

# FSA AND SURVEY INFO PACKET



A DIVISION OF WHITETAIL  
PROPERTIES REAL ESTATE, LLC

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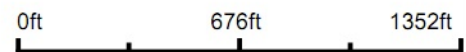


# Aerial Map



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Boundary Center: 43.050345, -83.181349



WHITETAIL PROPERTIES REAL ESTATE  
HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



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4-7N-11E  
Lapeer County  
Michigan

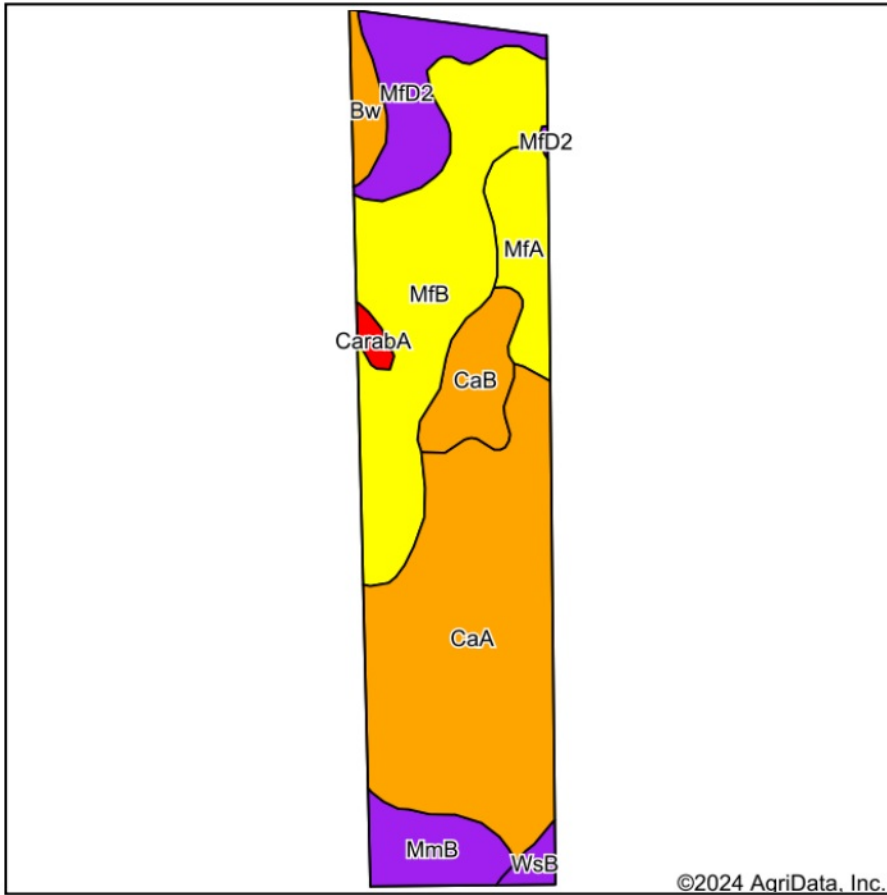


3/20/2024

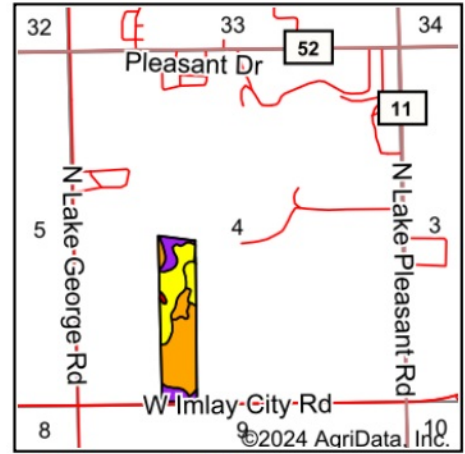
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Michigan**  
 County: **Lapeer**  
 Location: **4-7N-11E**  
 Township: **Attica**  
 Acres: **34.88**  
 Date: **3/20/2024**



WHITETAIL PROPERTIES REAL ESTATE  
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Maps Provided By:



