

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

CARPENTERSON RD

ROBINSON RD

WITT LAKE RD

WITT LAKE RD

WITT LAKE RD

WITT LAKE RD

WITT LAKE RD

TRACT 3
28 ACRES

T1
7 ACRES

TRACT 2
37 ACRES

TRACT 4
63 ACRES

TRACT 5
40 ACRES

SWEET LAKE RD

SWEET LAKE RD

GRAND
COURT RD

SPAD RD

TRACT MAP

Burr Oak Township • St. Joseph County

67070 Sweet Lake Road., Burr Oak, MI 49030

REAL ESTATE AUCTION TERMS

175+/- Acres Offered in 5 Tracts!

This property will be offered via a Live, Simulcast Auction on Saturday, October 24th at 10 am est. Terms & Conditions of this sale are as follows: your bid constitutes a legal offer to purchase & the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and his decision will be final. The acreages listed in this brochure & 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 Seller & the Buyer. A 2% Buyer's Premium will be added on top of the winning bid. An earnest money deposit will be due on the day of the auction with the balance due at closing. The Deposit for the Home, Tract 1, is \$10,000.00 and all other tracts will be 10% down. 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. Buyers 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) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 11, 2026. Possession of Tract 1, the home, & the woods will be at closing and possession of the tillable cropland will be subject to the current tenant's rights to the 2026 fall harvest. The sellers will retain the 2026 farm income with the buyers to receive all Income thereafter. Seller will pay the 2026 due in 2027 taxes based on the most current rate available at the time of closing with the buyer(s) to assume all taxes thereafter. Buyers are responsible for any difference or change in taxes. Real estate taxes for the entirety in '25 due in '26 were approximately \$4,394.95.

Metzger Property Services LLC, Chad Metzger, Mossy Oak Properties, Brecken Kennedy and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. Purchase is subject to approval to all requirements of the Land Division Act & Burr Oak Township. All decisions made by the auctioneer are final. Any other Real Estate Brokers must register clients 24 hours in advance of the auction & be present at all showings, & the auction if your client attends. The registration form is available on the bidding website.

Live Simulcast Auction: Saturday, October 24, 2026 • 10 am est

Open House: Monday, October 19, 2026 – 5:30-6:30 pm

www.BidMetzger.com



This is a Joint Venture with Mossy Oak Properties
~ Auction Managers: Dodie Hart, 260.463.1717, Chad Metzger & Brecken Kennedy: 260.578.7661







TRACT 1
7± ACRES



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238



EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
 ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

www.METZGERAUCTION.COM

Average Utilities

Utility	Company	Average Amount
Gas		\$
Electric	Consumers Energy	\$ 110-150
Water		\$
Septic/Sewer		\$
HOA		\$
Other		\$
Additional Notes		



