Trustee, or his successors in trust, under the Lewis R. Main Living Trust dated May 3, 2004, by deed in Liber 1257, Page 411

PARCEL 5:

The N1/2 of the NE1/4 of Section 19, T13N, R5W, Fremont Township, Isabella County, Michigan, EXCEPT commencing 462 feet South of the NE corner thereof, thence West 318 feet, South 685 feet, East 318 feet, North 685 feet to the point of beginning, AND EXCEPT commencing at the NE corner of said Section, thence South 462 feet, West 318 feet, South 87 feet, West to the East 1/8 line, North 549 feet, East to the point of beginning.

Parcel No. 07-019-20-001-00

Record owner:

Lewis R. Main, by deed in Liber 695, Page 95. Note: The Death Certificate of E. Evelyn Fuller is recorded in Liber 978, Page 917

Note: There is an error in the deed to the Main Trust in Liber 1257, Page 411 as it describes this parcel as the S1/2 of the NE1/4

Affidavit of scrivener's error to be filed.



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.**

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	9-1-23
Application No:	LM 09125
State:	RECEIVED
Date Received:	Application 5
Application No:	SEP 27 2023
Approved:	Rejected
	INSPECTION DEPT.

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: MAIN Last Lewis R First Liking Initial Trust

(If more than two see #15) _____ 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: 8480 S. Woodruff Street Blanchard City Michigan State 49310 Zip Code

3. Telephone Number: (Area Code) () NONE

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 989 287-1017

5. E-mail address: Lewis@Power-Net.Net

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

6. County: ISABELLA 7. Township, City or Village: FREMONT

8. Section No. 20 Town No. 13-N Range No. 5-W

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 No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No

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: _____

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 No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes 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
- Estate
- Limited Liability Company
- Trust
- Partnership
- 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):

CASH CROP

b. Total number of acres on this farm 52.4

c. Total number of acres being applied for (if different than above): 52.4

d. Acreage in cultivation: 51.9

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

f. All other acres (swamp, woods, etc.) 0.5

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

No. of Buildings 0 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):**

\$ _____ : _____ = \$ _____ (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); 10

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.

John R. Mann
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(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: 9-1-2023 (Note: Local Governing Body has 45 days to take action)

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

This application is approved, rejected

Date of approval or rejection: 9-26-23

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

Clerk's Signature: [Signature]

Property Appraisal: \$ 40642 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> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> County or Regional Planning Commission <input checked="" type="checkbox"/> Conservation District <input checked="" type="checkbox"/> Township (if county has zoning authority) 	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>) <input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property) <input checked="" type="checkbox"/> Map of Farm <input checked="" type="checkbox"/> Copy of most recent appraisal record <input type="checkbox"/> Copy of letters from review agencies (if available) <input type="checkbox"/> Any other applicable documents
--	---

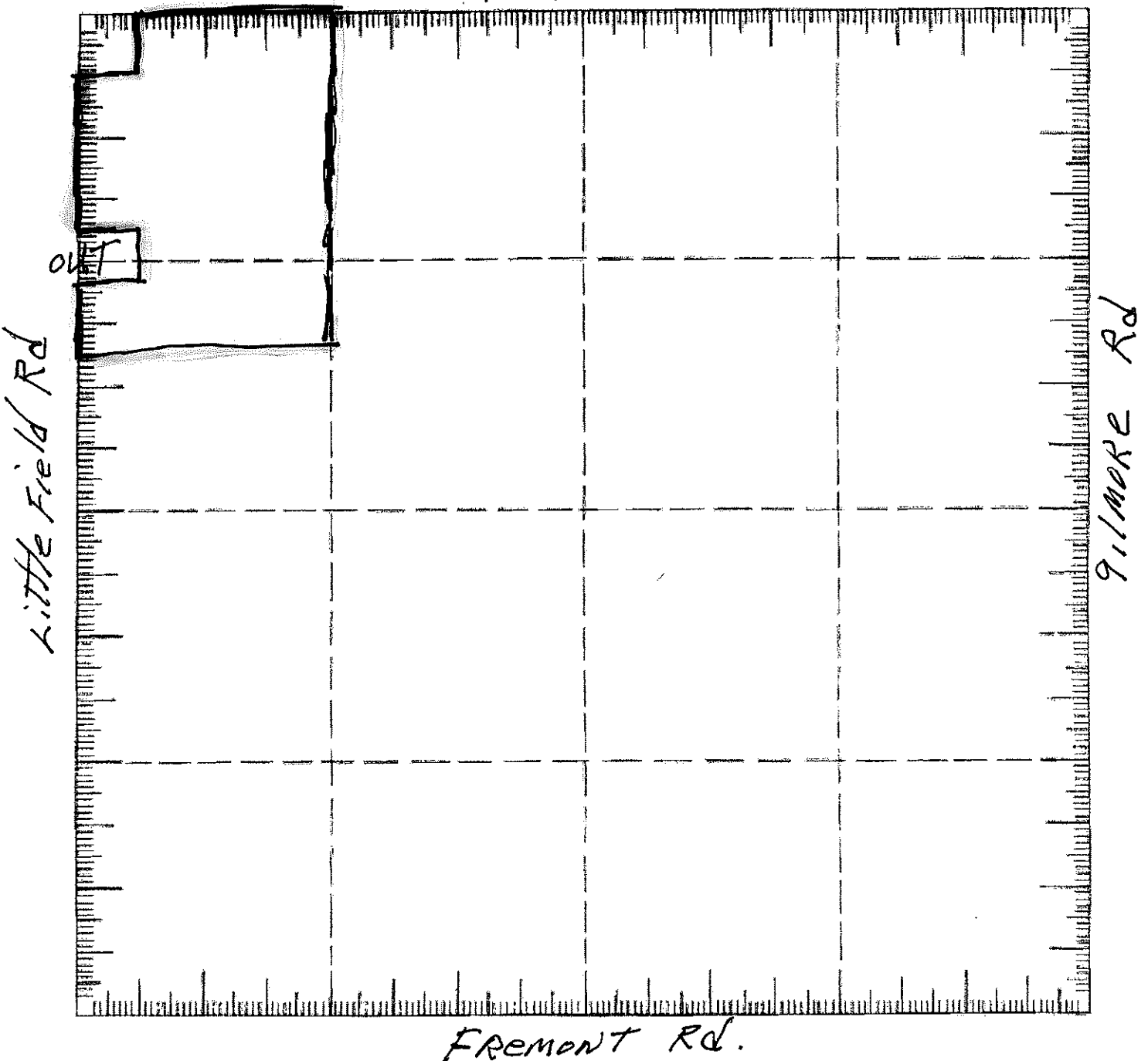
Map of Farm with Structures and Natural Features:

- 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 FREMONT
T 13-N R S-W Section 20

