

Minde B. Lux, County Clerk
Leann Ellis, Chief Deputy
Kim Fussman, Deputy Clerk
Teha Emmons, Deputy Clerk
Amber Smith, Court Clerk

Ext. 1205
Ext. 1260
Ext. 1259
Ext. 1261
Ext. 1461



200 North Main Street
Mt. Pleasant, MI 48858
Phone (989) 772-0911 Ext. 1205
Fax (989) 772-6347

www.isabellacounty.org
clerk@isabellacounty.org

RECEIVE

MAY 23 2025

INSPECTION DEPT

May 21st, 2025

Isabella County Planning Commission
510 West Pickard
Mt Pleasant, MI 48858

RE: GARY & SUZANNE NOBLE FARMLAND AGREEMENT APPLICATION

Attached please find copies of the **GARY & SUZANNE NOBLE FARMLAND AGREEMENT APPLICATIONS (4)**. 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 317-4070, ext. 1205.

Sincerely,

A handwritten signature in blue ink that reads "Minde B. Lux". The signature is stylized with a large, looped "M" and a cursive "Lux".

Minde' B. Lux
Isabella County Clerk



FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM

Application for Farmland Development
Rights 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. Refer to the Eligibility and Instructions document before filling out this form

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: May 21st 2025

Application No: _____

State: _____

Date Received: _____

Application No: _____

Approved: _____

Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Noble Gary M
Last First Initial

(If more than two see #15) Noble Suzanne L
Last First Initial

2. Mailing Address: 1332 E Jerseyville Road Shepherd MI 48883
Street City State Zip Code

3. Phone Number: (Area Code) () 989-330-1549

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

5. E-mail address: gsnoble20@gmail.com

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

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

8. Section No. 30 Town No. 13N Range No. 4W

Parcel # (Tax ID): 10-030-40-001-00

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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Estate	<input type="checkbox"/> Trust
	<input type="checkbox"/> 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: approx 79
c. Total number of acres being applied for (if different than above): approx 78 due to additional 1 acre exception (see drawing)
d. Acreage in cultivation: 64
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
f. All other acres (swamp, woods, etc.) 14
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. Supporting documentation is necessary to validate the income stated below.

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 (affidavit attesting to amount required)

18. To qualify as a specialty farm, the land must 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If applying as a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____. Include supporting documentation.
Please note: a specialty farm designation by MDARD may require an on-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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

Harry M. Noble

(Signature of Applicant)

(Corporate Name, If Applicable)

Suzanne Noble

(Co-owner, If Applicable)

(Signature of Corporate Officer)

5-15-25

(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: COMPLETED BY CLERK

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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): _____

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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 MUST INCLUDE:**

☐ Copy of Deed or Land Contract (most recent showing current ownership)

☐ Copy of most recent Tax Bill (tax description of property must be included)

☐ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

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.

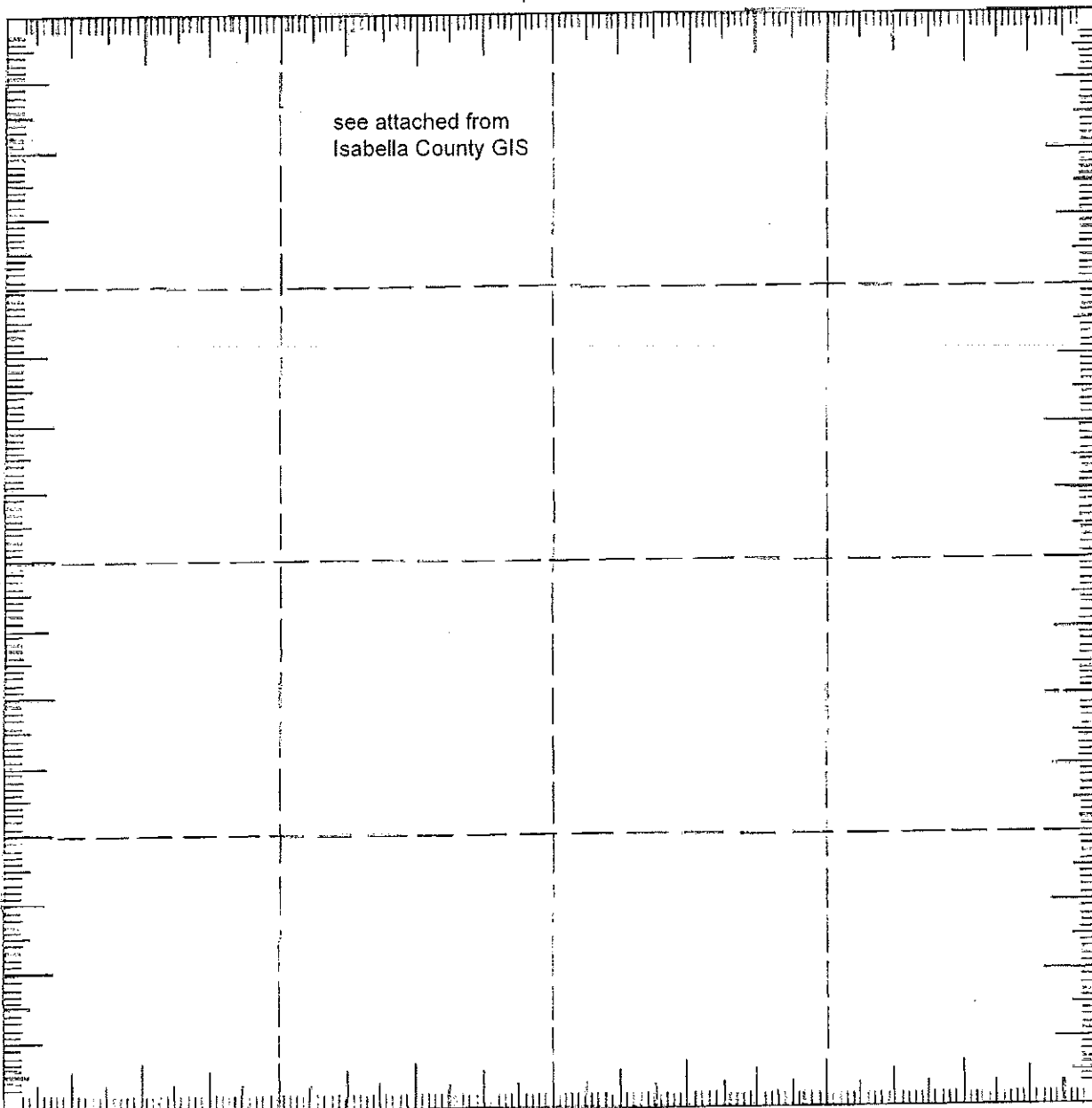
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Isabella

Township Lincoln

T 13N R 4W Section 30

↑ North



STATE OF
MICHIGAN

Isabella County
07/12/2022
202200027227



REAL ESTATE
TRANSFER TAX

\$264.00 CO
\$1,800.00 ST
TTX# 0447
KJ



Document # 202200027227 WARR DEED

Isabella County, Michigan

Karen Jackson, Register of Deeds

Recorded: 07/12/2022 01:40 PM

OR LIBER 1896 PAGE 1638

WARRANTY DEED

File No.: 509535

KNOW ALL MEN BY THESE PRESENTS: That Faith E. McNeal as Trustee of the Daniel E. McNeal and Faith E. McNeal Living Trust dated February 22, 2000

Whose address is 10849 S. Green Rd., Riverdale, MI 48877

Convey(s) and Warrant(s) to Gary M. Noble and Suzanne L. Noble, husband and wife

Whose address is 1332 E. Jerseyville Rd., Shepherd, MI 48883

the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel No.: 10-030-40-001-00

For the sum of Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00) 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 12, 2022

Signed

DANIEL E. MCNEAL AND FAITH E. MCNEAL LIVING
TRUST DATED FEBRUARY 22, 2000

Faith E. McNeal

Faith E. McNeal
Trustee

State of Michigan)
County of Isabella) SS

On this 12th day of July, 2022, before me personally appeared Faith E. McNeal as Trustee of the Daniel E. McNeal and Faith E. McNeal Living Trust dated February 22, 2000 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.