St. Joseph GIS

Parcel Report: 001 033 002 01

8/5/2026
5:00:04 PM



Property Address

67070 SWEET LAKE RD
BURR OAK, MI, 49030

Owner Address

DILLIVAN JANET L
--
26193 HELEN RD
STURGIS, MI 49091

Unit:	001
Unit Name:	BURR OAK

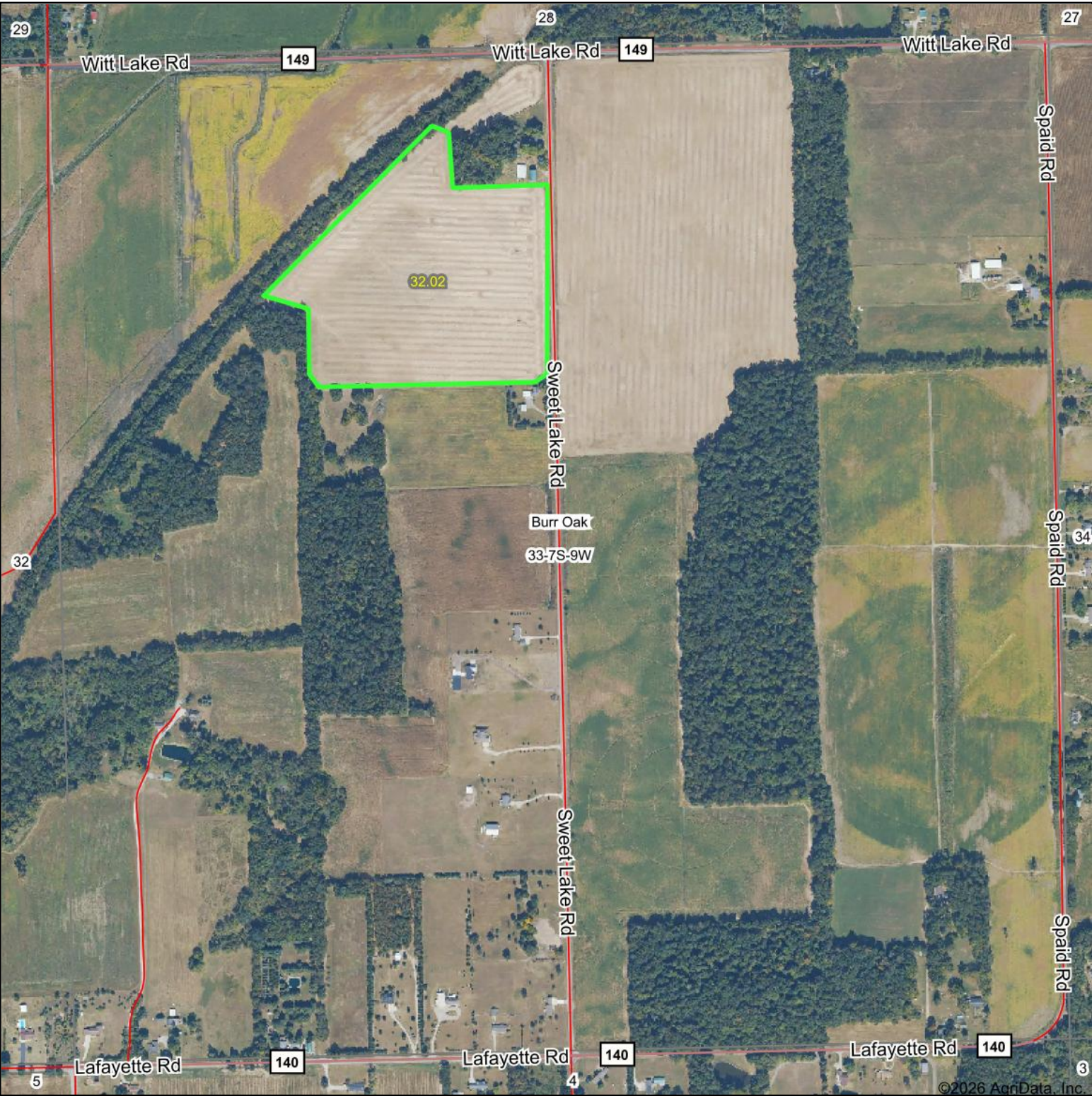
General Information for 2026 Tax Year

Parcel Number:	001 033 002 01
Property Class:	101

An aerial photograph of a large, green, open field. A bright yellow line with a black outline delineates a specific area within the field. The field is surrounded by other green fields, some with trees, and a few small buildings are visible in the distance. The sky is blue with some white clouds.

TRACT 2
37± ACRES

Aerial Map



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 41° 49' 20.6, -85° 21' 46.24