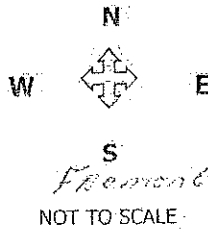
Pleasant Valley Rd ↑ North



USDA

Courtesy of:
UNITED STATES
DEPARTMENT OF
AGRICULTURE
FARM SERVICE AGENCY

Pleasant Valley



COUNTY: **Isabella**

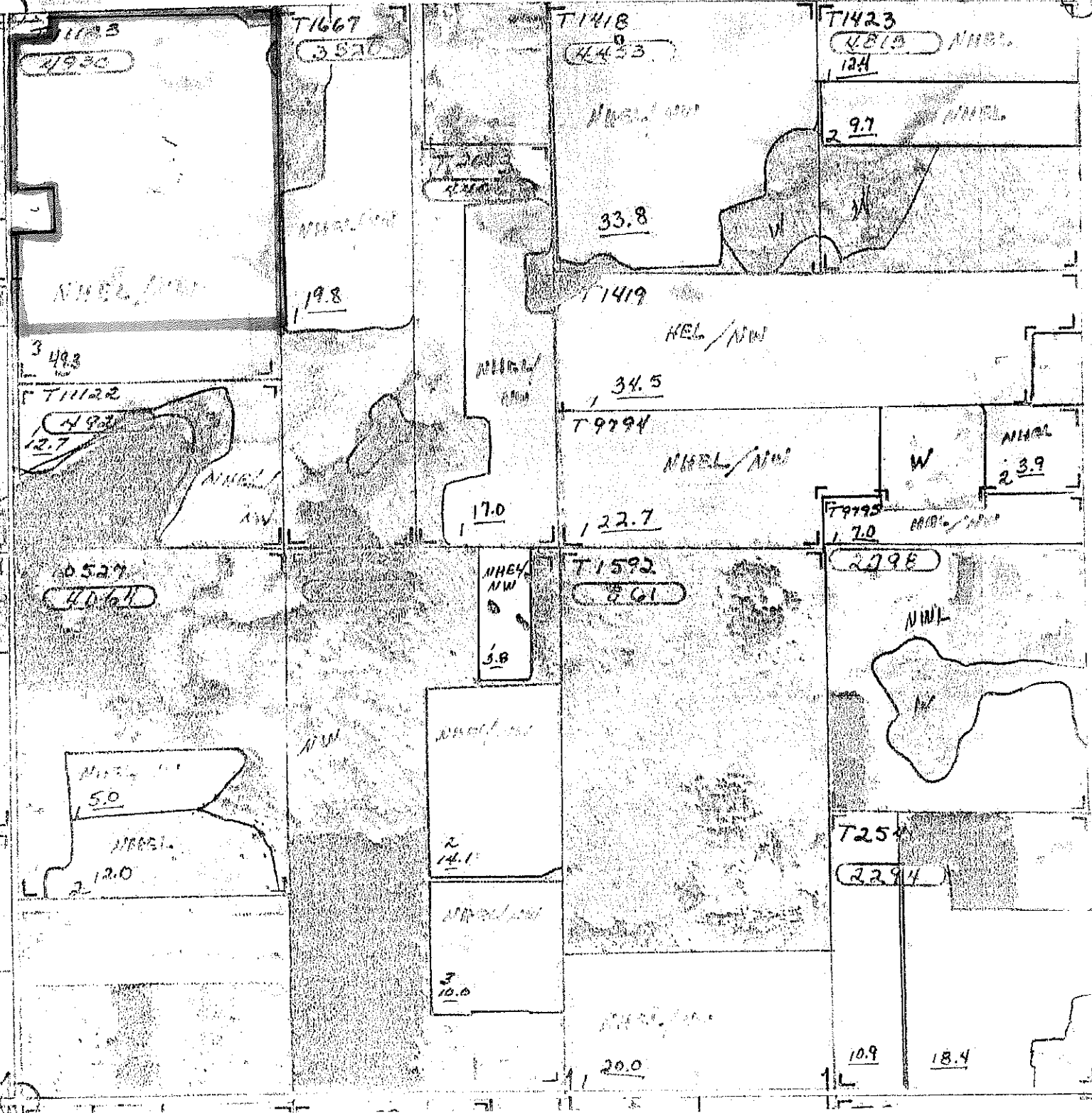
TOWNSHIP: **(P) FREMONT**

SEC: **20** PHOTO NO: **D-13**

NO OF TRACTS: 13

Willow Creek

Willow Creek



Bank Code:

2023

Property #: 07-020-10-003-00

Official Summer Tax Receipt

SHIRLEE VANBONN TREASURER
FREMONT TOWNSHIP
PO BOX 335
WINN, MI 48896
989-866-2360

TAXABLE:	40,642	SEV:	95,100	SCHOOL:	59045
PRE/MBT:	100.0000	CLASS:	102		

Treasurer not responsible for payment on wrong description

PROPERTY ADDRESS: S LITTLEFIELD

** CURRENT PAYMENT **

DATE: 08/10/2023 AMOUNT: 517.61
TOTAL RECEIVED: 517.61
BALANCE DUE...: 0.00
CHECK NUMBER: 66

MAIN LEWIS R LIVING TRUST
8480 S WOODRUFF
BLANCHARD MI 49310

Mikes

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 07-020-10-003-00

	Tax Billed	Total Paid	BALANCE
Total Tax	512.49	512.49	0.00
Admin Fee	5.12	5.12	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	12.61000	517.61	0.00

Property Description:

W 1/2 OF NW 1/4 SEC 20 EXC S 825 FT OF W 1/2 OF NW 1/4 ALSO EXC 1/2 SQ ACRE IN NW COR ALSO EXC PAR COM 200 FT N OF SW COR OF NW 1/4 OF NW 1/4 TH N 305 FT TH E 300 FT TH S 305 FT TH W 300 FT TO POB 52.4 A M/L T13N R5W FREMONT TWP CHILD #07-020-10-003-01 & 07-020-10-003-02

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN THE 'BALANCE' COLUMN ABOVE

Shirlee Van Bonn

Treasurer

MAIN LEWIS R LIVING TRUST
8480 S WOODRUFF
BLANCHARD MI 49310

EXHIBIT A

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT the North 16 rods of the East 10 rods thereof, Fremont Township.

AND

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of Section 18, T13N, R5W, EXCEPT commencing at the W $\frac{1}{4}$ corner, thence South 150 feet, East 216 feet, North 415 feet, West 216 feet, South 265 feet to the point of beginning, Fremont Township

AND

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T13N, R5W, Fremont Township.

AND

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 24, T13N, R6W, EXCEPT North 600 feet of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, also EXCEPT South 370 feet of East 200 feet of S $\frac{1}{2}$ of NE $\frac{1}{4}$, Rolland Township, and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 19, T13N, R5W, EXCEPT commencing 462 feet South of NE Corner of Section 19; thence West 318 feet; thence South 685 feet, thence East 318 feet; thence North 685 feet to point of beginning, also EXCEPT commencing at NE corner of Section; thence South 462 feet; thence West 318 feet; thence South 87 feet; thence West to East 1/8th line; thence North 549 feet; thence East to point of beginning, Fremont Township.

AND

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, Fremont Township.

AND

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T13N, R5W, EXCEPT the North 528 feet of the West 825 feet; thereof, also EXCEPT commencing at S $\frac{1}{4}$ post, thence 360 feet North to point of beginning; thence 232.32 feet East; thence 225 feet North; thence 232.32 feet West; thence 225 feet South to point of beginning, Fremont Township.

AND

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 13, T13N, R6W, Rolland Township.

AND

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, EXCEPT the South 825 feet of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T13N, R5W, also EXCEPT commencing 200 feet North of SW corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence North 305 feet; thence 300 feet; thence 305 feet; thence West 300 feet to point of beginning, Fremont Township.

Minde B. Lux, County Clerk Ext. 205
Shelly Nelson, Chief Deputy Ext. 260
Carol Anderson, Deputy Clerk Ext. 262
Kim Fussman, Deputy Clerk Ext. 259
Leann Ellis, Deputy Clerk Ext. 259
Amber Smith, Court Clerk Ext. 346



200 North Main Street
Mt. Pleasant, MI 48858
Phone (989) 772-0911
Fax (989) 772-6347
www.isabellacounty.org
clerk@isabellacounty.org

September 13th, 2023

Isabella County Planning Commission
Isabella County Building
200 North Main
Mt Pleasant, MI 48858

RECEIVED

SEP 13 2023

INSPECTION DEPT.

RE: Brian Beebe Farmland Agreement

Attached please find copies of the **BRIAN BEEBE FARMLAND AGREEMENT APPLICATION**. There are (2) applications. Please present these applications to the Planning Commission Board for review. The Board has 30 days to review and comment on the application and provide feedback. After 30 days the application will be presented to the Isabella County Board of Commissioners for their approval/rejection.

If you have any further questions, please do not hesitate to contact me at 772-0911, ext. 205.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Minde B. Lux". The signature is fluid and cursive, with the first name being the most prominent.

Minde B. Lux
Isabella County Clerk



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.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: September 13th, 2023
Application No:
State:
Date Received: Application 1
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: Beebe Brian
Last First Initial

(If more than two see #15) Beebe Bethany
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: 2745 E Pleasant Valley Rd Shepherd MI 48883
Street City State Zip Code

3. Telephone Number: (Area Code) () 989-330-8983

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

5. E-mail address:

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

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

8. Section No. 16 Town No. 13N Range No. 4W

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):

38.25 _____

b. Total number of acres on this farm approx 38 _____

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

d. Acreage in cultivation: approx 38 _____

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 25.25 _____

f. All other acres (swamp, woods, etc.): 13 _____

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

No. of Buildings 2 Residence: 1 Barn: 1 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):

\$ 7800 : 13 = \$ 1300 (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); 10

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.

Brian W. Bube
(Signature of Applicant)
[Signature]
(Co-owner, if Applicable)
7-17-23
(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: 9-13-2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Adzabella
 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: _____

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>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--

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.