Area Symbol: MI087, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
CaA	Capac fine sandy loam, 0 to 2 percent slopes	14.04	40.3%		80	68	70	80
MfB	Marlette sandy loam, 2 to 6 percent slopes	9.65	27.7%		67	66	57	58
MfD2	Marlette sandy loam, 12 to 18 percent slopes, moderately eroded	3.09	8.9%		57	57	47	45
MfA	Marlette sandy loam, 0 to 2 percent slopes	2.25	6.5%		67	67	57	58
CaB	Capac fine sandy loam, 2 to 6 percent slopes	2.20	6.3%		79	68	69	78
MmB	Menominee loamy sand, 2 to 6 percent slopes	2.07	5.9%		56	56	51	44
Bw	Brookston loam	0.87	2.5%		76	74	58	76
WsB	Wasepi loamy sand, 2 to 6 percent slopes	0.41	1.2%		51	51	40	32
CarabA	Carlisle muck, 0 to 2 percent slopes	0.30	0.9%		12	6	12	4
<b>Weighted Average</b>					<b>*n 71</b>	<b>*n 65.1</b>	<b>*n 61.2</b>	<b>*n 65.8</b>

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

Soils data provided by USDA and NRCS.

# CERTIFICATE OF SURVEY

**CENTER POST (F-2)**  
 SECTION 4, T.7N., R.11E.  
 SET 1/2" x 18" ROD W/ 2" ALUM. CAP STAMPED #47200  
 51.51' S. TO TAG #47200 E. FC. P.P.  
 31.10' WSW. TO TAG #47200 S. FC. 24" OAK  
 2.42' NNW. TO TAG #47200 W. FC. 30" OAK  
 26.35' NW. TO TAG #47200 W. FC. 20" MAPLE  
 23.77' SSE. TO SW. CORNER OF HOUSE #877

**NORTH 1/4 CORNER (F-1)**  
 SECTION 4, T.7N., R.11E.  
 FOUND 3/4" BAR IN A MON. BOX.  
 29.27' SSE TO N. FACE PRIVATE ROAD SIGN.  
 26.93' W TO S 1/4 CORNER SECTION 33 (REMON CAP 30092)  
 47.48' NW. TO TAG #47200 IN SW. FACE 12" COTTONWOOD.  
 65.45' NE TO TAG #47200 IN SE. FACE 8" POPLAR.

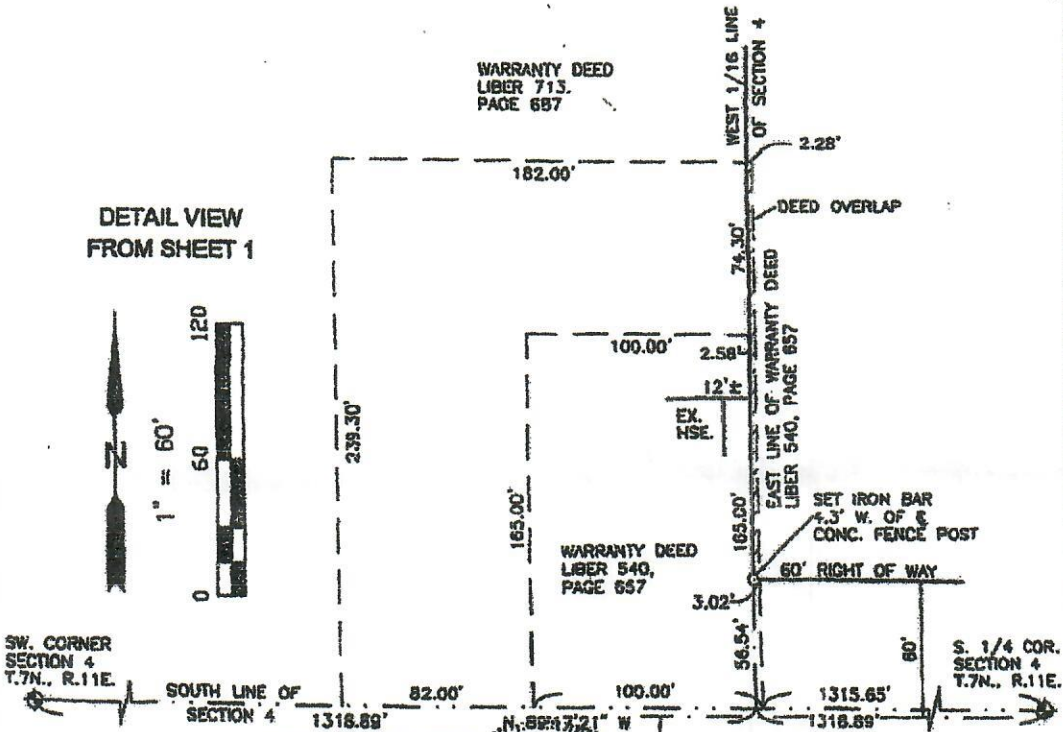
**WEST 1/4 CORNER (E-2)**  
 SECTION 4, T.7N., R.11E.  
 FOUND 1/2" BAR.  
 25.70' NE TO TAG #47200 IN NW FC. OF TRI MAPLE.  
 29.74' W TO TAG #47200 S FC. TRI MAPLE.  
 50.64' SE. TO TAG #47200 IN SW. FACE 12" HICKORY.  
 45.51' SW TO TAG #47200 IN SE. FACE 16" PINE.