Lori J. Young

Lori J. Young, Notary Public
Isabella County, Michigan
My Commission Expires: January 05, 2025
Acting in the County of: Isabella

Drafted By: Faith E. McNeal
10849 S. Green Rd.
Riverdale, MI 48877

Return To: Gary M. Noble
10853 S Green Rd.
Riverdale, MI 48877

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

Recording Fee _____ State Transfer Tax _____ County Transfer Tax _____
County Treasurer's Certificate City Treasurer's Certificate

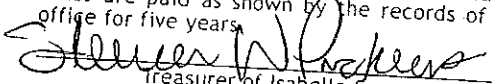
EXHIBIT "A" LEGAL DESCRIPTION

File No.: 509535

The North 1/2 of the South 1/2 of the Southeast 1/4 of Section 30, T13N, R4W, Lincoln Township, Isabella County, Michigan, excepting a piece of land commencing 8 1/2 rods North of the Southwest corner of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 30, thence East 8 1/2 rods, thence North 17 1/2 rods, thence West 8 1/2 rods, thence South 17 1/2 rods to the place of beginning; and the South 1/2 of the North 1/2 of the Southeast 1/4 of said Section 30, excepting a piece of land described as commencing at the Southwest corner of the South 1/2 of the North 1/2 of the Southeast 1/4 of said Section 30; thence North 134 feet; thence East 133 feet; thence South 134 feet; thence West 133 feet to the place of beginning; and EXCEPT a parcel of land being a part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 30, T13N, R4W, Lincoln Township, Isabella County, Michigan, described as commencing at the Southwest corner of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 30; thence North 140.25 feet; thence East 140.25 feet; thence North 45 feet to the Point of Beginning; thence East 33 feet; thence North 243.75 feet; thence West 33 feet; thence South 243.75 feet to the Point 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 5

W

Additional
Exception

147'

320'

S

N

E

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

LINCOLN TOWNSHIP TREASURER Treasurer's PH: 989-430-0508 ISABELLA COUNTY, Michigan Parcel # : 10-030-40-001-00 Property Assessed To: NOBLE GARY & SUZANNE 1332 E JERSEYVILLE RD SHEPHERD, MI 48883
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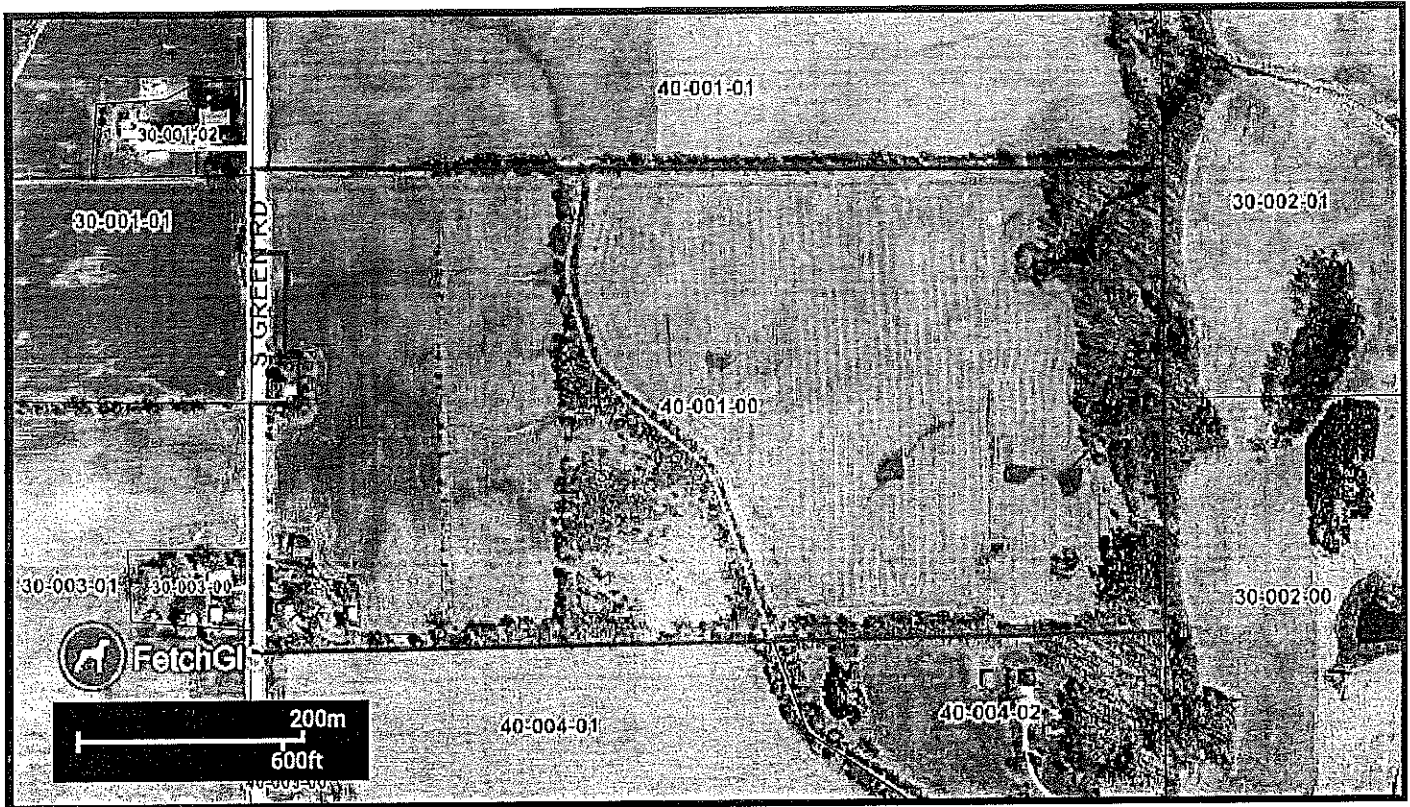
*****Additional information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side*****