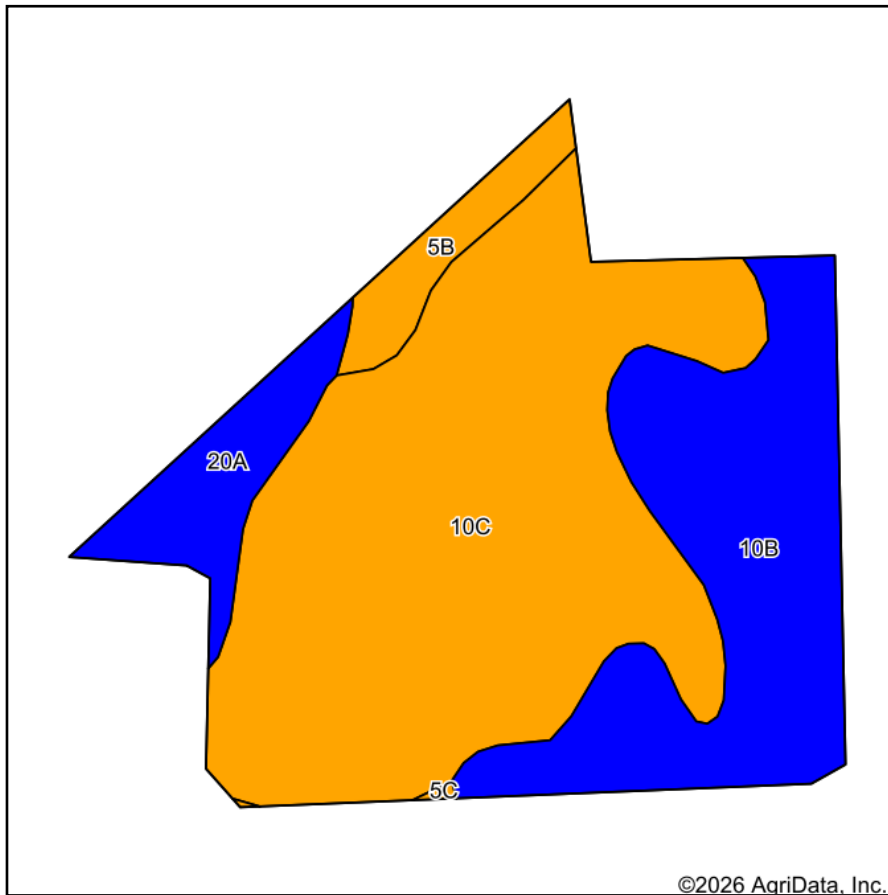
33-7S-9W
St. Joseph County
Michigan

0ft 830ft 1660ft



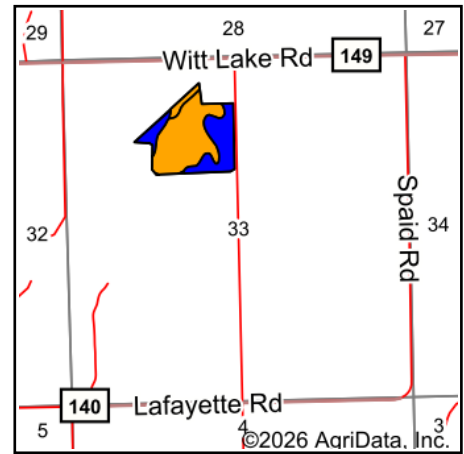
9/30/2026

Soils Map



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.



State: **Michigan**
 County: **St. Joseph**
 Location: **33-7S-9W**
 Township: **Burr Oak**
 Acres: **32.03**
 Date: **9/30/2026**