**EAST 1/4 CORNER (G-2)**  
 SECTION 4, T.7N., R.11E.  
 FOUND 1/2" BAR IN A MON BOX.  
 47.02' E TO A TAG #47200 IN N FACE TRI-WALNUT.  
 38.39' SW. TO TAG #47200 IN S. FACE 8" TREE.  
 92.55' E TO THE W FC. OF A METAL LIGHT POLE.  
 69.20' SE TO A MAG NAIL IN THE SW FC. OF A U-POLE.

**SOUTH 1/4 CORNER (F-3)**  
 SECTION 4, T.7N., R.11E.  
 FOUND 1/2" BAR IN A MON BOX.  
 55.87' N TO BOLT IN E FC. CONC. FENCE POST.  
 84.83' S TO SPK IN W FC. CORNER POST.  
 82.54' NW TO ROWE TAG IN NE FC. U POLE.  
 75.35' SE. TO SPIKE TOP OF FENCE POST.

**SOUTHWEST CORNER (E-3)**  
 SECTION 4, T.7N., R.11E.  
 FOUND 1/2" BAR.  
 65.25' NE. TO NAIL IN NW. FACE POWER LIGHT POLE.  
 67.08' NW. TO NAIL/TAG IN NE. FACE OF CUT OFF PP.  
 69.52' SW. TO NAIL/TAG IN W. FACE OF PP. #33992.  
 70.81' SE. TO NAIL/ROWE TAG IN ROUND FENCE POST.