Isabella County GIS Tax Info

Parcel Report: 10-030-40-001-00

3/6/2025
12:42:37 PM



Property Address

10853 S GREEN RD
RIVERDALE, MI, 48877

Owner Address

NOBLE GARY M & SUZANNE L

Unit: 10

--

Unit Name: LINCOLN

1332 E JERSEYVILLE RD
SHEPHERD, MI 48883

General Information for 2024 Tax Year

<u>Parcel Number:</u>	10-030-40-001-00	<u>Assessed Value:</u>	\$185,200
<u>Prop. Class Code:</u>	101	<u>Taxable Value:</u>	\$89,412
<u>Prop. Class Name:</u>	AGRICULTURAL-IMPROVED	<u>State Equalized Value:</u>	\$185,200
<u>School Dist Code:</u>	37060	<u>Exemption Percent:</u>	80
<u>School Dist Name:</u>	SHEPHERD PUBLIC SCHOOL DIST		

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$167,226	\$167,226	\$85,155
2022	\$195,600	\$195,600	\$61,560

Land Information

Acreage: 78.63
Zoning:
Town/Range/Sec 13N 04W 030

Tax Description

S 1/2 OF N 1/2 OF SE 1/4 & EXC S 134 FT OF W 133 FT & N 1/2 OF S 1/2 OF SE 1/4 EXC N 17 1/2 RDS OF S 26 RDS OF THE W 8.5 RDS 78.63 ACRES M/L.AG EXEMPT TRANSFER FOR AFFID L1659 P745 REGISTERED02-11-14 FOR SALE QC L1601 P031 DATED 08-15-12WITH 2013 CAPPED TV = 52811 & AV = 138200

Sales Information

Sale Date: 07-12-2022

Sale Price: 240000
Instrument: WD
Grantor: MCNEAL DANIEL E & FAITH E TRUST
Grantee: NOBLE GARY M & SUZANNE L
Terms of Sale: 31-SPLIT IMPROVED
Liber/Page: 01896/01638

Sale Date: 08-15-2012

Sale Price: 1
Instrument: QC
Grantor: MCNEAL FRANCIS E TRUST
Grantee: MCNEAL DANIEL & FAITH TRUST
Terms of Sale: 09-FAMILY
Liber/Page: 01601/00031

Sale Date: 01-15-2008

Sale Price: 1
Instrument: QC
Grantor: MCNEAL FRANCIS E

Grantee: MCNEAL FRANCIS E TRUST
Terms of Sale: 26-PARTIAL INTEREST
Liber/Page: 01421/00887

Sale Date: 02-03-2003

Sale Price: 1
Instrument: QC
Grantor: MCNEAL FRANCIS & TREVA
Grantee: MCNEAL DANIEL & FAITH
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 01144/00116

Tax History *Total Due as of settlement date

Tax Details 2024 Winter

School Dist. Code:	37060	Assessed Value:	\$185,200
School Dist. Name:	SHEPHERD PUBLIC SCHOOL DIST	Taxable Value:	\$89,412
Property Class:	101	State Equalized Value:	\$185,200
Class Name:	AGRICULTURAL-IMPROVED	Exemption Percent:	80%
Last Payment Date:	December 23, 2024		

Base Tax:	\$3,001.84	Base Paid:	\$3,001.84
Admin Fees:	\$18.10	Admin Fees Paid:	\$18.10
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$3,019.94	Total Paid:	\$3,019.94

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO-I-RIDE TRANS	0.862	77.07	\$77.07
CO-MED CARE FAC	1	89.41	\$89.41
CO-COM ON AGING	1	89.41	\$89.41
CO-PARKS & REC	0.35	31.29	\$31.29
10 TWP OPER	0.9739	87.07	\$87.07
SHEPHERD SCH OP	18	321.87	\$321.87
SHEP DEBT A08/17	6.9	616.94	\$616.94
SHEP DEBT B08/17	0.1	8.94	\$8.94
GR/IS RESD OPER	0.264	23.60	\$23.60
GR/IS RESD SP ED	4.2	375.53	\$375.53
GR/IS RESD V ED	1	89.41	\$89.41
SCH OP FC FEE	18	0.00	\$0.00
10 TWP FIRE SP	0	75.00	\$75.00

D319 FIGG	0	1,116.30	\$1,116.30
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Tax Details 2024 Summer

School Dist. Code:	37060	Assessed Value:	\$185,200
School Dist. Name:	SHEPHERD PUBLIC SCHOOL DIST	Taxable Value:	\$89,412
Property Class:	101	State Equalized Value:	\$185,200
Class Name:	AGRICULTURAL-IMPROVED	Exemption Percent:	80%

Last Payment Date: October 10, 2024

Base Tax:	\$1,127.48	Base Paid:	\$1,127.48
Admin Fees:	\$11.27	Admin Fees Paid:	\$11.27
Interest Fees:	\$22.55	Interest Fees Paid:	\$23
Total Tax & Fees:	\$1,161.30	Total Paid:	\$1,161.30

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY OPERATING	6.61	591.01	\$591.01
STATE EDUC TAX	6	536.47	\$536.47

Tax Details 2023 Winter

School Dist. Code:	37060	Assessed Value:	\$167,226
School Dist. Name:	SHEPHERD PUBLIC SCHOOL DIST	Taxable Value:	\$85,155
Property Class:	101	State Equalized Value:	\$167,226
Class Name:	AGRICULTURAL-IMPROVED	Exemption Percent:	80%

Last Payment Date: December 21, 2023

Base Tax:	\$2,944.88	Base Paid:	\$2,944.88
Admin Fees:	\$17.24	Admin Fees Paid:	\$17.24
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,962.12	Total Paid:	\$2,962.12

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO-I-RIDE TRANS	0.862	73.40	\$73.40
CO-MED CARE FAC	1	85.15	\$85.15
CO-COM ON AGING	1	85.15	\$85.15
CO-PARKS & REC	0.35	29.80	\$29.80
10 TWP OPER	0.9772	83.21	\$83.21
SHEPHERD SCH OP	18	306.55	\$306.55
SHEP DEBT A08/17	7	596.08	\$596.08
SHEP DEBT B08/17	0	0.00	\$0.00



**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

**Application for Farmland Development
Rights 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. **Refer to the Eligibility and Instructions document before filling out this form**

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: May 21st, 2025

Application No: _____

State: _____

Date Received: _____

Application No: _____

Approved: _____

Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Noble Gary M
Last First Initial

(If more than two see #15) Noble Suzanne L
Last First Initial

2. Mailing Address: 1332 E Jerseyville Road Shepherd MI 48883
Street City State Zip Code

3. Phone Number: (Area Code) () 989-330-1549

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

5. E-mail address: gsnoble20@gmail.com

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

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

8. Section No. 29 Town No. 13N Range No. 4W

Parcel # (Tax ID): 10-029-40-002-02

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(s):

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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership Association
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	
<input type="checkbox"/> Estate		

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);
 x _____ 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: ³⁵ _____
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: ¹⁶ _____
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.) ¹⁷ _____
 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. Supporting documentation is necessary to validate the income stated below.