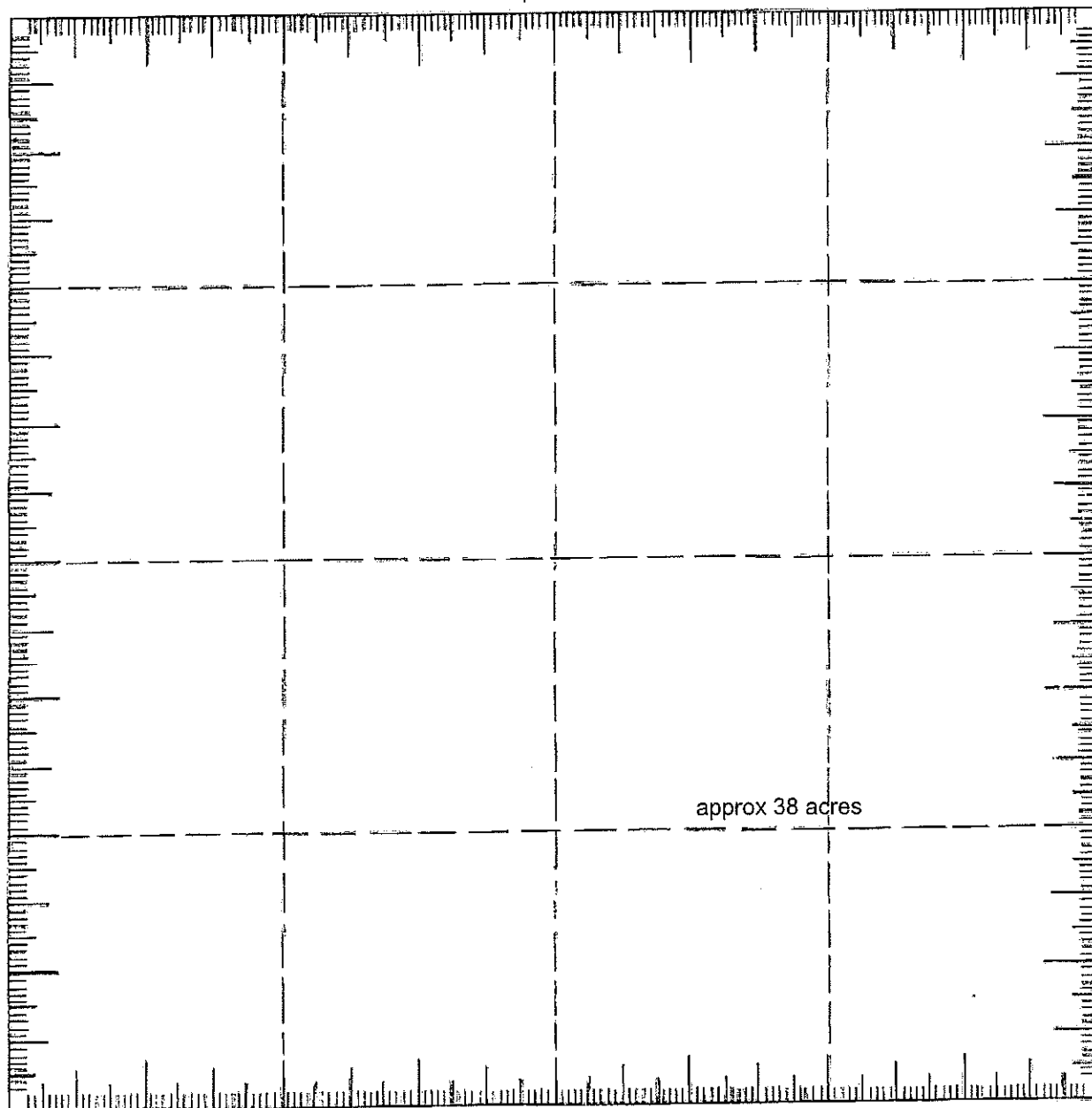
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Isabella

Township Lincoln


T 13N R 4W Section 16

↑ North



Document # 202200028776 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 09/14/2022 12:54 PM
OR LIBER 1897 PAGE 2625

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
titles 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.


Treasurer of Isabella County

WARRANTY DEED

THIS INDENTURE, Made this 13th day of September, 2022

WITNESSETH, That Brian H. Beebe a/k/a Brian Hugh Beebe, a married man, of 2745 East Pleasant Valley Road, Shepherd, Michigan 48883, in consideration of One Dollar (\$1.00), warrants and conveys to Brian Beebe and Bethany Beebe, husband and wife, of 2745 East Pleasant Valley Road, Shepherd, Michigan 48883, the following described lands situated in the Township of Lincoln, County of Isabella, State of Michigan, viz:

See attached **Exhibit A**.

Subject to easements, restrictions and reservations of record.

These lands 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.

The Grantor grants to the Grantees the right to make all available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

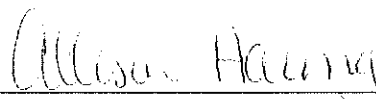
This deed is exempt from County and State transfer tax as the consideration is less than \$100.00. MCL 207.505(a); MCL 207.526(a).

GRANTOR:


Brian H. Beebe a/k/a Brian Hugh Beebe

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On the 13th day of September, 2022 before me, a Notary Public, in and for said County, personally appeared Brian H. Beebe a/k/a Brian Hugh Beebe, to me known to be the same person described herein, who executed this instrument, and who acknowledged the same to be his free act and deed.



Allison Haring, Notary Public
State of Michigan, County of Isabella
My commission expires 02/08/2026
Acting in the County of Isabella

Exhibit A

Parcel 1:

The E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 16, T13N, R4W, Lincoln Township, Isabella County, Michigan.



Parcel No. 10-016-40-001-06 and 10-016-40-001-05

Parcel 2:

Part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 16, T13N R4W, Lincoln Township, Isabella County, Michigan described as commencing 1944.19 feet East of the SW corner of said Section 16, thence East 66 feet, thence North 165 feet, thence East 267 feet, thence North 235 feet, thence East 360 feet, thence North 2240 feet, thence West 913 feet, thence South 990 feet, thence East 220 feet, thence South 1650 feet to the point of beginning.

Parcel No. 10-016-30-001-03

2745 E PLEASANT VALLEY RD SHEPHERD, MI 48883 (Property Address)

Parcel Number: 10-016-40-001-06

Property Owner: BEEBE BRIAN & BETHANY

Summary Information

> Assessed Value: \$135,000 | Taxable Value: \$114,333 > Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner	BEEBE BRIAN & BETHANY 2745 E PLEASANT VALLEY RD SHEPHERD, MI 48883	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	--------------------------

Amount Due	
Current Taxes:	\$2,363.57

Legal Description

THE E 1/2 OF THE W 1/2 OF THE SE 1/4 SEC 16 T13N R4W LINCOLN TWP EXC PART OF THE SE 1/4 OF SECTION 16 T13N R4W LINCOLN TOWNSHIP ISABELLA COUNTY MICHIGAN COMMENCING AT THE SE COR OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 TH CONTINUING N 259 FT TH W 294 FT TH S 259 FT TH E 294 FT BACK TO THE POB 38.25 A M/L . COMBINATION FOR 2014 FROM 40-001-01 & 40-001-04 TO 40-001-06

Other Information

Exemption None

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

Tax History

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$2,363.57	\$0.00		\$2,363.57 ** Read Note(s) Above

General Information for 2022 Winter Taxes

School District	37010	PRE/MBT	100.0000%
Taxable Value	\$114,333	S.E.V.	\$135,000
Property Class	101 - AGRICULTURAL- IMPROVED	Assessed Value	\$135,000
Tax Bill Number	00720	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$2,344.73	Base Paid	\$0.00
Admin Fees	\$18.84	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$2,363.57	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Taxing Authority	Millage Rate	Amount	Amount Paid
CO-I-RIDE TRANS	0.862000	\$98.55	\$0.00
CO-MED CARE FAC	1.000000	\$114.33	\$0.00
CO-COM ON AGING	0.877600	\$100.33	\$0.00
CO-PARKS & REC	0.350000	\$40.01	\$0.00
10 TWP OPER	0.977200	\$111.72	\$0.00
MT PL SCH OPER	18.000000	\$0.00	\$0.00
MT PL DEBT 16-1	1.940000	\$221.80	\$0.00
MT PL DEBT 16-2	0.720000	\$82.31	\$0.00
MT PL DEBT 22	1.320000	\$150.91	\$0.00
GR/IS RESD OPER	0.264000	\$30.18	\$0.00
GR/IS RESD SP ED	4.200000	\$480.19	\$0.00
GR/IS RESD V ED	1.000000	\$114.33	\$0.00
MID MICH COM COL	1.218300	\$139.29	\$0.00
CHIP LIBRARY	1.750000	\$200.08	\$0.00
D236 BOWMAN-BEEB	0.000000	\$385.70	\$0.00
10 TWP FIRE SP	0.000000	\$75.00	\$0.00
Admin Fees		\$18.84	\$0.00
Interest Fees		\$0.00	\$0.00
	34.479100	\$2,363.57	\$0.00

