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# 70

# Acres

Offered  
in 4 Tracts

Sat., Nov. 18 10 AM

28429 Maystead Rd., Sturgis, MI

- **Lake Frontage**
- **Ranch Home**
- **Pole Barn**
- **Cropland & Woods**
- **Tools & Household**



# AUCTION

Burr Oak Twp., St. Joseph Co., MI



Auction Manager:  
**Dodie Hart**  
**260-463-1717**



 **Metzger**  
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# REAL ESTATE AUCTION TERMS

***70+/- Acres with Lake Frontage, Ranch Home, Woods, & Cropland offered in 4 Tracts!***

This property will be offered at Auction on Saturday, November 18, 2023 at 10 am at the property. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$10,000 down for the home, 10% down for the land the day of the auction with the balance at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 5, 2024. Possession of home & woods will be at closing; Possession of cropland is subject to the current tenant's rights to the 2023 harvest. Seller retains the 2023 farm income & pays the 2023 due in 2024 taxes at closing based on the most current tax rate available with the buyer to assume all those thereafter. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,139.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Auction: Saturday, November 18, 2023 at 10 am**  
**Bid Live In-Person or Online!**

**28429 Maystead Rd., Sturgis, MI 49091**  
**Burr Oak Township • St. Joseph County**

***Auction Manager: Dodie Hart, 260.463.1717***  
***<https://bidmetzger.com/auctions/>***





**Tract 4  
22 Acres**

**Tract 3  
20 Acres**

**Tract 2  
20 Acres**

**Tract 1  
10 Acres**

Fish Lake

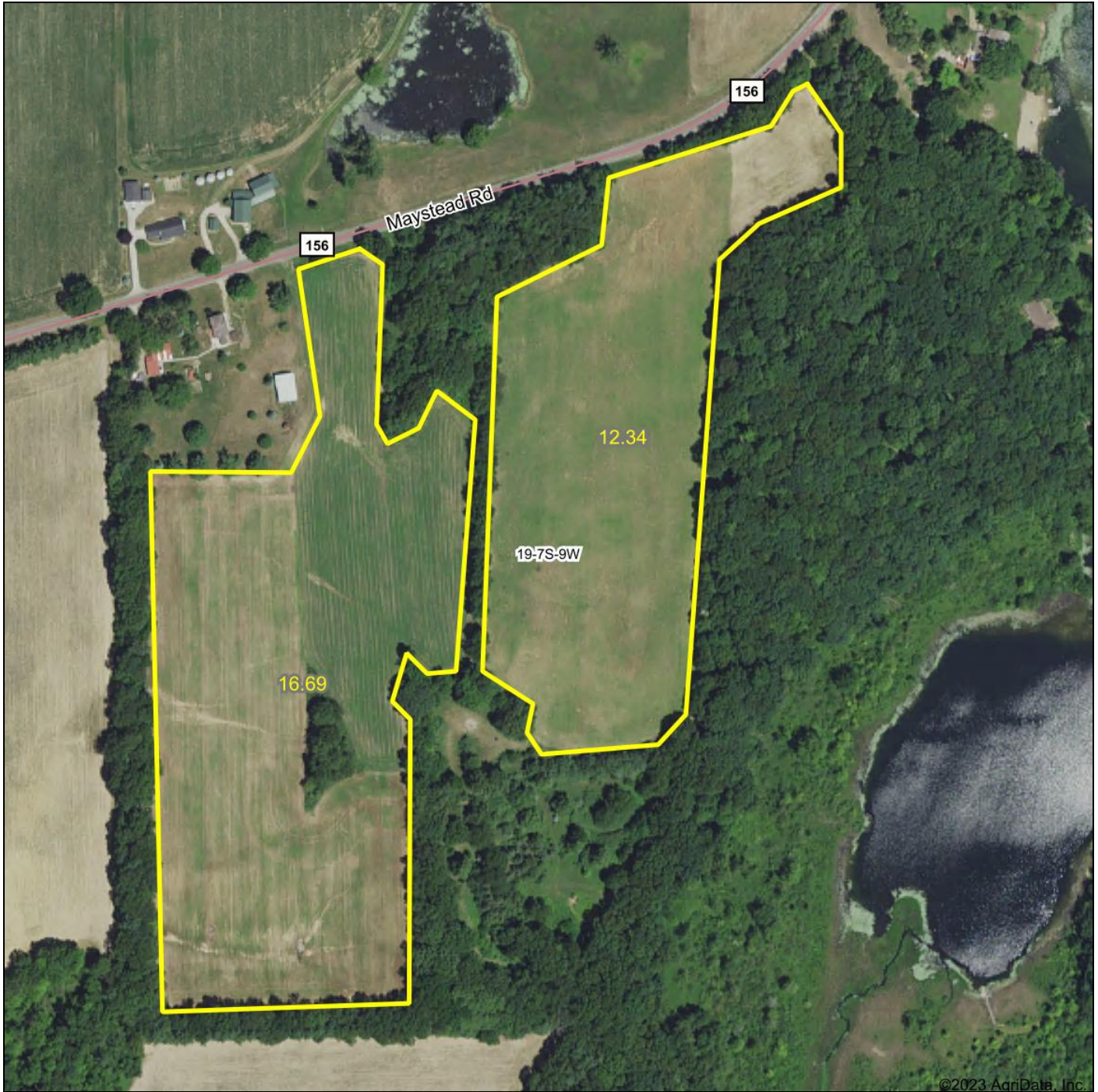
Little  
Fish Lake

EAD RD

MAYSTEAD RD



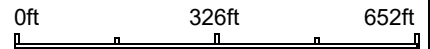
# Aerial Map



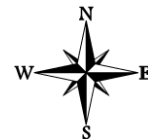
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 **Metzger** Auctioneers & Appraisers  