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):

\$ 4800.00 / 16 = \$ 300.00 (per acre)
 total income total acres of tillable land (affidavit attesting to amount required)

18. To qualify as a specialty farm, the land must 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If applying as a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____. Include supporting documentation.
 Please note: a specialty farm designation by MDARD may require an on-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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

Henry M. Noble

(Signature of Applicant)

(Corporate Name, If Applicable)

Suparna Z. Noble

(Co-owner, If Applicable)

(Signature of Corporate Officer)

5-15-25

(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: COMPLETED BY CLERK

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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): _____

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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 MUST INCLUDE:**

☐ Copy of Deed or Land Contract (most recent showing current ownership)

☐ Copy of most recent Tax Bill (tax description of property must be included)

☐ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

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.

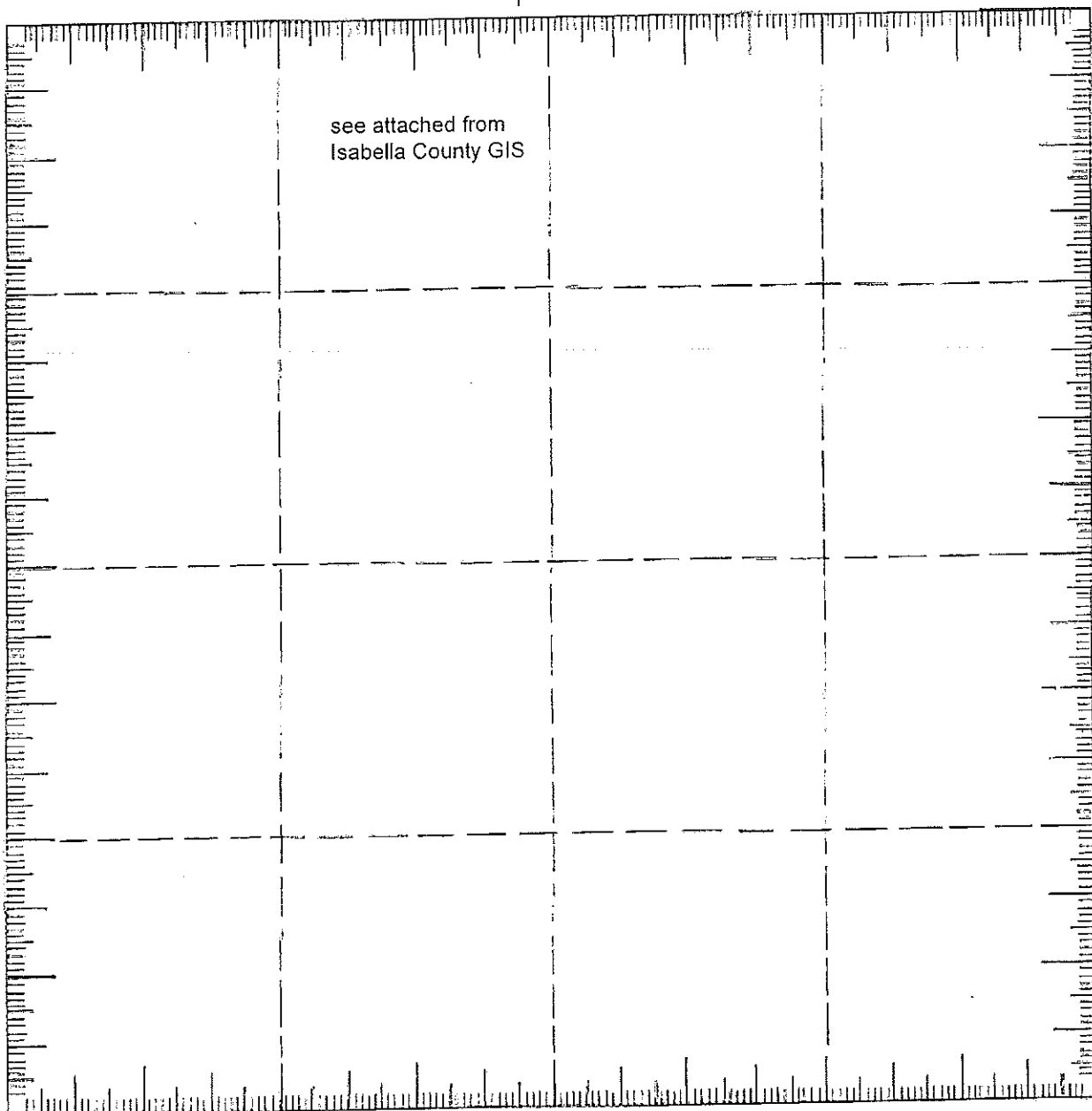
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Isabella

Township Lincoln

T 13N R 4W Section 29

↑ North



Document # 202100016681 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 07/26/2021 03:06 PM
OR LIBER 1889 PAGE 530

STATE OF
MICHIGAN
Isabella County
07/26/2021
202100016681



REAL ESTATE
TRANSFER TAX
\$88.00 CO
\$600.00 ST
TTX# 02934
AH

WARRANTY DEED

File No.: 491159

KNOW ALL MEN BY THESE PRESENTS: That Catherine Olivia Wonsey as Trustee of the Duane Joseph Wonsey and Catherine Olivia Wonsey Joint Living Trust dated June 3, 2013

Whose address is 10927 W. Monroe Rd., Elwell, MI 48832

Convey(s) and Warrant(s) to Gary M. Noble and Suzanne L. Noble, husband and wife

Whose address is 1332 E. Jerseyville Rd., Shepherd, MI 48883

the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel No.: 10-029-40-002-02 and 37-10-030-40-001-01

For the sum of Eighty Thousand Dollars and No Cents (\$80,000.00) 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 26, 2021

Signed

DUANE JOSEPH WONSEY AND CATHERINE OLIVIA
WONSEY JOINT LIVING TRUST DATED JUNE 3, 2013

Catherine Olivia Wonsey
Catherine Olivia Wonsey
Trustee

State of Michigan)
County of Isabella) SS

On this 26th day of July, 2021, before me personally appeared Duane Joseph Wonsey and Catherine Olivia Wonsey Joint Living Trust dated June 3, 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.

* Catherine Olivia Wonsey, Trustee of

ABBY SEIDEL
Notary Public-State of Michigan
County of Gratiot
My Commission Expires 3/17/2022
Acting in the County of Isabella

Abby Seidel
Abby Seidel, Notary Public
Gratiot County, Michigan
My Commission Expires: _____
Acting in the County of: Isabella

Drafted By: Catherine Olivia Wonsey
10927 W. Monroe Rd.
Elwell, MI 48832

Return To: Gary M. Noble
1332 E. Jerseyville Rd.
Shepherd, MI 48883

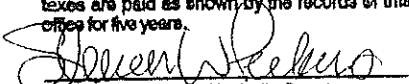
Assisted By: Mt. Pleasant Abstract & Title
116 Court Street
Mt Pleasant, MI 48858