[Click here for a printer friendly version of Winter 2022 Tax information](#)

2022	Summer	\$1,456.14	\$1,456.14	09/13/2022	\$0.00
2021	Winter	\$2,459.64	\$2,459.64	02/28/2022	\$0.00
2021	Summer	\$1,409.63	\$1,409.63	08/10/2021	\$0.00
2020	Winter	\$2,300.00	\$2,300.00	03/01/2021	\$0.00
2020	Summer	\$1,390.17	\$1,390.17	09/14/2020	\$0.00
2019	Winter	\$2,289.07	\$2,289.07	03/02/2020	\$0.00
2019	Summer	\$1,364.24	\$1,364.24	09/05/2019	\$0.00
2018	Winter	\$1,712.38	\$1,712.38	02/26/2019	\$0.00
2018	Summer	\$1,332.28	\$1,332.28	09/10/2018	\$0.00
2017	Winter	\$1,818.48	\$0.00		\$1,818.48 ** Read Note(s) Above
2017	Summer	\$1,356.57	\$1,356.57	12/20/2017	\$0.00

[Load More Years](#)

****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.

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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.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: September 13, 2023
Application No:
State: Application 2
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: Beebe Brian
Last First Initial

(If more than two see #15) Beebe Bethany
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: 2745 E Pleasant Valley Rd Shepherd MI 48883
Street City State Zip Code

3. Telephone Number: (Area Code) () 989-330-8983

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

5. E-mail address:

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

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

8. Section No. 16 Town No. 13N Range No. 4W

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 (sellers):

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 (sellers) 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
- Estate
- Limited Liability Company
- Trust
- Partnership
- 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):

42.68

b. Total number of acres on this farm approx 42

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

d. Acreage in cultivation: approx 42

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 38

f. All other acres (swamp, woods, etc.) 4.68

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

No. of Buildings 0 Residence: 0 Barn: 0 Tool Shed: 0

Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: 0 Milk House: 0

Other: (Indicate) 0

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):**

\$ _____ : _____ = \$ _____ (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); 10

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.

Bin Beebe
(Signature of Applicant)
Bethany Beebe
(Co-owner, If Applicable)
7.11.23
(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: 9-13-2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Isabella
 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: _____

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.

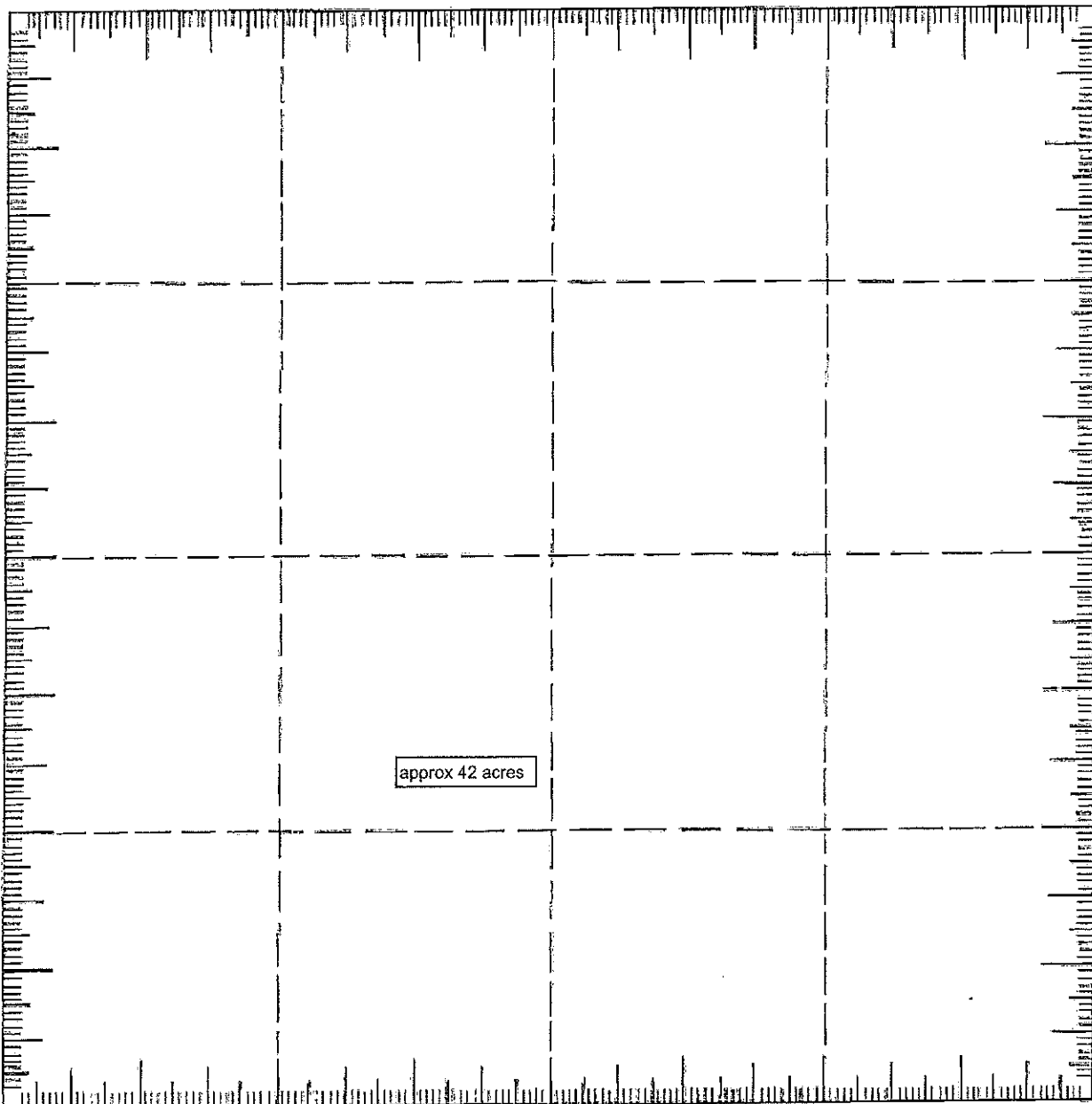
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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


County Isabella


Township Lincoln

T 13N R 4W Section 16

↑ North




Document # 202200028776 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 09/14/2022 12:54 PM
OR LIBER 1897 PAGE 2625

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
titles 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.

Treasurer of Isabella County

WARRANTY DEED

THIS INDENTURE, Made this 13th day of September, 2022

WITNESSETH, That Brian H. Beebe a/k/a Brian Hugh Beebe, a married man, of 2745 East Pleasant Valley Road, Shepherd, Michigan 48883, in consideration of One Dollar (\$1.00), warrants and conveys to Brian Beebe and Bethany Beebe, husband and wife, of 2745 East Pleasant Valley Road, Shepherd, Michigan 48883, the following described lands situated in the Township of Lincoln, County of Isabella, State of Michigan, viz:

See attached **Exhibit A**.

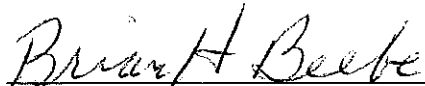
Subject to easements, restrictions and reservations of record.

These lands 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.

The Grantor grants to the Grantees the right to make all available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This deed is exempt from County and State transfer tax as the consideration is less than \$100.00. MCL 207.505(a); MCL 207.526(a).

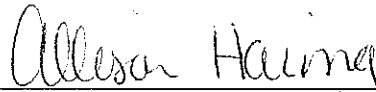
GRANTOR:



Brian H. Beebe a/k/a Brian Hugh Beebe

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On the 13th day of September, 2022 before me, a Notary Public, in and for said County, personally appeared Brian H. Beebe a/k/a Brian Hugh Beebe, to me known to be the same person described herein, who executed this instrument, and who acknowledged the same to be his free act and deed.



Allison Haring, Notary Public
State of Michigan, County of Isabella
My commission expires 02/08/2026
Acting in the County of Isabella

Exhibit A

Parcel 1:

The E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 16, T13N, R4W, Lincoln Township, Isabella County, Michigan.