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Boundary Center: 41° 50' 58.52, -85° 24' 13.35



**19-7S-9W**  
St. Joseph County  
Michigan



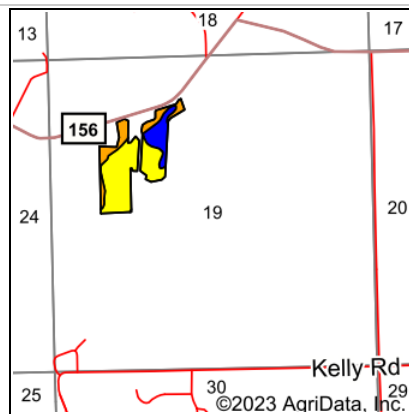
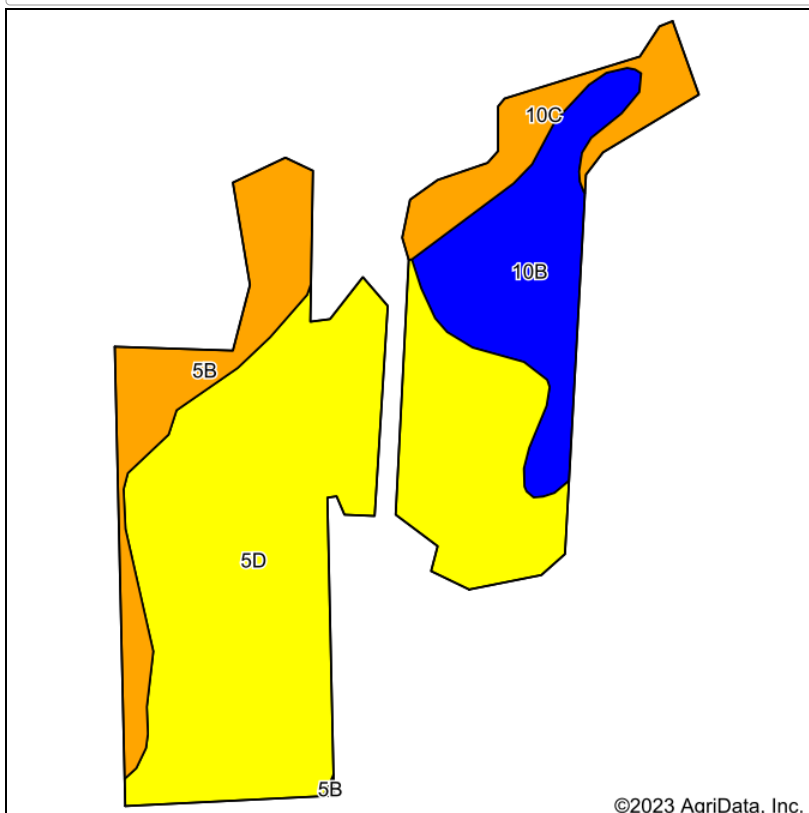
10/6/2023

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



### Soils Map



State: **Michigan**  
 County: **St. Joseph**  
 Location: **19-7S-9W**  
 Township: **Burr Oak**  
 Acres: **28.43**  
 Date: **10/6/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MI149, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
5D	Spinks loamy sand, 12 to 18 percent slopes	17.81	62.6%	<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>	Ive				27
10B	Hillsdale sandy loam, 2 to 6 percent slopes	4.73	16.6%	<span style="display:inline-block; width:15px; height:10px; background-color:blue;"></span>	Ile	Ile	100	35	55
5B	Spinks loamy sand, 0 to 6 percent slopes	3.64	12.8%	<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span>	IIIIs	IIIIs			31
10C	Hillsdale sandy loam, 6 to 12 percent slopes	2.25	7.9%	<span style="display:inline-block; width:15px; height:10px; background-color:lightorange;"></span>	IIIle	IIIle	85	32	53
<b>Weighted Average</b>					<b>3.46</b>	<b>*-</b>	<b>23.4</b>	<b>8.4</b>	<b>*n 34.2</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

***This is a Live, In-Person Auction!***  
***However, if you prefer, you are welcome to bid online.***  
***Below are the instructions for online bidding***

## **METZGER ONLINE BIDDING INSTRUCTIONS**

### **Create an Account:**

- Go to **bidmetzger.com** - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

### **To be approved to bid in a specific auction, follow these easy steps:**

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**



*...Generation after Generation*



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