EXHIBIT "A"
LEGAL DESCRIPTION

The Southwest 1/4 of the Southeast 1/4 of Section 29, T13N, R4W, Lincoln Township, Isabella County, Michigan, EXCEPT a parcel that is part of the Southwest 1/4 of the Southeast 1/4 of Section 29, T13N, R4W, Lincoln Township, Isabella County, State of Michigan, described as beginning North 89°32'16" East along the South section line 854.25 feet from the South 1/4 corner of said Section 29; thence continuing North 89°32'16" East along said South section line 466.70 feet to the East 1/8 line; thence North 00°18'56" East along said East 1/8 line 466.70 feet; thence South 89°32'16" West parallel with said South section line 466.70 feet; thence South 00°18'56" West parallel with said East 1/8 line 466.70 feet back to the Point 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

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

LINCOLN TOWNSHIP TREASURER Treasurer's PH: 989-430-0508 ISABELLA COUNTY, Michigan Parcel # : 10-029-40-002-02 Property Assessed To: NOBLE GARY AND SUZANNE 1332 E JERSEYVILLE RD SHEPHERD, MI 48883
--

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



Isabella County GIS Tax Info

Parcel Report: 10-029-40-002-02

3/6/2025
12:43:31 PM



Property Address

1651 E COE RD
SHEPHERD, MI, 48883

Owner Address

NOBLE GARY M & SUZANNE L

Unit: 10

--

Unit Name: LINCOLN

1332 E JERSEYVILLE RD
SHEPHERD, MI 48883

General Information for 2024 Tax Year

<u>Parcel Number:</u>	10-029-40-002-02	<u>Assessed Value:</u>	\$83,000
<u>Prop. Class Code:</u>	102	<u>Taxable Value:</u>	\$43,956
<u>Prop. Class Name:</u>	AGRICULTURAL-VACANT	<u>State Equalized Value:</u>	\$83,000
<u>School Dist Code:</u>	37060	<u>Exemption Percent:</u>	100
<u>School Dist Name:</u>	SHEPHERD PUBLIC SCHOOL DIST		

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$74,900	\$74,900	\$41,863
2022	\$73,000	\$73,000	\$39,870

Land Information

Acreage: 35

Zoning:

Town/Range/Sec 13N 04W 029

Tax Description

THE SW 1/4 OF SE 1/4 OF SECTION 29 T13N R4W LINCOLN TOWNSHIP ISABELLA COUNTY MICHIGAN EXCEPT A PARCEL THAT IS PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29 T13N R4W LINCOLN TOWNSHIP ISABELLA COUNTY STATE OF MICHIGAN DESCRIBED AS BEGINNING N 89D 32M 16S E ALONG THE SOUTH SECTION LINE 854.25 FT FROM THE S 1/4 CORNER OF SAID SECTION 29 THENCE CONTINUING N 89D 32M 16S E ALONG SAID SOUTH SECTION LINE 466.70 FT TO THE E 1/8 LINE THENCE N 00D 18M 56S E ALONG SAID E 1/8 LINE 466.70 FT THENCE S 89D 32M 16S W PARALLEL WITH SAID SOUTH SECTION LINE 466.70 FT THENCE S 00D 18M 56S W PARALLEL WITH SAID E 1/8 LINE 466.70 FT BACK TO THE POB CONTAINING 35 ACRES M/L .SPLIT FOR 2019 FROM 40-002-01 TO 40-002-02 & 40-002-03

Sales Information

Sale Date: 07-26-2021

Sale Price: 80000

Instrument: WD

Grantor: WONSEY DUANE J & CATHERINE O TRUST

Grantee: NOBLE GARY M & SUZANNE L

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 01889/00530

Sale Date: 07-26-2021

Sale Price: 0

Instrument: QC

Grantor: WONSEY CATHERINE

Grantee: WONSEY DUANE J & CATHERINE O TRUST

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 01889/00522

Sale Date: 07-21-2021

Sale Price: 0

Instrument: QC

Grantor: WONSEY SHONDA & WONSEY CLAYTON

Grantee: WONSEY DUANE J & CATHERINE O TRUST

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 01889/00525

Tax History *Total Due as of settlement date

Tax Details 2024 Winter

School Dist. Code:	37060	Assessed Value:	\$83,000
School Dist. Name:	SHEPHERD PUBLIC SCHOOL DIST	Taxable Value:	\$43,956
Property Class:	102	State Equalized Value:	\$83,000
Class Name:	AGRICULTURAL-VACANT	Exemption Percent:	100%

Last Payment Date: December 23, 2024

Base Tax:	\$1,584.96	Base Paid:	\$1,584.96
Admin Fees:	\$7.31	Admin Fees Paid:	\$7.31
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,592.27	Total Paid:	\$1,592.27

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO-I-RIDE TRANS	0.862	37.89	\$37.89
CO-MED CARE FAC	1	43.95	\$43.95
CO-COM ON AGING	1	43.95	\$43.95
CO-PARKS & REC	0.35	15.38	\$15.38
10 TWP OPER	0.9739	42.80	\$42.80
SHEPHERD SCH OP	18	0.00	\$0.00
SHEP DEBT A08/17	6.9	303.29	\$303.29
SHEP DEBT B08/17	0.1	4.39	\$4.39
GR/IS RESD OPER	0.264	11.60	\$11.60
GR/IS RESD SP ED	4.2	184.61	\$184.61
GR/IS RESD V ED	1	43.95	\$43.95
SCH OP FC FEE	18	0.00	\$0.00
10 TWP FIRE SP	0	25.00	\$25.00
D319 FIGG	0	828.15	\$828.15

Tax Details 2024 Summer



**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

**Application for Farmland Development
Rights 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.
Refer to 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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: Noble Gary M
Last First Initial

(If more than two see #15) Noble Suzanne L
Last First Initial

2. Mailing Address: 1332 E Jerseyville Road Shepherd MI 48883
Street City State Zip Code

3. Phone Number: (Area Code) () 989-330-1549

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

5. E-mail address: gsnoble20@gmail.com

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

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

8. Section No. 29 Town No. 13N Range No. 4W

Parcel # (Tax ID): 10-029-10-002-00

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(s): _____

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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Estate	<input type="checkbox"/> Trust		<input type="checkbox"/> 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: 80
c. Total number of acres being applied for (if different than above): _____
d. Acreage in cultivation: 71
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 _____ 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. Supporting documentation is necessary to validate the income stated below.

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 (affidavit attesting to amount required)

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

Please note: a specialty farm designation by MDARD may require an on-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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

[Signature]

(Signature of Applicant)

[Signature]

(Co-owner, If Applicable)

5-15-25

(Date)

(Corporate Name, If Applicable)

[Signature]

(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: COMPLETED BY CLERK

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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): _____

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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 MUST INCLUDE:**

☐ Copy of Deed or Land Contract (most recent showing current ownership)

☐ Copy of most recent Tax Bill (tax description of property must be included)

☐ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

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.

