

Sturgis Township - St. Joseph County, MI
Irrigated, Tillable Farmland

Auction

190[±] *acres*

Tuesday, September 1 • 6pm Held at Sturges-Young Center
for the Arts - Sturgis, MI

Offered in 2 Tracts or Combinations



- **Productive, Irrigated, Tillable Farmland**
- **Recreational & Hunting Land • 149± FSA Cropland Acres • 1± Miles Southwest of Sturgis, MI • 9± Miles North of Lagrange, IN**

AUCTION LOCATION: Sturges-Young Center for the Arts, 201 N Nottawa St, Sturgis, MI 49091.

DIRECTIONS TO PROPERTY: From downtown Sturgis travel a half mile West on US-12 to M-66. Travel South on M-66 1 mile to East Fawn River Rd. Travel West on East Fawn River Rd a half mile & the Farm is on your left.

TR 1: 124± AC of mostly irrigated tillable farmland. This tract offers 108± FSA acres primarily made up of productive Oshtemo & Gilford sandy loam soils. Road frontage on Fawn River Rd. The pivots are owned by the current tenants & do not sell with the farm. If this tract is purchased individually, there will be a shared well agreement & water line easement so that the purchaser of Tract 1 can continue to use the well on Tract 2 for irrigation. **TR 2 (SWING): 66± AC** of mixed tillable & recreational land. This tract offers around 41± FSA tillable acres of productive Gilford sandy loam soils. There is excellent recreational value with mixed timber, bottomland & a pond that creates excellent wildlife habitat. If this tract is sold separately from Tract 1, it will be subject to a shared well agreement & water line easement for the benefit of tract 1 to supply water for the irrigation pivots, or any future pivots on Tract 1. Tract 2 must be bid on with Tract 1 or an adjoining landowner providing road frontage.

INSPECTION DATES: Thu, Aug. 13 • 10am-Noon & Tue, Aug. 25 • 2-4pm. Meet Schrader Rep on Tract 1 for More Information.

SELLER: Brad, Brian & Beth Shook

AUCTION MANAGERS: Jonathan Aiden Shaw • 517.945.3142 #6501458992 Salesperson & Edward D. Boyer • 574.215.7653 #6501225192 Salesperson



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