 **Metzger**
 Property Services, LLC
 Real Estate • Auctions • Appraisals

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



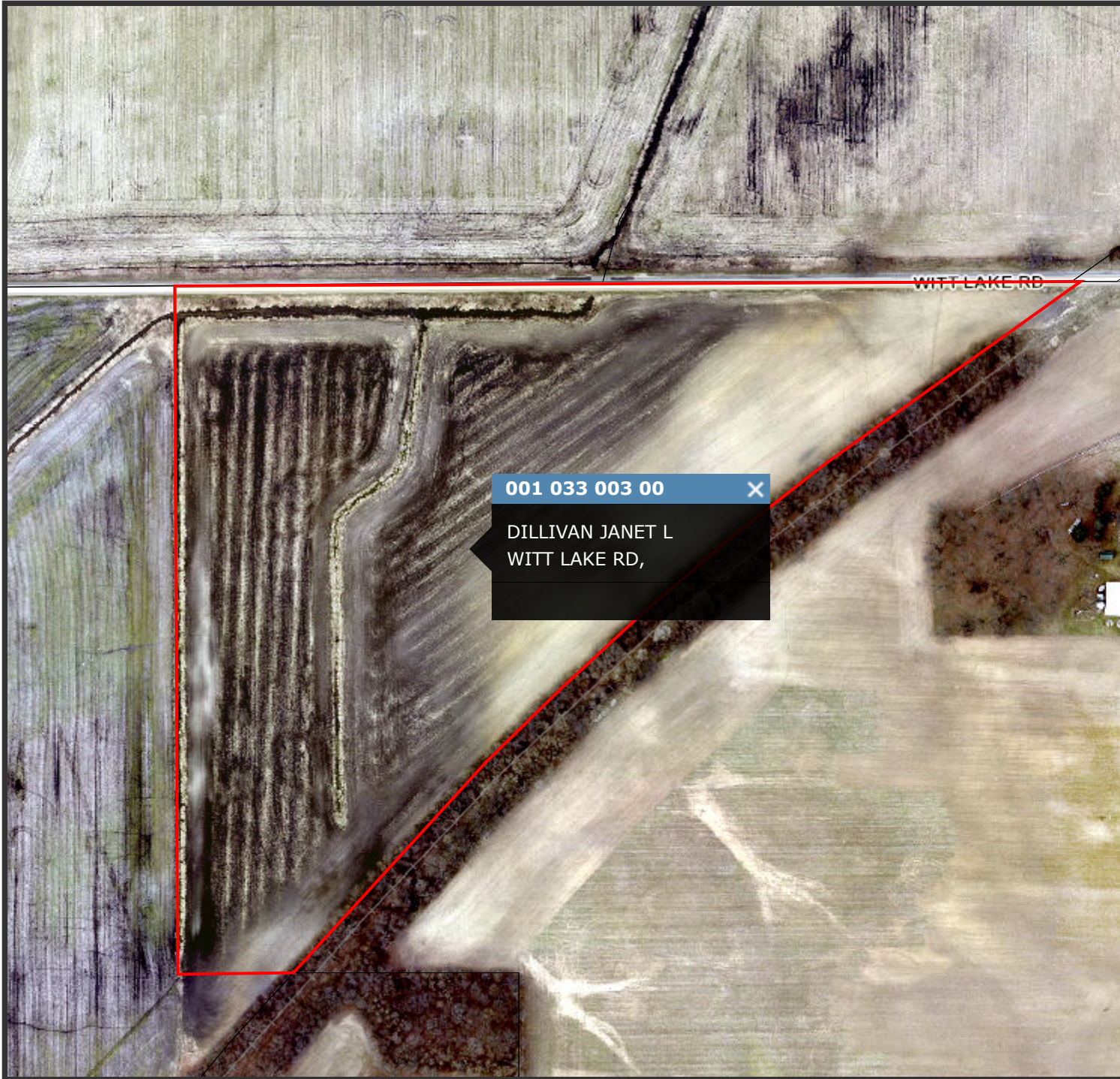
Area Symbol: MI149, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Brome grass alfalfa hay Tons	Brome grass alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons
10C	Hillsdale sandy loam, 6 to 12 percent slopes	18.99	59.3%		IIIe								
10B	Hillsdale sandy loam, 0 to 6 percent slopes	9.22	28.8%		Ile								
20A	Bronson sandy loam, 0 to 3 percent slopes	2.40	7.5%		IIIs	IIIs	4	7	2.8	6.3	100	170	
5B	Spinks loamy sand, 0 to 6 percent slopes	1.42	4.4%		IIIs	IIIs							
Weighted Average					2.64	*-	0.3	0.5	0.2	0.5	7.5	12.7	

Soils data provided by USDA and NRCS.

An aerial photograph of a rural landscape. A large, irregularly shaped tract of land is outlined in a thick, bright green line. The tract is situated in a valley, bordered by a dense line of trees on its left and a road on its right. The surrounding area consists of green fields, some with yellow patches, and a large body of water in the distance. The sky is overcast with grey clouds. The text "TRACT 3" and "28± ACRES" is overlaid on the tract in a bold, white, sans-serif font with a black outline.

TRACT 3
28± ACRES



St. Joseph GIS



Map Publication:

08/12/2026 7:29 PM



powered by
FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. St. Joseph County expresses no warranty for the information displayed on this map document.