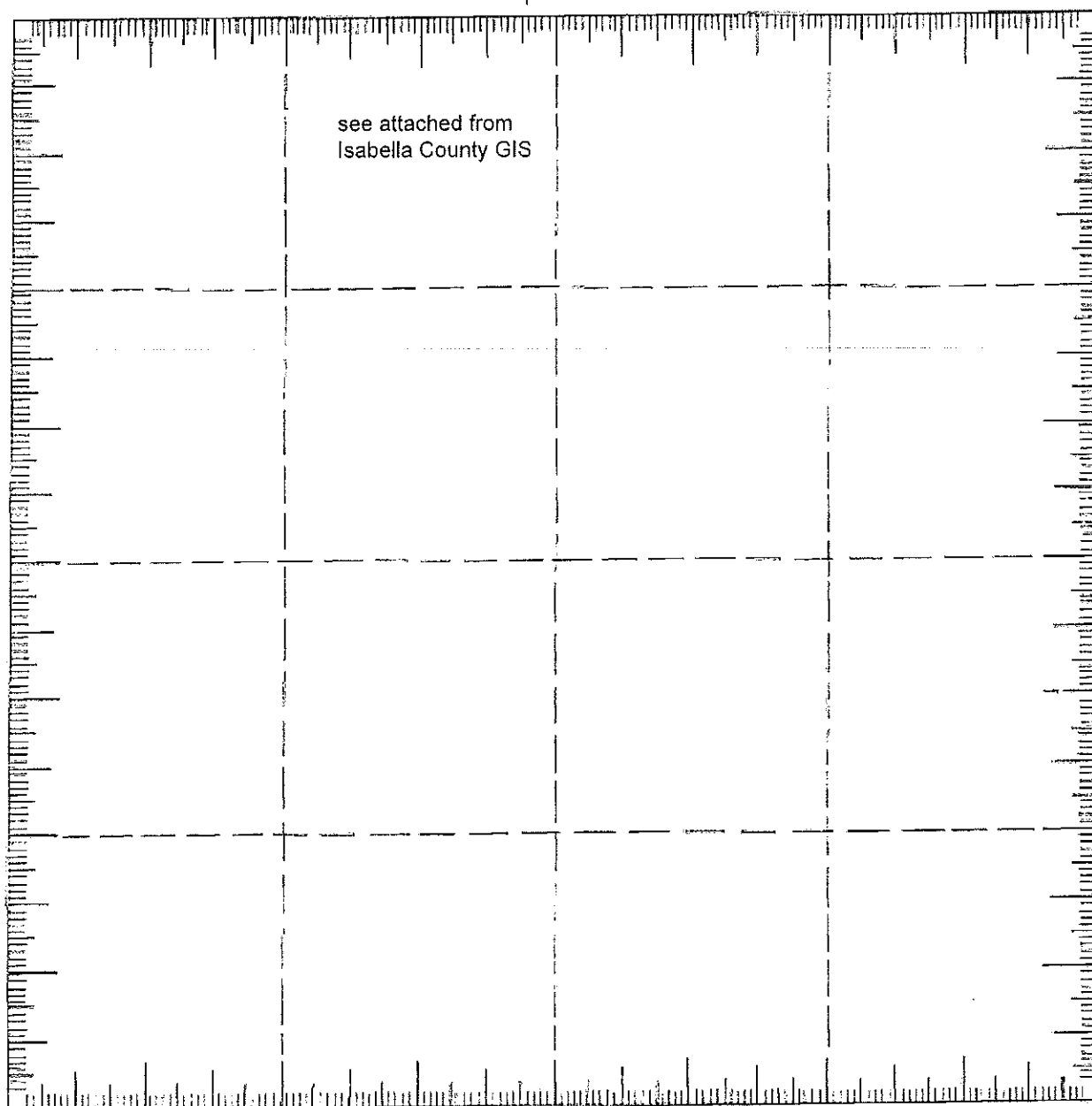
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Isabella

Township Lincoln

T 13N R 4W Section 29

↑ North



RECORDED 12/15/2021 04:03 PM
ISABELLA COUNTY REGISTER OF DEEDS

Document # 202100021051 QUIT C DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 12/15/2021 04:03 PM
OR LIBER 1892 PAGE 2051

QUIT CLAIM DEED

THIS INDENTURE, Made this 15th day of December, 2021,

WITNESSETH, That Gary Michael Noble of, 1332 East Jerseyville Road, Shepherd, Michigan 48883, survivor of Donald Dale Noble whose Certificate of Death has been filed with the Isabella County Register of Deeds Office at Liber 1889, Page 1768, in consideration of One Dollar (\$1.00), conveys and quit claims to Gary M. Noble and Suzanne L. Noble, husband and wife, of 1332 East Jerseyville Road, Shepherd, Michigan 48883, the following described lands and premises 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.

-----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.

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.

The Grantor conveys this property pursuant to the rights and powers pursuant to a Warranty Deed dated June 29, 2018 recorded at Liber 1815, Page 335 and a Warranty Deed dated June 29, 2018 recorded Liber 1815, page 336 both at the Isabella County Register of Deeds Office.

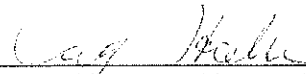
This deed is exempt from County and State transfer tax as the consideration is less than \$100.00. MCL 207.505(a); MCL 207.526(a).

GRANTOR:

Gary Michael Noble
Gary Michael Noble

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On the 15th day of December, 2021, before me, a Notary Public, in and for said County, personally appeared Gary Michael Noble 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.



Cathy Holmes, Notary Public
State of Michigan, County of Isabella
My Commission Expires 12/16/2025
Acting in County of Isabella

Exhibit A

Parcel 1: The South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 29, T13N, R4W, Lincoln Township, Isabella County, Michigan.

And

Parcel 2: The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, T13N, R4W, Lincoln Township, Isabella County, Michigan.

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

LINCOLN TOWNSHIP TREASURER Treasurer's PH: 989-430-0508 ISABELLA COUNTY, Michigan Parcel # : 10-029-10-002-00 Property Assessed To: NOBLE GARY & SUZANNE 1332 E JERSEYVILLE RD SHEPHERD, MI 48883-0000 <
--

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



Isabella County GIS Tax Info

Parcel Report: 10-029-10-002-00

3/6/2025

12:44:09 PM



Property Address

1225 E JERSEYVILLE RD
SHEPHERD, MI, 48883

Owner Address

NOBLE GARY M & SUZANNE L

Unit: 10

Unit Name: LINCOLN

1332 E JERSEYVILLE RD
SHEPHERD, MI 48883

General Information for 2024 Tax Year

Parcel Number:	10-029-10-002-00	Assessed Value:	\$259,000
Prop. Class Code:	101	Taxable Value:	\$100,028
Prop. Class Name:	AGRICULTURAL-IMPROVED	State Equalized Value:	\$259,000
School Dist Code:	37060	Exemption Percent:	65
School Dist Name:	SHEPHERD PUBLIC SCHOOL DIST		

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$237,400	\$237,400	\$95,265
2022	\$230,500	\$230,500	\$90,729