Parcel No. 10-016-40-001-06 and 10-016-40-001-05

Parcel 2:

Part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 16, T13N R4W, Lincoln Township, Isabella County, Michigan described as commencing 1944.19 feet East of the SW corner of said Section 16, thence East 66 feet, thence North 165 feet, thence East 267 feet, thence North 235 feet, thence East 360 feet, thence North 2240 feet, thence West 913 feet, thence South 990 feet, thence East 220 feet, thence South 1650 feet to the point of beginning.

Parcel No. 10-016-30-001-03



E PLEASANT VALLEY RD 2000 MILE SHEPHERD, MI 48883 (Property Address)

Parcel Number: 10-016-30-001-03

Property Owner: BEEBE BRIAN & BETHANY

Summary Information

> Assessed Value: \$82,400 | Taxable Value: \$71,698

> Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner	BEEBE BRIAN & BETHANY 2745 E PLEASANT VALLEY RD SHEPHERD, MI 48883	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	--------------------------

Amount Due	
Current Taxes:	\$1,585.08

Legal Description

PART OF E 1/2 OF SW 1/4 SEC 16 T13N R4W DESCRIBED AS COM E 1944.19 FT FROM THE SW COR OF SAID SEC 16 TH E 66 FT TH N 165 FT TH E 267 FT TH N 235 FT TH E 360 FT TH N 2240 FT THE W 913 FT TH S 990 FT TH E 220 FT TH S 1650 FT TO POB (EAST PARCEL) 42.68 A M/L . COMBINATION/SPLIT FOR 2016 COMBINED 30-001-00 & 30-001-01 SPLIT TO 30-001-03 & 30-001-04 & 30-001-05

Other Information

Exemption None

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date 2/10/2023 Recalculate

Tax History

⊕ ****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$1,585.08	\$0.00		\$1,585.08 ** Read Note(s) Above

General Information for 2022 Winter Taxes

School District	37010	PRE/MBT	100.0000%
Taxable Value	\$71,698	S.E.V.	\$82,400
Property Class	102 - AGRICULTURAL-VACANT	Assessed Value	\$82,400
Tax Bill Number	00709	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$1,573.27	Base Paid	\$0.00
Admin Fees	\$11.81	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,585.08	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Taxing Authority	Millage Rate	Amount	Amount Paid
CO-I-RIDE TRANS	0.862000	\$61.80	\$0.00
CO-MED CARE FAC	1.000000	\$71.69	\$0.00
CO-COM ON AGING	0.877600	\$62.92	\$0.00
CO-PARKS & REC	0.350000	\$25.09	\$0.00
10 TWP OPER	0.977200	\$70.06	\$0.00
MT PL SCH OPER	18.000000	\$0.00	\$0.00
MT PL DEBT 16-1	1.940000	\$139.09	\$0.00
MT PL DEBT 16-2	0.720000	\$51.62	\$0.00
MT PL DEBT 22	1.320000	\$94.64	\$0.00
GR/IS RESD OPER	0.264000	\$18.92	\$0.00
GR/IS RESD SP ED	4.200000	\$301.13	\$0.00
GR/IS RESD V ED	1.000000	\$71.69	\$0.00
MID MICH COM COL	1.218300	\$87.34	\$0.00
CHIP LIBRARY	1.750000	\$125.47	\$0.00
D236 BOWMAN-BEEB	0.000000	\$366.81	\$0.00
10 TWP FIRE SP	0.000000	\$25.00	\$0.00
Admin Fees		\$11.81	\$0.00
Interest Fees		\$0.00	\$0.00
	34.479100	\$1,585.08	\$0.00

[Click here for a printer friendly version of Winter 2022 Tax information](#)

2022	Summer	\$913.14	\$913.14	09/13/2022	\$0.00
2021	Winter	\$1,696.09	\$1,696.09	02/28/2022	\$0.00
2021	Summer	\$883.97	\$883.97	08/10/2021	\$0.00
2020	Winter	\$1,596.01	\$1,596.01	03/01/2021	\$0.00
2020	Summer	\$871.78	\$871.78	09/14/2020	\$0.00
2019	Winter	\$1,611.35	\$1,611.35	03/02/2020	\$0.00
2019	Summer	\$864.00	\$855.53	09/16/2019	\$8.47 ** Read Note(s) Above
2018	Winter	\$1,051.81	\$1,051.81	02/26/2019	\$0.00
2018	Summer	\$835.48	\$835.48	09/10/2018	\$0.00
2017	Winter	\$1,180.59	\$1,180.59	02/28/2018	\$0.00
2017	Summer	\$854.00	\$854.00	12/20/2017	\$0.00

[Load More Years](#)

****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.

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Minde B. Lux, County Clerk Ext. 205
Shelly Nelson, Chief Deputy Ext. 260
Carol Anderson, Deputy Clerk Ext. 262
Kim Fussman, Deputy Clerk Ext. 259
Leann Ellis, Deputy Clerk Ext. 259
Amber Smith, Court Clerk Ext. 346



200 North Main Street
Mt. Pleasant, MI 48858
Phone (989) 772-0911
Fax (989) 772-6347
www.isabellacounty.org
clerk@isabellacounty.org

Application 1

September 18th, 2023

Isabella County Planning Commission
Isabella County Building
200 North Main
Mt Pleasant, MI 48858

RECEIVED
SEP 20 2023
INSPECTION DEPT.

RE: **Fodor Farms LLC Farmland Agreement**

Attached please find copies of the **FODOR FARMS LLC FARMLAND AGREEMENT APPLICATION**. There are (2) applications. Please present these applications to the Planning Commission Board for review. The Board has 30 days to review and comment on the application and provide feedback. After 30 days the application will be presented to the Isabella County Board of Commissioners for their approval/rejection.

If you have any further questions, please do not hesitate to contact me at 772-0911, ext. 205.

Thank you.
Sincerely,

A handwritten signature in blue ink that reads "Minde B. Lux".

Minde B. Lux
Isabella County Clerk



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.**

OFFICIAL USE ONLY	
Local Governing Body	
Date Received	September 18 th , 2023
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: Fodor Farms LLC
Last First Initial

(If more than two see #15) _____
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: 10644 W. Coleman Rd. Barryton Mi. 49305
Street City State Zip Code

3. Telephone Number: (Area Code) 989 382-7398

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 989 429-9589

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

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

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

8. Section No. 6 Town No. 160N Range No. 6E0

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 No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No

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: _____

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 No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes 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: Scott Fodor Title: member

Name: Trudy Fodor Title: member

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):

Cash crop

b. Total number of acres on this farm 38.52

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

d. Acreage in cultivation: 31.28

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):**

\$ 7820.⁰⁰ : 31.28 = \$ 250.⁰⁰ (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); 10

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.

[Signature]
(Signature of Applicant)
[Signature]
(Co-owner, If Applicable)
9.16.23
(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: 9-18-2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Isabella County
 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: _____

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>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--

RECEIVED: 10/01/2021 10:25 AM
ISABELLA REGISTER OF DEEDS



Document # 202100018637 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 10/01/2021 10:25 AM
OR LIBER 1890 PAGE 3774

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
titles 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 Wakema
Treasurer of Isabella County

STATE OF
MICHIGAN
Isabella County
10/01/2021
202100018637



REAL ESTATE
TRANSFER TAX
\$267.30 CO
\$1,822.50 ST
TTX# 03262
BW

WARRANTY DEED

RECEIVED: 10/01/2021 10:25 AM
ISABELLA REGISTER OF DEEDS

KNOW ALL PERSONS BY THESE PRESENTS: That Charles A. Rees and Karen K. Rees, husband and wife, and Rachel E. Ehlert, as joint tenants with full rights of survivorship, whose address is 3650 Maple Rd Frankenmuth, MI 48734
Convey(s) and Warrant(s) to Fodor Farms, LLC, a Michigan limited liability company, whose address is 10644 W Coleman Rd, Barryton, MI 49305
the following described premises situated in the Township of Coldwater, County of Isabella, and State of Michigan to-wit:

The Southeast 1/4 of the Northeast 1/4 of Section 6, T16N, R6W.

Commonly known as: 11046 West Sherman Lane, Lake, MI 48632
Tax Parcel # 37-04-006-20-004-00

for the consideration of: Two Hundred Forty Three Thousand and 00/100 Dollars (\$243,000.00)

subject to easement, use, building, and other restrictions of record, if any.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural 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.

The grantor grants to the grantee the right to make all if any division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: September 23, 2021

(Warranty Deed (page 2) dated: September 23 2021
between Charles A. Rees and Karen K. Rees, husband and wife, Rachel E. Ehlert, Seller(s) and Fodor
Farms, LLC, a Michigan limited liability company, Purchaser(s).)

