

BRUGGEMAN LAW OFFICES, P.C.

126 EAST CHURCH STREET
Adrian, Michigan 49221-2780

Dan R. Bruggeman
Mark A. Bruggeman

TELEPHONE: 517-263-7897
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March 6, 2024

Ladies and Gentlemen:

This office represents The Judith A. Cooley Trust, concerning sale of property identification number RA0-123-2055-00 (approximately 143 acres, 103 tillable acres) in Raisin Township, Lenawee County, State of Michigan. A formal legal description will be updated once title work is issued.

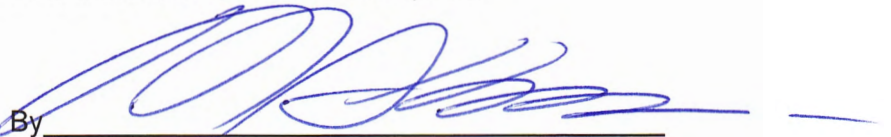
Before a sale is negotiated or before the property is listed, it has been decided to contact neighboring property owners and prospective purchasers, thereby providing an equal opportunity to all who might be interested in purchasing the land.

I am enclosing a form which you may use to make a bid. All bids must be at my office before **April 11, 2024 at 4:00 P.M.** The bids will be opened and reviewed as soon as they are received, and any party who makes a bid will be invited to an auction meeting at my office on **April 18, 2024 at 3:00pm** at which time the specific terms of the sale will be reviewed and all parties will be given an opportunity to progressively increase and increase again their bids, auction style, until a high bid is reached. At that point, the sellers may either reject all bids or enter into a sales agreement with the highest bidder, accept an earnest money payment, and provide the high bidder with a commitment for title insurance showing good marketable title and copies of the proposed documents of conveyance. The high bidder could then proceed to have the documents examined by his counsel and complete his arrangements for financing, with a final closing tentatively scheduled for June 1, 2024.

Should you desire to review this matter with me in more detail, please call at your convenience. I look forward to working with you.

Yours very truly,

BRUGGEMAN LAW OFFICES, P.C.



By _____
Mark A. Bruggeman

Enclosure
cc Charles Gross, Trustee

OFFER TO PURCHASE REAL ESTATE

I hereby offer to purchase from The Judith A. Cooley Trust, by Charles Gross, Trustee, property identification number RA0-123-2055-00 in Raisin Township, Lenawee County, State of Michigan, for:

\$ _____

under the following conditions:

1. Seller will furnish and pay for title insurance, a warranty deed, and state and county revenue stamps.
2. All taxes currently billed will be paid by Seller.
3. Land and improvements are to be bought as is; boundary lines are accepted as is without a survey.
4. Final payment and closing to be scheduled within 45 days of Sales Agreement, unless otherwise agreed.
5. Earnest money of \$20,000.00 is required on signing Sales Agreement. (No money is required to place a bid.)

Name

Address

City, State, Zip

Telephone Number

Email address



Info

*excluded from sale

RA0-123-2055-00

Zoom

Tax Parcels

Tax Parcel Fields

Tax ID RA0-123-2055-00

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Owner 1 COOLEY, JUDITH A, TRUST