Land Information

Acreage: 80
Zoning:
Town/Range/Sec 13N 04W 029

Tax Description

S 1/2 OF NW 1/4 SEC 29 T13N R4W 80 ACRES M/L

Sales Information

Sale Date: 12-15-2021

Sale Price: 0

Instrument: QC

Grantor: NOBLE GARY MICHAEL

Grantee: NOBLE GARY M & SUZANNE L

Terms of Sale: 09-FAMILY

Liber/Page: 01892/02051

Sale Date: 06-29-2018

Sale Price: 0

Instrument: WD

Grantor: NOBLE DONALD DALE & MARGARET C

Grantee: NOBLE DONALD DALE

Terms of Sale: 15-LADY BIRD

Liber/Page: 01815/00335

Tax History *Total Due as of settlement date

Tax Details 2024 Winter

School Dist. Code:	37060	Assessed Value:	\$259,000
School Dist. Name:	SHEPHERD PUBLIC SCHOOL DIST	Taxable Value:	\$100,028
Property Class:	101	State Equalized Value:	\$259,000
Class Name:	AGRICULTURAL-IMPROVED	Exemption Percent:	65%

Last Payment Date: December 23, 2024

Base Tax:	\$4,287.15	Base Paid:	\$4,287.15
Admin Fees:	\$22.95	Admin Fees Paid:	\$22.95
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$4,310.10	Total Paid:	\$4,310.10

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO-I-RIDE TRANS	0.862	86.22	\$86.22
CO-MED CARE FAC	1	100.02	\$100.02
CO-COM ON AGING	1	100.02	\$100.02
CO-PARKS & REC	0.35	35.00	\$35.00
10 TWP OPER	0.9739	97.41	\$97.41
SHEPHERD SCH OP	18	630.18	\$630.18
SHEP DEBT A08/17	6.9	690.19	\$690.19
SHEP DEBT B08/17	0.1	10.00	\$10.00
GR/IS RESD OPER	0.264	26.40	\$26.40
GR/IS RESD SP ED	4.2	420.11	\$420.11
GR/IS RESD V ED	1	100.02	\$100.02
SCH OP FC FEE	18	0.00	\$0.00
10 TWP FIRE SP	0	75.00	\$75.00
D319 FIGG	0	1,916.58	\$1,916.58

Tax Details 2024 Summer

School Dist. Code:	37060	Assessed Value:	\$259,000
School Dist. Name:	SHEPHERD PUBLIC SCHOOL DIST	Taxable Value:	\$100,028
Property Class:	101	State Equalized Value:	\$259,000
Class Name:	AGRICULTURAL-IMPROVED	Exemption Percent:	65%

Last Payment Date: October 10, 2024

Base Tax:	\$1,261.34	Base Paid:	\$1,261.34
Admin Fees:	\$12.61	Admin Fees Paid:	\$12.61
Interest Fees:	\$25.23	Interest Fees Paid:	\$25
Total Tax & Fees:	\$1,299.18	Total Paid:	\$1,299.18



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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.
Refer to the Eligibility and Instructions document before filling out this form

OFFICIAL USE ONLY	
Local Governing Body:	<u>Lincoln</u>
Date Received:	<u>May 21, 2025</u>
Application No:	_____
State:	_____
Date Received:	_____
Application No:	_____
Approved:	_____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Noble Gary M
Last First Initial
(If more than two see #15) Noble Suzanne L
Last First Initial
2. Mailing Address: 1332 E Jerseyville Road Shepherd MI 48883
Street City State Zip Code
3. Phone Number: (Area Code) () 989-330-1549
4. Alternative Telephone Number (cell, work, etc.): (Area Code) () _____
5. E-mail address: gsnoble20@gmail.com

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

6. County: Isabella 7. Township, City or Village: Lincoln
8. Section No. 29 Town No. 13N Range No. 4W
- Parcel # (Tax ID): 10-029-30-002-01

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(s):
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: 40

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

d. Acreage in cultivation: 32

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

f. All other acres (swamp, woods, etc.) 8

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. Supporting documentation is necessary to validate the income stated below.

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 (affidavit attesting to amount required)

18. To qualify as a specialty farm, the land must 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If applying as a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____. Include supporting documentation.
Please note: a specialty farm designation by MDARD may require an on-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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

Greg M. Noble

(Signature of Applicant)

Gregory Noble

(Co-owner, If Applicable)

5-15-25

(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: COMPLETED BY CLERK

I. Date Application Received: May 21st 2025 (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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): _____

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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 MUST INCLUDE:**

☐ Copy of Deed or Land Contract (most recent showing current ownership)

☐ Copy of most recent Tax Bill (tax description of property must be included)

☐ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

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.

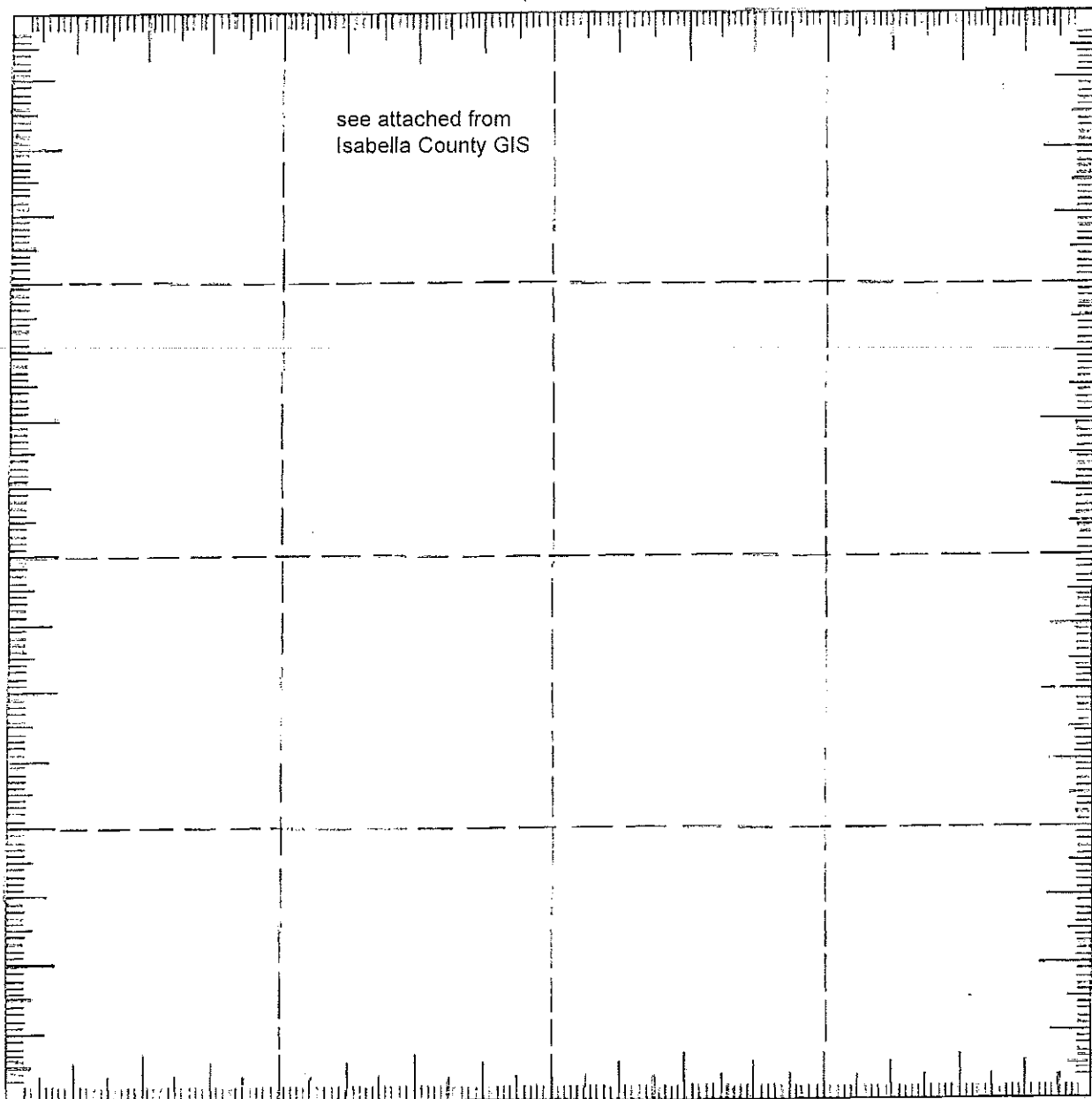
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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