Signed and Sealed:

Charles A. Rees

Charles A. Rees

Karen K. Rees

Karen K. Rees

STATE OF MICHIGAN

COUNTY OF WEXFORD

The foregoing instrument was acknowledged before me on September 23, 2021, by
Charles A. Rees and Karen K. Rees, husband and wife.

Notary Signature: P Bruce

Notary Name Printed: P BRUCE

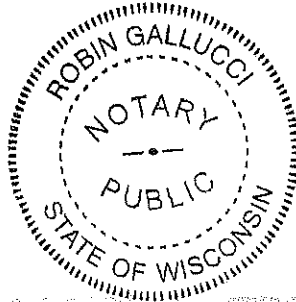
Notary WEXFORD County, Michigan

Acting in WEXFORD County

My commission expires: 8/19/2025

(Warranty Deed (page 3) dated: September 22 2021
between Charles A. Rees and Karen K. Rees, husband and wife, Rachel E. Ehlert, Seller(s) and Fodor
Farms, LLC, a Michigan limited liability company, Purchaser(s).)

Rachel E. Ehlert
Rachel E. Ehlert



STATE OF WI

COUNTY OF Outagamie

The foregoing Instrument was acknowledged before me on September 22, 2021, by Rachel E. Ehlert.

Notary Signature: Robin Gallucci
Notary Name Printed: Robin Gallucci
Notary Outagamie County, WI
Acting in Outagamie County
My commission expires 1/22/2022

File No. 44767THL

Drafted by:	Return to:
Charles A. Rees Assisted by Transnation Title Agency 3650 Maple Rd Frankenmuth, MI 48734	Fodor Farms, LLC, a Michigan limited liability company Trudy Fodor 11046 West Sherman Lane Lake, MI 48632
County Treasurer's Certificate	City Treasurer's Certificate

<p>COLDWATER TWP TREASURER Treasurer's PH: 989-544-2079 5 P.M. TO 8 P.M. ISABELLA COUNTY, Michigan Parcel #: 04-006-20-004-05 Property Assessed To: FODOR FARMS LLC 10644 W COLEMAN RD BARRYTON, MI 49305</p> <p>Property Address: 11046 W SHERMAN LN LAKE MI 48632</p> <p>Acreage: 38.52 Property Class: 102 AGRICULTURAL-VACAI School District: 54025 CHIPPEWA HILLS SCHC</p> <p>Qualified Ag Exemption Has Reduced This Bill By: \$854.47</p> <p>1 mill equals \$1.00 per \$1000 of Taxable Value.</p>	<table border="1"> <thead> <tr> <th>TAX DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>COUNTY OPERATING</td> <td>6.61000</td> <td>313.78</td> </tr> <tr> <td>STATE EDUC TAX</td> <td>6.00000</td> <td>284.82</td> </tr> <tr> <td>CHIP HILLS OPER</td> <td>18.00000</td> <td>EXEMPT</td> </tr> <tr> <td>CHIP DEBT 15 #1</td> <td>0.69000</td> <td>32.75</td> </tr> <tr> <td>CHIP DEBT 15 #2</td> <td>1.72000</td> <td>81.65</td> </tr> <tr> <td>CHIP SINK FD</td> <td>1.46550</td> <td>69.56</td> </tr> <tr> <td>Total Mills/Tax Administration Fee</td> <td>34.48550</td> <td>782.56</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>790.38</td> </tr> </tbody> </table> <p align="right"><i>pdv# 3529 9/4/23</i></p>	TAX DESCRIPTION	MILLAGE	AMOUNT	COUNTY OPERATING	6.61000	313.78	STATE EDUC TAX	6.00000	284.82	CHIP HILLS OPER	18.00000	EXEMPT	CHIP DEBT 15 #1	0.69000	32.75	CHIP DEBT 15 #2	1.72000	81.65	CHIP SINK FD	1.46550	69.56	Total Mills/Tax Administration Fee	34.48550	782.56	TOTAL AMOUNT DUE		790.38
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<p>FOR ASSESSOR QUESTIONS PLEASE CONTACT: EQUITY ASSESSMENTS INC. DENISE HALL - ASSESSOR 5887 SCHAFIN DR WEIDMAN MI 48893 PH: 989-644-3413 OR E-MAIL AT: DENISE_EQUITYA@YAHOO.COM</p>	<p>DUE AND PAYABLE 07/01/2023 THROUGH 09/14/2023 WITHOUT PENALTY. FROM 09/15/2023 THROUGH 02/14/2024 PAYABLE WITH 1% INTEREST PER MONTH OR PORTION OF A MONTH. FROM 02/15/2024 TO 02/29/2024 ADD AN ADDITIONAL 3% PENALTY. FROM 3/01/2024 PAY TO ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE & 1% INTEREST PER MONTH OR PORTION OF A MONTH UNTIL PAID. CALL 989-317-4091 FOR PAST DUE BALANCE AND MAILING ADDRESS. POSTMARKS NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER.</p>																											


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

Notice of Assessment, Taxable Valuation, and Property Classification

2023

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

280

FROM COLDWATER TWP ASSR-ISABELLA CO EQUITY ASMTS INC: 989-644-3413 5887 SCHAFIN DR WEIDMAN, MI 48893	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 04-006-20-004-05 SCHOOL DISTRICT CODE: 54025 CHIPPEWA HILLS SCH PROPERTY ADDRESS: 11046 W SHERMAN LN LAKE, MI 48632
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 04-006-20-004-05 *****AUTO**ALL FOR AADC 493 FODOR FARMS LLC 10644 W COLEMAN RD BARRYTON, MI 49305-9638 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

LEGAL DESCRIPTION: (within space limitations)
 T16N R6W COLDWATER TWP SEC 6 SE 1/4 OF NE 1/4 EXC COM W 240FT FROM E 1/4 COR SEC 6 TH N 360FT TH W 180FT TH S 360FT TH E 180FT TO POB SPLIT FOR 2022 FROM 04-006-20-004-00 TO 04-006-20-004-01 & 04-006-20-004-05

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)

Based on previous year millage rates this change in Taxable Value or Exemption Status will increase/decrease your tax bill for the 2023 year by approximately:	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE: \$59 (only an estimate)	45,211	47,471	2,260
2. ASSESSED VALUE:	47,800	60,700	12,900
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	47,800	60,700	12,900
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 WAS NOT			

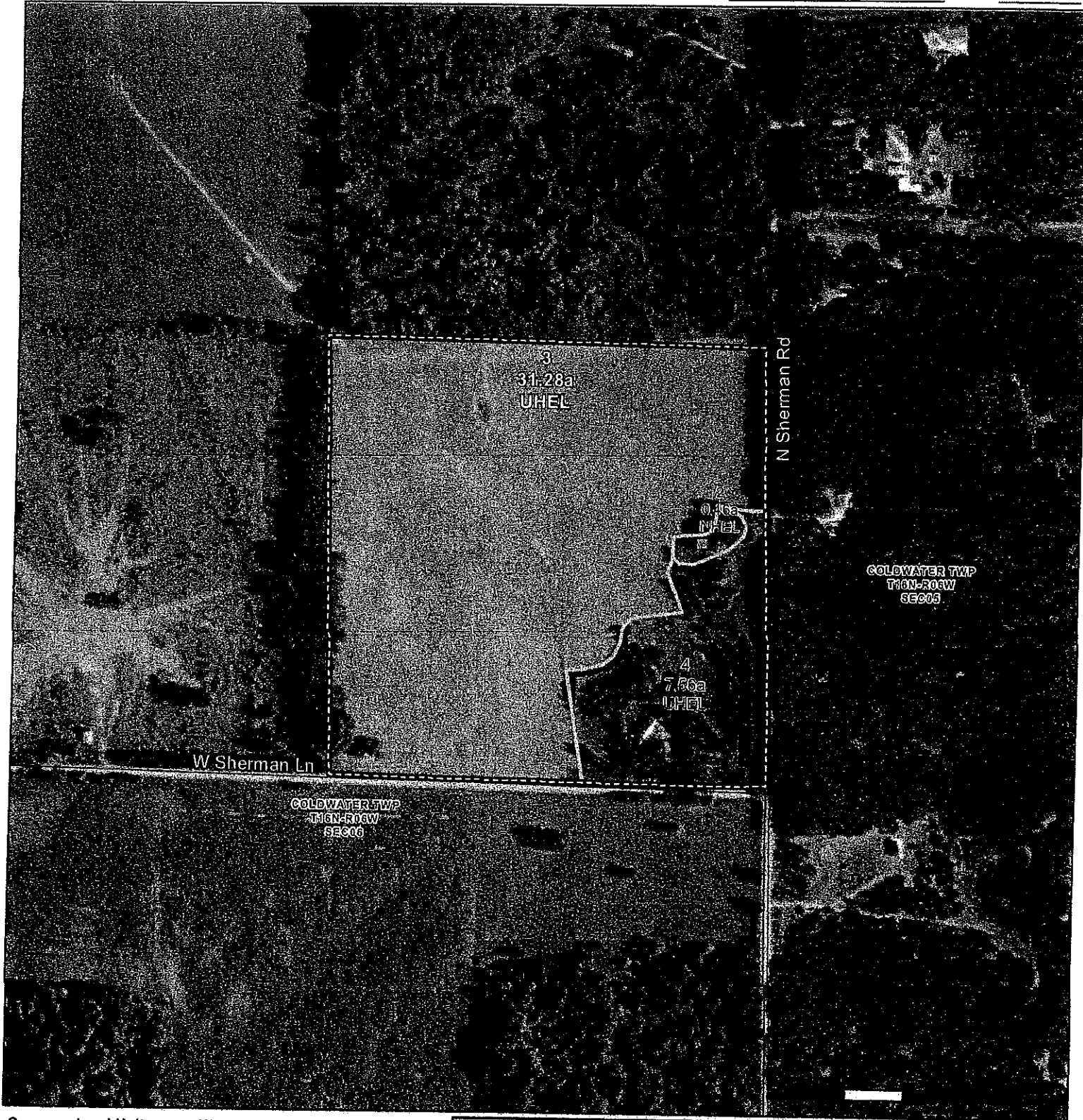
6. Assessor Change Reason(s):