Owner 2

Prop Address 5635 SUTTON RD

Prop Address Note

Prop Address City BRITTON

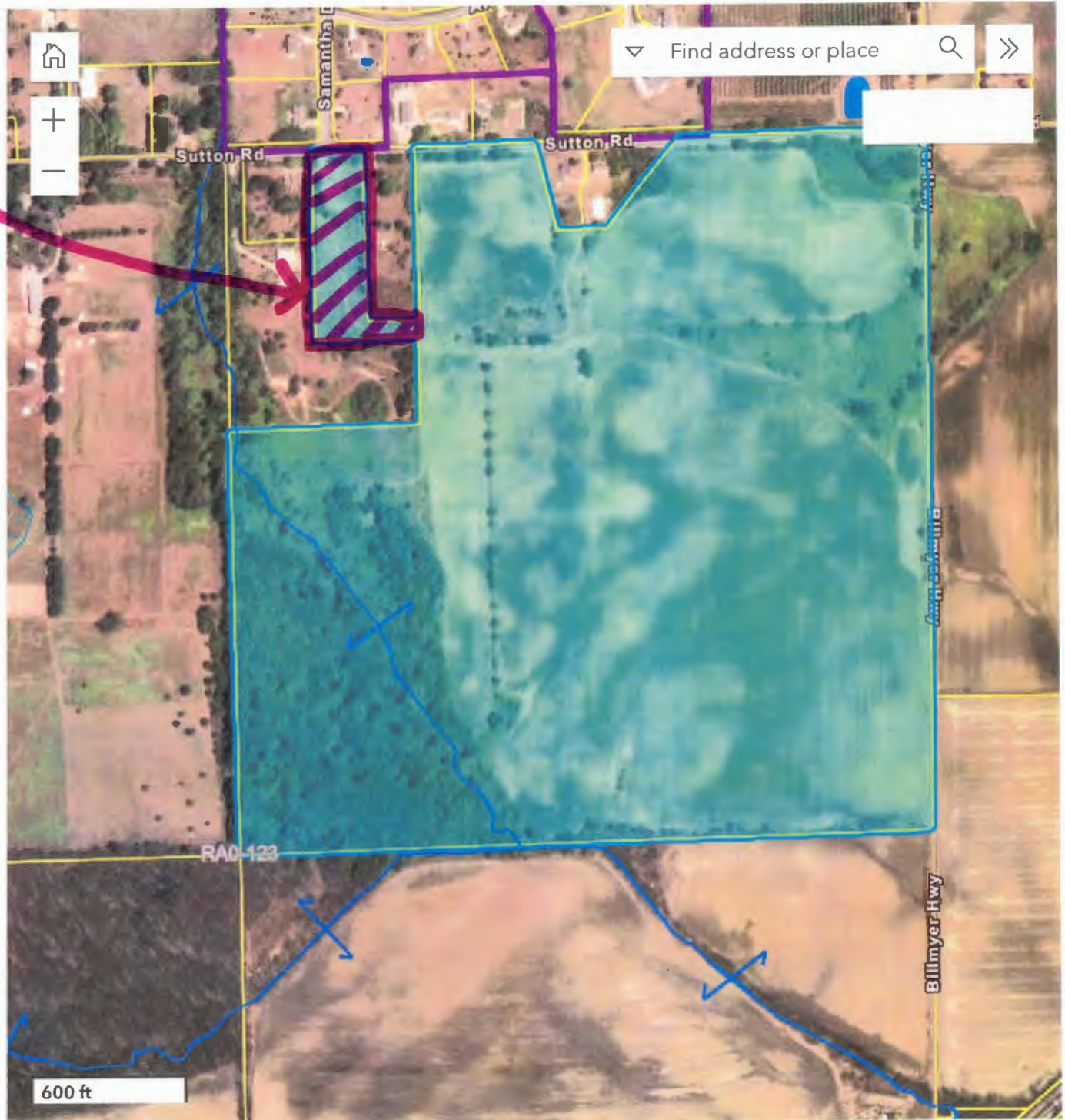
BSA Link [View](#)

Acre Calc 145.851

Acre Rec 145.800

Gov Unit RA0

Tax Unit RA0



SN



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

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - ⊕ Areas of Concern as of 9/30/23

- 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 |

2024 Program Year
 CLU Date: October 4, 2023
 2022 NAIP Imagery

Farm 16374
Tract 17446

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.