Aerial Map



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 41° 49' 24.56, -85° 21' 50.63

33-7S-9W
St. Joseph County
Michigan

0ft 830ft 1660ft



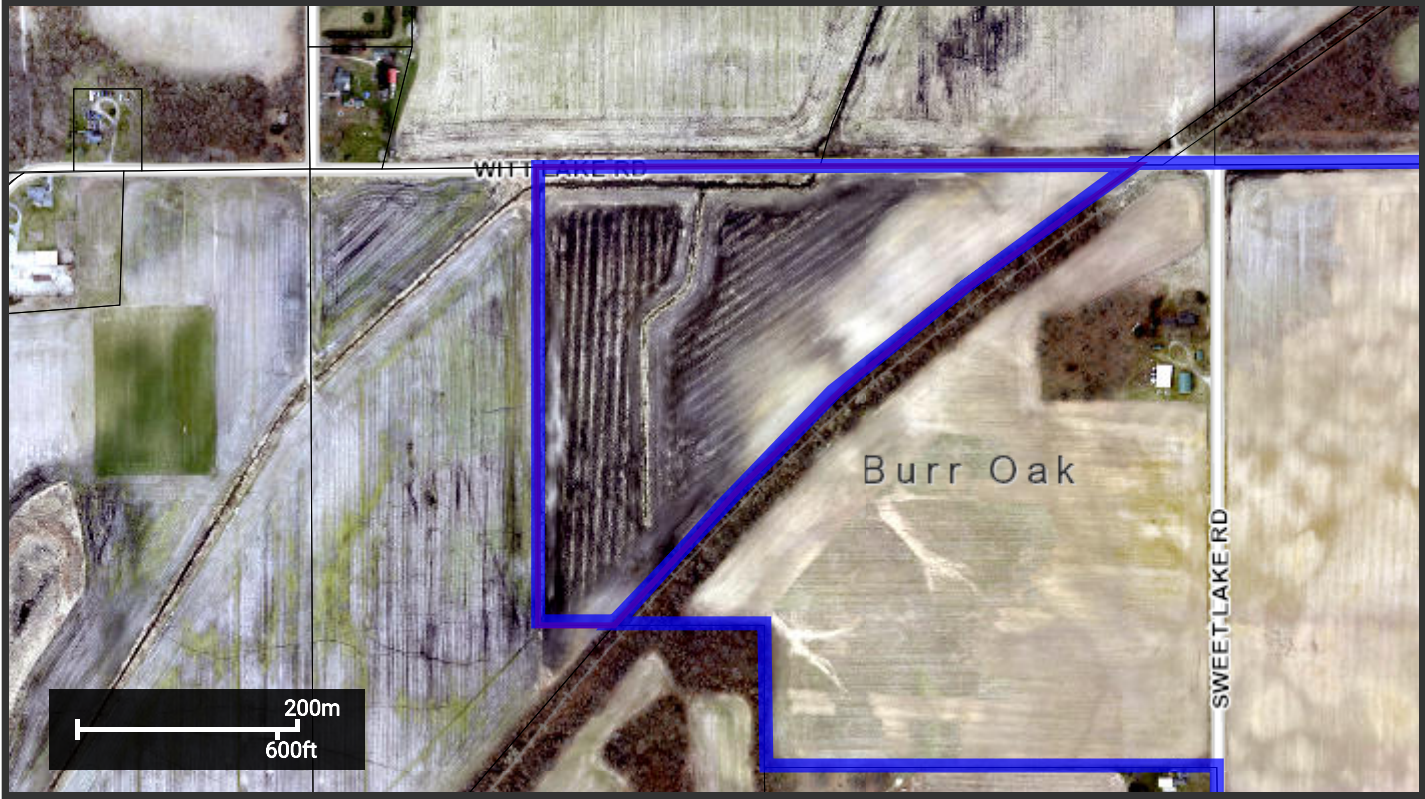
9/30/2026



St. Joseph GIS

Parcel Report: 001 033 003 00

8/5/2026
4:55:02 PM



Property Address

WITT LAKE RD

--, --, --

Owner Address

DILLIVAN JANET L

--

26193 HELEN RD

STURGIS, MI 49091

Unit: 001

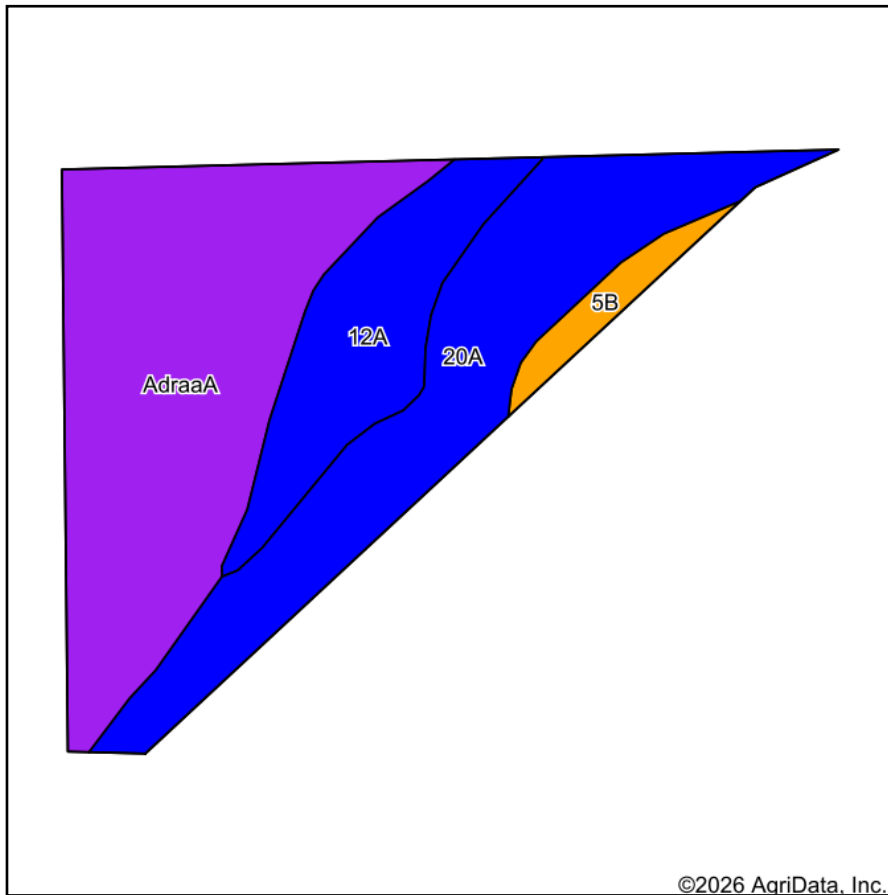
Unit Name: BURR OAK

General Information for 2026 Tax Year

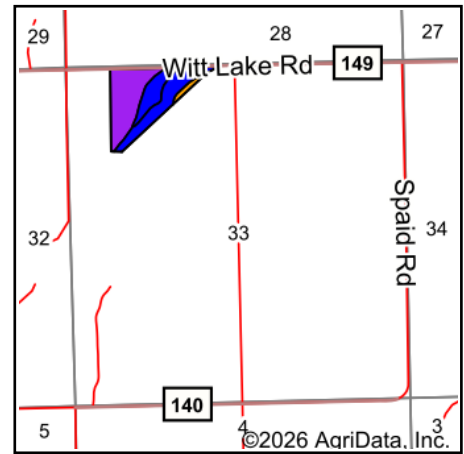
Parcel Number: 001 033 003 00

Property Class: 102

Soils Map



Soils data provided by USDA and NRCS.



State: **Michigan**
 County: **St. Joseph**
 Location: **33-7S-9W**
 Township: **Burr Oak**
 Acres: **27**
 Date: **9/30/2026**

 **Metzger**
 Property Services, LLC
 Real Estate • Auctions • Appraisals

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: MI149, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Bromegrass alfalfa hay Tons	Bromegrass alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Corn sil T
AdraaA	Adrian muck, 0 to 1 percent slopes	12.81	47.4%		Vw								
20A	Bronson sandy loam, 0 to 3 percent slopes	8.63	32.0%		IIIs	IIIs	4	7	2.8	6.3	100	170	
12A	Brady sandy loam, 0 to 2 percent slopes	4.58	17.0%		IIw		4.5		3.2		115		
5B	Spinks loamy sand, 0 to 6 percent slopes	0.98	3.6%		IIIs	IIIs							
Weighted Average					3.46	*-	2	2.2	1.4	2	51.5	54.3	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