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the following:

Name: Local Unit Assessing Officer DENISE M HALL	Phone: (989) 644-3413	Email Address: DENISE_EQUITYA@YAHOO.COM
--	---------------------------------	---

March Board of Review Appeal Meeting Information (scheduled location / date / time / misc):
 THE BOARD OF REVIEW WILL MEET AT THE COLDWATER TWP HALL 7955 N BRINTON RD LAKE MI WEDNESDAY MARCH 15, 2023 FROM 9 AM - 3 PM & THURSDAY, MARCH 16, 2023 FROM 3 PM - 9 PM.
 TO APPEAL OR PROTEST BY MAIL OR EMAIL APPEAL PETITIONS MUST BE DELIVERED BY MARCH 15, 2023 TO COLDWATER BOARD OF REVIEW, 5887 SCHAFIN DR, WEIDMAN MI 48893 OR EMAIL COLDWATER ASSESSOR AT DENISE_EQUITYA@YAHOO.COM.
 PETITIONS AVAILABLE BY SEARCHING: FORM 618, L-4035, PETITION TO BOARD OF REVIEW (MICHIGAN.GOV)...
 COLDWATER TWP ASSESSOR (989) 644-3413



- Common Land Unit**
- Common Land Unit*
 - CRP CLU
 - Tract Boundary
 - Section Lines
 - Cropland vs Noncropland

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern as of 4/26/2023

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

2023 Program Year
 CLU Date: April 27, 2023
 2022 NAIP Imagery

Farm 1367
Tract 2682

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). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

Minde B. Lux, County Clerk Ext. 205
Shelly Nelson, Chief Deputy Ext. 260
Carol Anderson, Deputy Clerk Ext. 262
Kim Fussman, Deputy Clerk Ext. 259
Leann Ellis, Deputy Clerk Ext. 259
Amber Smith, Court Clerk Ext. 346



200 North Main Street
Mt. Pleasant, MI 48858
Phone (989) 772-0911
Fax (989) 772-6347
www.isabellacounty.org
clerk@isabellacounty.org

Application 2

September 18th, 2023

Isabella County Planning Commission
Isabella County Building
200 North Main
Mt Pleasant, MI 48858

RECEIVED
SEP 20 2023
INSPECTION DEPT.

RE: **Fodor Farms LLC Farmland Agreement**

Attached please find copies of the **FODOR FARMS LLC FARMLAND AGREEMENT APPLICATION**. There are (2) applications. Please present these applications to the Planning Commission Board for review. The Board has 30 days to review and comment on the application and provide feedback. After 30 days the application will be presented to the Isabella County Board of Commissioners for their approval/rejection.

If you have any further questions, please do not hesitate to contact me at 772-0911, ext. 205.

Thank you.
Sincerely,

A handwritten signature in blue ink that reads "Minde B. Lux".

Minde B. Lux
Isabella County Clerk



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.**

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	<u>September 18th, 2023</u>
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: Fodor Farms LLC
Last First Initial

(If more than two see #15) _____
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: 10644 W. Coleman Rd. Barryton, Mi. 49305
Street City State Zip Code

3. Telephone Number: (Area Code) 989 382-7398

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 989 429-9589

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

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

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

8. Section No. 6 Town No. 15N Range No. 6W

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 No
If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No
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: _____

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 No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):
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 (sellers) 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
- Estate
- Trust
- Partnership
- 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: Scott Fodor Title: member

Name: Trudy Fodor Title: member

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):

Cash crop

b. Total number of acres on this farm 79.01

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

d. Acreage in cultivation: 40.6

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):

\$ _____ : _____ = \$ _____ (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); _____

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.

[Signature]
(Signature of Applicant)
[Signature]
(Co-owner, If Applicable)
9.16.23
(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: _____ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____
 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: _____

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>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--



Document # 202100016676 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 07/26/2021 02:34 PM
OR LIBER 1889 PAGE 516

WARRANTY DEED

File No.: 494431

KNOW-ALL MEN BY THESE PRESENTS:

That The Larry A. Dent Trust u/a/d October 9, 2013

Whose address is 33364 N Mill, Grayslake, IL 60030

Convey(s) and Warrant(s) to Fodor Farms, LLC, a Michigan Limited Liability Company

Whose address is 10644 W Coleman Road, Barryton, MI 49305

the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel No.: 37-13-006-20-004-00 and 37-13-006-10-004-00

For the sum of One Dollar and other valuable consideration (affidavit filed separately) subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

The grantor grants to the grantee the right to make all division(s) 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 farmland or a farm operation. Generally accepted agricultural 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.

Dated 7/20/21

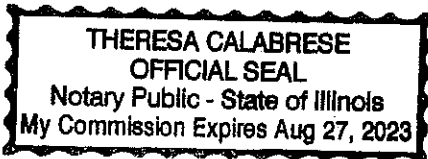
Signed

THE LARRY A. DENT TRUST U/A/D OCTOBER 9, 2013

Jacob Austin Dent
Jacob Austin Dent, Trustee

State of IL)
County of Cook-Lake) SS

On this 20th day of July, 2021, before me personally appeared Jacob Austin Dent, Trustee of The Larry A. Dent Trust u/a/d October 9, 2013 to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



Theresa Calabrese
Theresa Calabrese, Notary Public
Lake Cook County, IL
My Commission Expires: 4/27/2023
Acting in the County of: Cook-Lake

Drafted By: The Larry A. Dent Trust u/a/d October 9, 2013
33364 N Mill
Grayslake, IL 60030

Return To: Fodor Farms, LLC
10644 W Coleman Road
Barryton, MI 49305

Assisted By: Mt. Pleasant Abstract & Title
116 Court Street
Mt Pleasant, MI 48858

Dated July 23, 2021

Signed

THE LARRY A. DENT TRUST U/A/D OCTOBER 9, 2013

Lara Kay Kaiser
Lara Kay Kaiser AKA Lara Kay Dent, Trustee

State of Michigan)
County of Genesee) SS

On this 21 day of July, 2021, before me personally appeared Lara Kay Kaiser AKA Lara Kay Dent, Trustee of The Larry A. Dent Trust u/a/d October 9, 2013 to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Tammie Lashan Dantzer
Tammie Lashan Dantzer, Notary Public
Genesee County, Michigan
My Commission Expires: 8-28-2026
Acting in the County of: Genesee

Drafted By: The Larry A. Dent Trust u/a/d October 9, 2013
33364 N Mill
Grayslake, IL 60030

Return To: Fodor Farms, LLC
10644 W Coleman Road
Barryton, MI 49305

Assisted By: Mt. Pleasant Abstract & Title
116 Court Street
Mt Pleasant, MI 48858

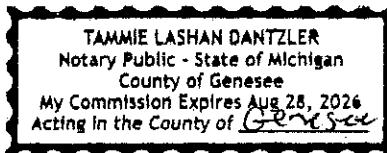


EXHIBIT "A"
LEGAL DESCRIPTION

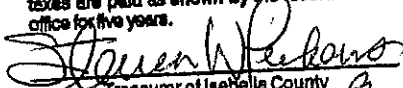
Parcel 1:

Commence at the Northwest Corner of the North 1/2 of the Northeast 1/4 of Section 6, T15N, R6W, Sherman Township, Isabella County, Michigan, thence East 26 rods, thence South to 1/8 line to Point of Beginning, thence 532 feet North, thence West to the rivers edge, thence South to 1/8 line, thence East to Point of Beginning, and all West of river in the North 1/2 of the Northwest 1/4 of the Northeast 1/4, Section 6, T15N, R6W, Sherman Township, Isabella County, Michigan

Parcel 2:

The East 1/2 of the Northwest 1/4 of Section 6, T15N, R6W, Sherman Township, Isabella County, Michigan, EXCEPT 1/2 acre in the Northwest corner, being 11 rods North and South by 8 rods East and West, and EXCEPT commencing at the Northeast corner, running thence West to Chippewa River East and North bank thereof, thence Southeast along said river bank, to the North-South 1/4 line; thence North to the place of beginning.