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : MAPSTONE FARMS
CRP Contract Number(s) : None
Recon ID : 26-091-2018-70
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
143.13	103.57	103.57	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	103.57	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	8.02	0.00	40	
Corn	49.04	0.00	125	0
Soybeans	45.25	0.00	29	0
TOTAL	102.31	0.00		

NOTES

Tract Number : 17446

Description :
FSA Physical Location : MICHIGAN/LENAWEE
ANSI Physical Location : MICHIGAN/LENAWEE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : LENAWE E MI
Other Producers : RYAN MAPSTONE, ERIC J MAPSTONE
Recon ID : 26-091-2018-69

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
143.13	103.57	103.57	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 17446 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	103.57	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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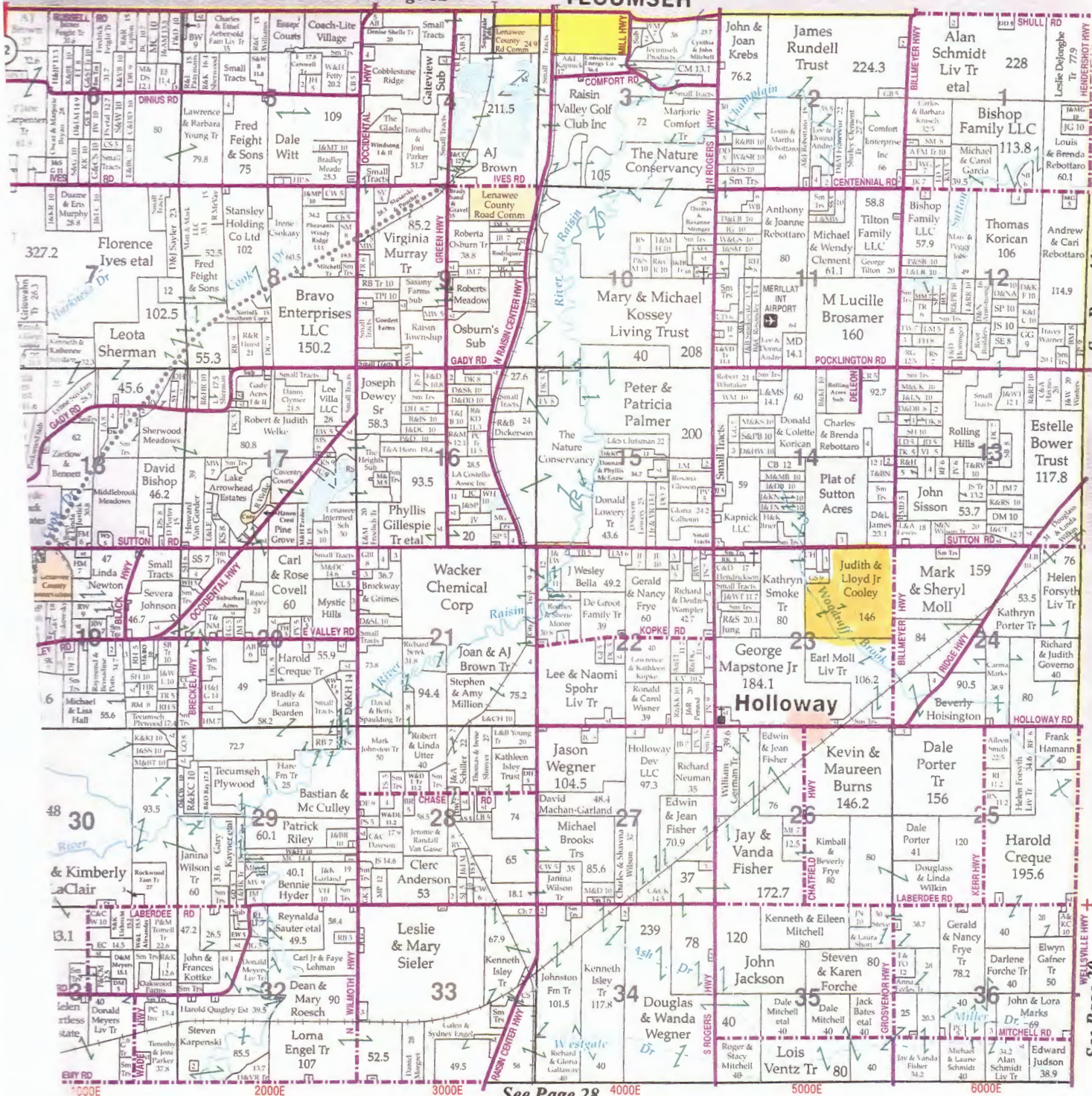
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TECUMSEH



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Comfort Enterprises