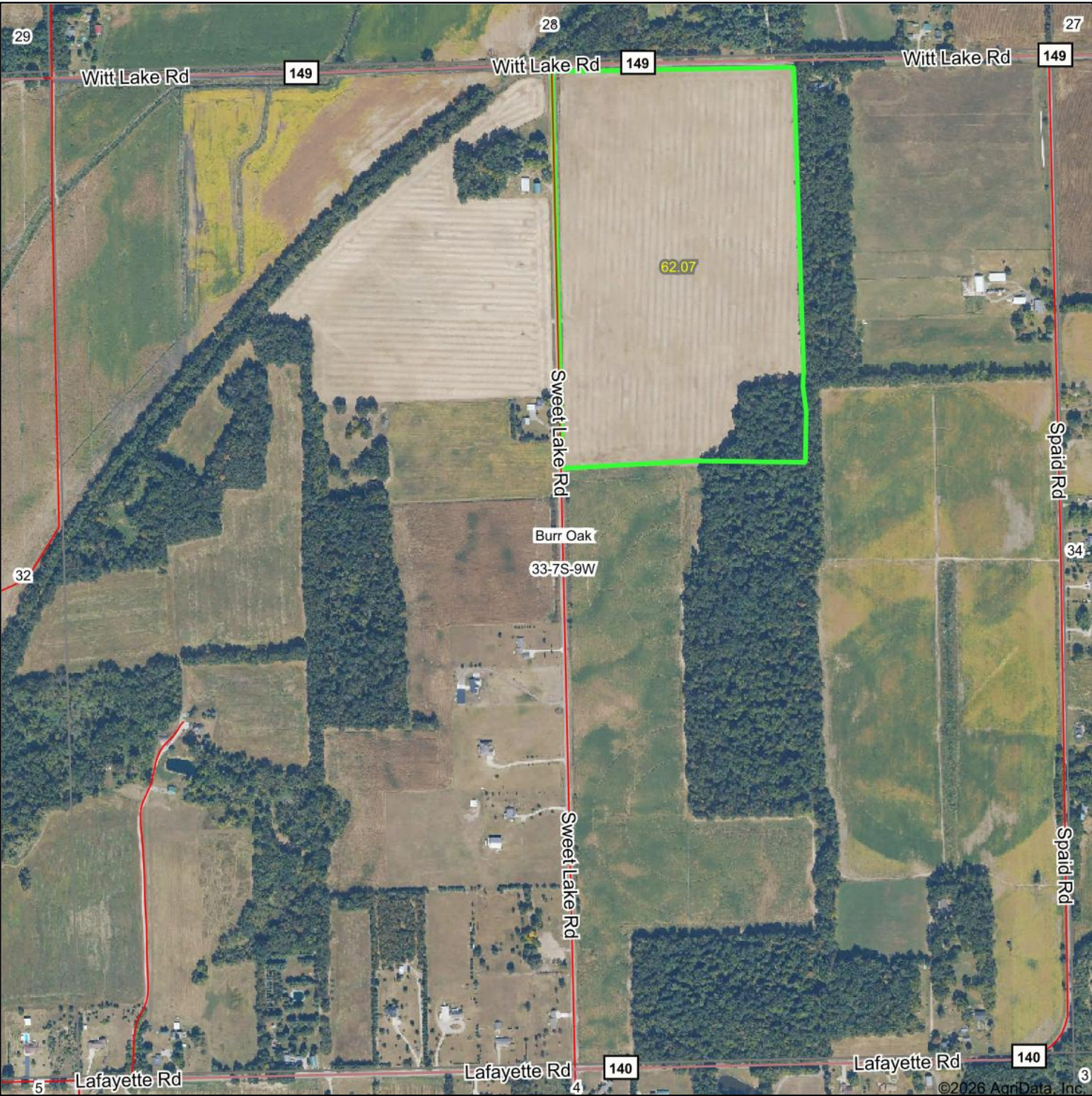
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

An aerial photograph of a large, rectangular green field, likely a pasture or agricultural land. The field is outlined by a thick yellow border. The surrounding area includes dense green forests, a road on the right, and some farm buildings in the distance. The text "TRACT 4" and "63± ACRES" is overlaid in the center of the field.