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
titles 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.


Treasurer of Isabella County

SHERMAN TWP TREASURER
 Treasurer's PH: 989-441-1221
 ISABELLA COUNTY, Michigan
 Parcel #: 13-006-10-004-00
 Property Assessed To:
 FODOR FARMS LLC
 10644 W COLEMAN RD
 BARRYTON, MI 49305

Property Address:
 W VERNON RD 11000 M

Acreage: 79.01
 Property Class: 102 AGRICULTURAL-VACANT
 School District: 54025 CHIPPEWA HILLS SCHOOL DI

Qualified Ag Exemption Has Reduced This Bill By: \$531.32
 1 mill equals \$1.00 per \$1000 of Taxable Value.

TAX DESCRIPTION	MILLAGE	AMOUNT
COUNTY OPERATING	6.61000	195.11
STATE EDUC TAX	6.00000	177.10
CHIP HILLS OPER	18.00000	EXEMPT
CHIP DEBT 15 #1	0.69000	20.36
CHIP DEBT 15 #2	1.72000	50.77
CHIP SINK FD	1.46550	43.25

*7d 9/4/23
 v# 3544*

Total Mills/Tax Administration Fee	34.48550	486.59 0.00
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TOTAL AMOUNT DUE 486.59

TAX BASE VALUES

Taxable Value:	29,518
State Equalized Value:	113,700
Assessed Value:	113,700
Qualified Ag Exemption:	29,518
% Declared Exempt:	100.0000

Description of Lands or Personal Property: lengthy descriptions subject to space limitations
 E 1/2 OF NW 1/4 EXC 1/2 A IN NW COR & EXC COM AT NE COR RUN W TO RIVER TH SE ALONG RV TO N & S 1/4 LINE TH N TO POB EXC LOT 1 BLK 14 JOHNSON & ELLIS PLAT

OPERATING FISCAL YEARS

County:	10-01-2023 - 09-30-2024
Twn/Cty/Village:	04-01-2023 - 03-31-2024
School:	07-01-2023 - 06-30-2024
State:	10-01-2023 - 09-30-2024

Does NOT affect when the tax is due or its amount.

****TREASURER ADDRESS CHANGED** TAXES MAY BE PAID BY MAIL OR DROPPED IN THE SHERMAN TWP HALL DROP-BOX LOCATED IN THE OFFICE DOOR (FOR A RECEIPT INCLUDE SELF-ADDRESSED STAMPED ENVELOPE) - OR - PAID IN PERSON AT TWP HALL ON THURS, SEPT 14, 2023 FROM 9-5 - OR - BY APPOINTMENT WITH TWP TREASURER -> LATE TAX PAYMENTS THAT DO NOT INCLUDE INTEREST AND/OR PENALTY WILL BE RETURNED <- CALL TWP ASSESSOR FOR DESCRIPTION, NAME OR ADDRESS CORRECTIONS.**

FOR ASSESSOR QUESTIONS PLEASE CONTACT:
 EQUITY ASSESSMENTS INC.
 DENISE HALL - ASSESSOR
 5887 SCHAFIN DR
 WEIDMAN MI 48893
 PH: 989-644-3413
 OR E-MAIL AT: DENISE_EQUITYA@YAHOO.COM

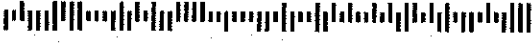
DUE AND PAYABLE 07/01/2023 THROUGH 9/14/2023 WITHOUT PENALTY. STARTING 09/15/2023 THROUGH 2/14/2024 PAYABLE TO TWP TREASURER THE BASE TAX PLUS INTEREST OF 1% PER MONTH. FROM 02/15/2024 THROUGH 2/29/2024 PAY TOTAL INTEREST OF 9%. AS OF 3/01/2024 PLEASE PAY ISABELLA COUNTY TREASURER AT 200 N. MAIN ST, MOUNT PLEASANT, MI 48858 (989-317-4091) -- POSTMARKS NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER --

Notice of Assessment, Taxable Valuation, and Property Classification

2023

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

440

<p>FROM SHERMAN TWP- ISABELLA COUNTY EQUITY ASMTS INC: 989-644-3413 5887 SCHAFIN DR WEIDMAN, MI 48893</p>	<p>PARCEL IDENTIFICATION PARCEL CODE NUMBER: 13-006-10-004-00 SCHOOL DISTRICT CODE: 54025 CHIPPEWA HILLS SCH PROPERTY ADDRESS: W VERNON RD 11000 MILE</p>
<p>OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 13-006-10-004-00</p> <p>*****AUTO**ALL FOR AADC 493 FODOR FARMS LLC 10644 W COLEMAN RD BARRYTON, MI 49305-9638</p> 	<p>PRINCIPAL RESIDENCE EXEMPTION</p> <p>% Exempt As "Homeowners Principal Residence": .00%</p> <p>% Exempt As "Qualified Agricultural Property": 100.00%</p> <p>% Exempt As "MBT Industrial Personal": .00%</p> <p>% Exempt As "MBT Commercial Personal": .00%</p> <p>Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

LEGAL DESCRIPTION: (within space limitations)
E 1/2 OF NW 1/4 EXC 1/2 A IN NW COR & EXC COM AT NE COR RUN W TO RIVER TH SE ALONG RV TO N & S 1/4 LINE TH N TO POB EXC LOT 1
BLK 14 JOHNSON & ELLIS PLAT

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)

Based on previous year millage rates this change in Taxable Value or Exemption Status will increase/decrease your tax bill for the 2023 year by approximately: \$38 (only an estimate)	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	28,113	29,518	1,405
2. ASSESSED VALUE:	101,300	113,700	12,400
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	101,300	113,700	12,400
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 WAS NOT			

6. Assessor Change Reason(s):

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the following:

Name: Local Unit Assessing Officer DENISE M HALL	Phone: (989) 644-3413	Email Address: DENISE_EQUITYA@YAHOO.COM
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March Board of Review Appeal Meeting Information (scheduled location / date / time / misc):
SHERMAN TOWNSHIP MARCH BOARD OF REVIEW WILL MEET AT THE SHERMAN TWP HALL - 3550 N ROLLAND RD WEIDMAN, MI 48893 - MONDAY, MARCH 13, 2023 FROM 2 PM - 5 PM & 6 PM - 9 PM & WEDNESDAY, MARCH 15, 2023 FROM 9 AM - 12 PM & 1 PM - 4 PM.
TO APPEAL OR PROTEST BY MAIL OR EMAIL APPEAL PETITIONS MUST BE DELIVERED BY MARCH 13, 2023 TO SHERMAN BOARD OF REVIEW, 5887 SCHAFIN DR, WEIDMAN, MI 48893 OR DENISE_EQUITYA@YAHOO.COM.
PETITIONS AVAILABLE BY SEARCHING: FORM 618, L-4035, PETITION TO BOARD OF REVIEW (MICHIGAN.GOV)...
SHERMAN TPW ASSESSOR (989) 644-3413

If this is not your property, please return this notice to the Local Unit Assessor at the address provided in the upper left corner so notification can be sent to the correct property owner. Thank You!



- Common Land Unit**
- Common Land Unit*
 - CRP CLU
 - Tract Boundary
 - Section Lines
- Cropland vs Noncropland**

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern as of 3/15/21

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 - NI
<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

2021 Program Year
 CLU Date: April 9, 2021
 2020 NAIP Imagery

Farm 6676
Tract 12517

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). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.