County Isabella

Township Lincoln

T 13N R 4W Section 29

↑ North




Document # 202100021051 QUIT C DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 12/15/2021 04:03 PM
OR LIBER 1892 PAGE 2051

QUIT CLAIM DEED

THIS INDENTURE, Made this 15th day of December, 2021,

WITNESSETH, That Gary Michael Noble of, 1332 East Jerseyville Road, Shepherd, Michigan 48883, survivor of Donald Dale Noble whose Certificate of Death has been filed with the Isabella County Register of Deeds Office at Liber 1889, Page 1768, in consideration of One Dollar (\$1.00), conveys and quit claims to Gary M. Noble and Suzanne L. Noble, husband and wife, of 1332 East Jerseyville Road, Shepherd, Michigan 48883, the following described lands and premises 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.

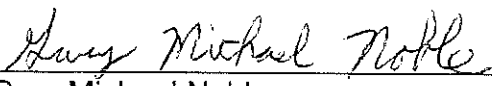
This property may be located within the vicinity of farm land or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

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.

The Grantor conveys this property pursuant to the rights and powers pursuant to a Warranty Deed dated June 29, 2018 recorded at Liber 1815, Page 335 and a Warranty Deed dated June 29, 2018 recorded Liber 1815, page 336 both at the Isabella County Register of Deeds Office.

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).

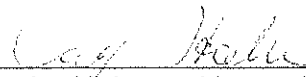
GRANTOR:



Gary Michael Noble

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On the 15th day of December, 2021, before me, a Notary Public, in and for said County, personally appeared Gary Michael Noble 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.



Cathy Holmes, Notary Public
State of Michigan, County of Isabella
My Commission Expires 12/16/2025
Acting in County of Isabella

Exhibit A

Parcel 1: The South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 29, T13N, R4W, Lincoln Township, Isabella County, Michigan.

And

Parcel 2: The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, T13N, R4W, Lincoln Township, Isabella County, Michigan.

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

LINCOLN TOWNSHIP TREASURER Treasurer's PH: 989-430-0508 ISABELLA COUNTY, Michigan Parcel # : 10-029-30-002-01 Property Assessed To: NOBLE GARY & SUZANNE 1225 E JERSEYVILLE RD SHEPHERD, MI 48883-0000 Property Address: 1332 JERSEYVILLE RD

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



Isabella County GIS Tax Info

Parcel Report: 10-029-30-002-01

3/6/2025

12:44:38 PM



Property Address

1332 E JERSEYVILLE RD
SHEPHERD, MI, 48883

Owner Address

NOBLE GARY M & SUZANNE L

Unit:

10

Unit Name:

LINCOLN

1332 E JERSEYVILLE RD
SHEPHERD, MI 48883

General Information for 2024 Tax Year

<u>Parcel Number:</u>	10-029-30-002-01	<u>Assessed Value:</u>	\$84,500
<u>Prop. Class Code:</u>	102	<u>Taxable Value:</u>	\$20,416
<u>Prop. Class Name:</u>	AGRICULTURAL-VACANT	<u>State Equalized Value:</u>	\$84,500
<u>School Dist Code:</u>	37060	<u>Exemption Percent:</u>	100
<u>School Dist Name:</u>	SHEPHERD PUBLIC SCHOOL DIST		

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$78,200	\$78,200	\$19,444
2022	\$75,200	\$75,200	\$18,519

Land Information

Acreage: 40

Zoning:

Town/Range/Sec 13N 04W 029

Tax Description

NW 1/4 OF SW 1/4 40 acres m/l

Sales Information

Sale Date: 12-15-2021

Sale Price: 0

Instrument: QC

Grantor: NOBLE GARY MICHAEL

Grantee: NOBLE GARY M & SUZANNE L

Terms of Sale: 09-FAMILY

Liber/Page: 01892/02051

Sale Date: 06-29-2018

Sale Price: 0

Instrument: QC

Grantor: NOBLE DONALD DALE & MARGARET C

Grantee: NOBLE DONALD DALE

Terms of Sale: 15-LADY BIRD

Liber/Page: 01815/00336

Tax History *Total Due as of settlement date

Tax Details 2024 Winter

School Dist. Code:	37060	Assessed Value:	\$84,500
School Dist. Name:	SHEPHERD PUBLIC SCHOOL DIST	Taxable Value:	\$20,416
Property Class:	102	State Equalized Value:	\$84,500
Class Name:	AGRICULTURAL-VACANT	Exemption Percent:	100%

Last Payment Date: December 23, 2024

Base Tax:	\$1,122.04	Base Paid:	\$1,122.04
Admin Fees:	\$3.39	Admin Fees Paid:	\$3.39
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,125.43	Total Paid:	\$1,125.43

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO-I-RIDE TRANS	0.862	17.59	\$17.59
CO-MED CARE FAC	1	20.41	\$20.41
CO-COM ON AGING	1	20.41	\$20.41
CO-PARKS & REC	0.35	7.14	\$7.14
10 TWP OPER	0.9739	19.88	\$19.88
SHEPHERD SCH OP	18	0.00	\$0.00
SHEP DEBT A08/17	6.9	140.87	\$140.87
SHEP DEBT B08/17	0.1	2.04	\$2.04
GR/IS RESD OPER	0.264	5.38	\$5.38
GR/IS RESD SP ED	4.2	85.74	\$85.74
GR/IS RESD V ED	1	20.41	\$20.41
SCH OP FC FEE	18	0.00	\$0.00
10 TWP FIRE SP	0	25.00	\$25.00
D319 FIGG	0	757.17	\$757.17

Tax Details 2024 Summer

School Dist. Code:	37060	Assessed Value:	\$84,500
School Dist. Name:	SHEPHERD PUBLIC SCHOOL DIST	Taxable Value:	\$20,416
Property Class:	102	State Equalized Value:	\$84,500
Class Name:	AGRICULTURAL-VACANT	Exemption Percent:	100%

Last Payment Date: October 10, 2024

Base Tax:	\$257.43	Base Paid:	\$257.43
Admin Fees:	\$2.57	Admin Fees Paid:	\$2.57
Interest Fees:	\$5.15	Interest Fees Paid:	\$5
Total Tax & Fees:	\$265.15	Total Paid:	\$265.15