DETAIL VIEW  
FROM SHEET 1



**IMLAY CITY ROAD (M-21)**

**R.A. DUTHLER**  
**LAND SURVEYOR LLC**

PH. (810) 724-6532  
 LANDSURVEYOR@47200.ORG  
 158 EAST THIRD STREET  
 IMLAY CITY, MI. 48444

PREPARED FOR:  
 GARY BALZAN  
 MARCH 20, 2019  
 JOB# 190213LS



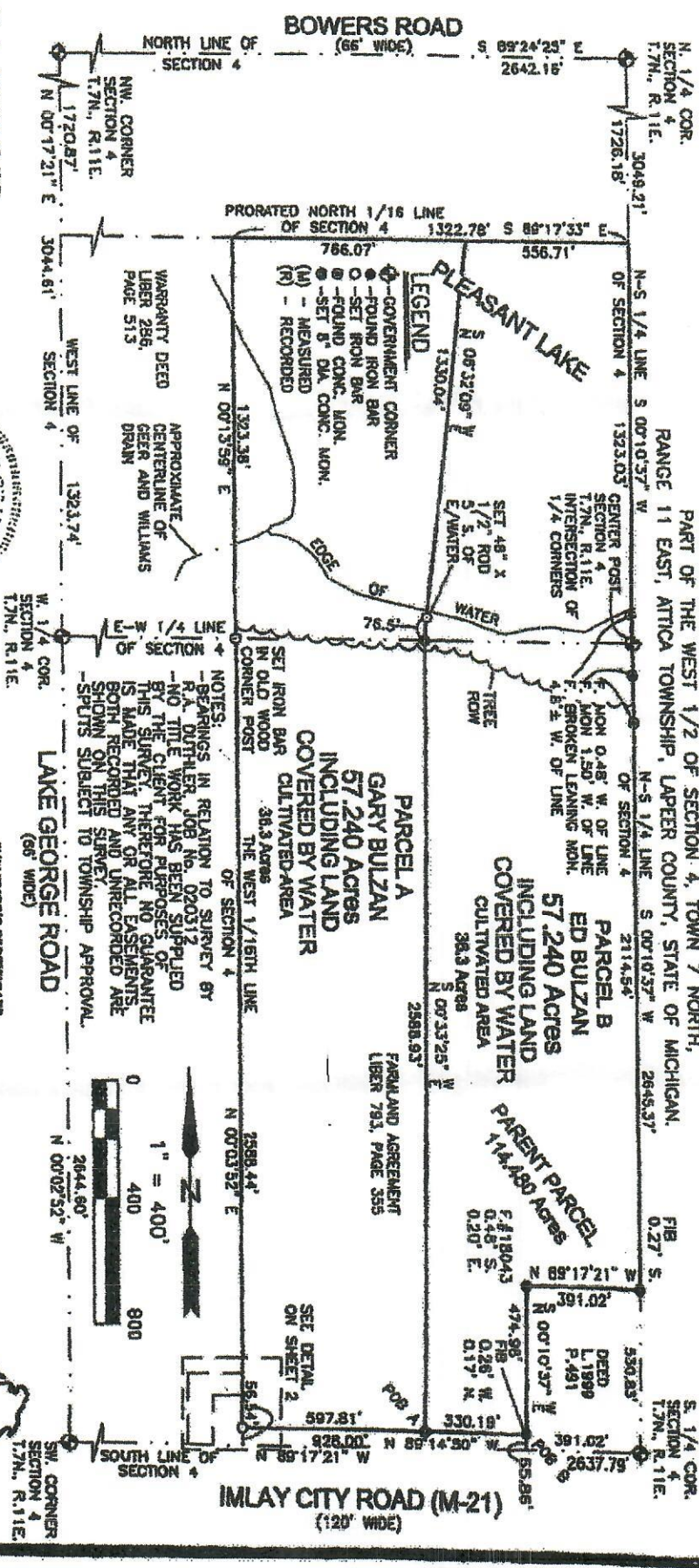
DUTHLERLANDSURVEYOR.COM

SHEET 2 OF 3

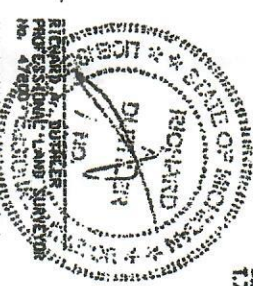


# CERTIFICATE OF SURVEY

PART OF THE WEST 1/2 OF SECTION 4, TOWN 7 NORTH,  
RANGE 11 EAST, ATTICA TOWNSHIP, LAPEER COUNTY, STATE OF MICHIGAN.



**R.A. DUTHLER**  
LAND SURVEYOR LLC  
P.H. (616) 724-8552  
LANDSURVEYOR@ATZUM.ORG  
458 EAST THIRD STREET  
MILAY CITY, MI. 48444  
PREPARED FOR:  
GARY BULZAN  
MARCH 20, 2019  
JOB# 190213LS



**SURVEYOR'S CERTIFICATE**  
I hereby certify that I have surveyed and mapped the land above plotted and/or described  
on March 13, 2019 and that the relative positional precision of each corner is within the  
limits accepted by the practice of professional surveying and complies with P.A. 132 of 1970  
as amended.



# CERTIFICATE OF SURVEY

## LEGAL DESCRIPTION: (PARENT PARCEL)

Part of the Southwest 1/4 of Section 4, Town 7 North, Range 11 East, Attica Township, Lapeer County, State of Michigan, described as: Commencing at the South 1/4 Corner of said Section 4; thence along the South line of said Section 4, N.8917'21"W., 391.02 feet; thence N.00°10'37"E., 55.86 feet to the North line of Inlay City Road (M-21) and the Point of Beginning; thence along said North right of way line, N.8914'50"W., 928.00 feet to the West 1/16th line of said Section 4; thence along said West line, N.00°03'52"E., 2588.44 feet to a point on the East-West 1/4 line of said Section 4; thence continuing along said West 1/16th line, N.00°13'59"E., 1323.38 feet to the prorated North 1/16th line of said Section 4; thence along said North 1/16th line, S.89°17'33"E., 1322.78 feet to the North-South 1/4 line; thence along said North-South 1/4 line, S.00°10'37"W., 1323.03 feet to the Center Post of said Section 4; thence continuing along said North-South 1/4 line, S.00°10'37"W., 2114.54 feet; thence N.89°17'21"W., 391.02 feet parallel with the South line of said Section 4; thence S.00°10'37"W., 474.98 feet parallel with the North-South 1/4 line of said Section 4 to the Point of Beginning and containing 114.480 acres.  
Subject to all easements, restrictions, and right of ways of record.

## LEGAL DESCRIPTION: (PARCEL B)

Part of the Southwest 1/4 of Section 4, Town 7 North, Range 11 East, Attica Township, Lapeer County, State of Michigan, described as: Commencing at the South 1/4 Corner of said Section 4; thence along the South line of said Section 4, N.8917'21"W., 391.02 feet; thence N.00°10'37"E., 55.86 feet to the North line of Inlay City Road (M-21) and the Point of Beginning; thence along said North right of way line, N.8914'50"W., 330.19 feet; thence N.00°33'25"E., 2588.93 feet to a point on the East-West 1/4 line of said Section 4; thence N.06°32'09"E., 1330.04 feet to the prorated North 1/16th line of said Section 4; thence along said North 1/16th line, S.89°17'33"E., 558.71 feet to the North-South 1/4 line; thence along said North-South 1/4 line, S.00°10'37"W., 1323.03 feet to the Center Post of said Section 4; thence continuing along said North-South 1/4 line, S.00°10'37"W., 2114.54 feet; thence N.89°17'21"W., 391.02 feet parallel with the South line of said Section 4; thence S.00°10'37"W., 474.98 feet parallel with the North-South 1/4 line of said Section 4 to the Point of Beginning and containing 57.240 acres.  
Subject to all easements, restrictions, and right of ways of record.

## LEGAL DESCRIPTION: (PARCEL A)

Part of the Southwest 1/4 of Section 4, Town 7 North, Range 11 East, Attica Township, Lapeer County, State of Michigan, described as: Commencing at the South 1/4 Corner of said Section 4; thence along the South line of said Section 4, N.8917'21"W., 391.02 feet; thence N.00°10'37"E., 55.86 feet to the North line of Inlay City Road (M-21); thence along said North right of way line, N.8914'50"W., 330.19 feet to the Point of Beginning; thence continuing along said North right of way line, N.8914'50"W., 397.81 feet to the West 1/16th line of said Section 4; thence along said West line, N.00°03'52"E., 2588.44 feet to a point on the East-West 1/4 line of said Section 4; thence continuing along said West 1/16th line, N.00°13'59"E., 1323.38 feet to the prorated North 1/16th line of said Section 4; thence along said North 1/16th line, S.89°17'33"E., 766.07 feet; thence S.06°32'09"W., 1330.04 feet to the East-West 1/4 line of said Section 4; thence S.00°33'25"W., 2588.93 feet to the Point of Beginning and containing 57.240 acres.  
Subject to all easements, restrictions, and right of ways of record.

**R.A. DUTHLER  
LAND SURVEYOR LLC**

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RICHARD A. DUTHLER  
PROFESSIONAL LAND SURVEYOR  
No. 47200



DUTHLERLANDSURVEYOR.COM

SHEET 3 OF 3