TRACT 4
63± ACRES

Aerial Map



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 41° 49' 20.43, -85° 21' 27.31

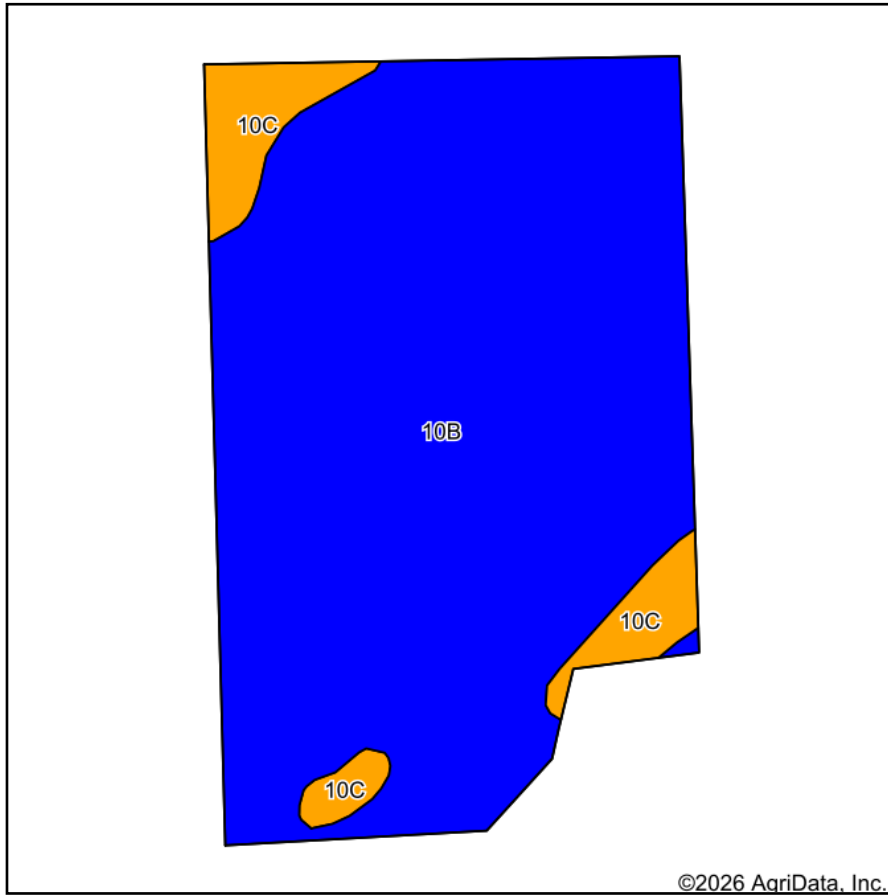
33-7S-9W
St. Joseph County
Michigan

0ft 830ft 1660ft

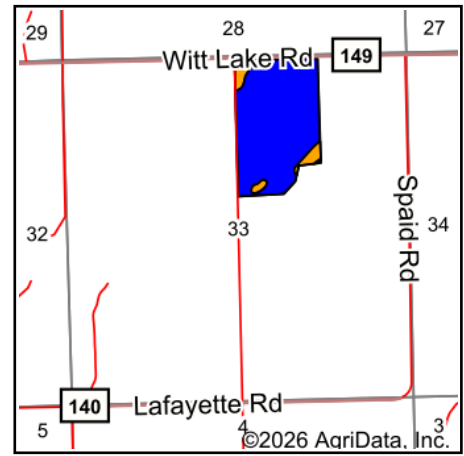


9/30/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **Michigan**
 County: **St. Joseph**
 Location: **33-7S-9W**
 Township: **Burr Oak**
 Acres: **57.55**
 Date: **9/30/2026**

 **Metzger**
 Property Services, LLC
 Real Estate • Auctions • Appraisals

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: MI149, Soil Area Version: 18

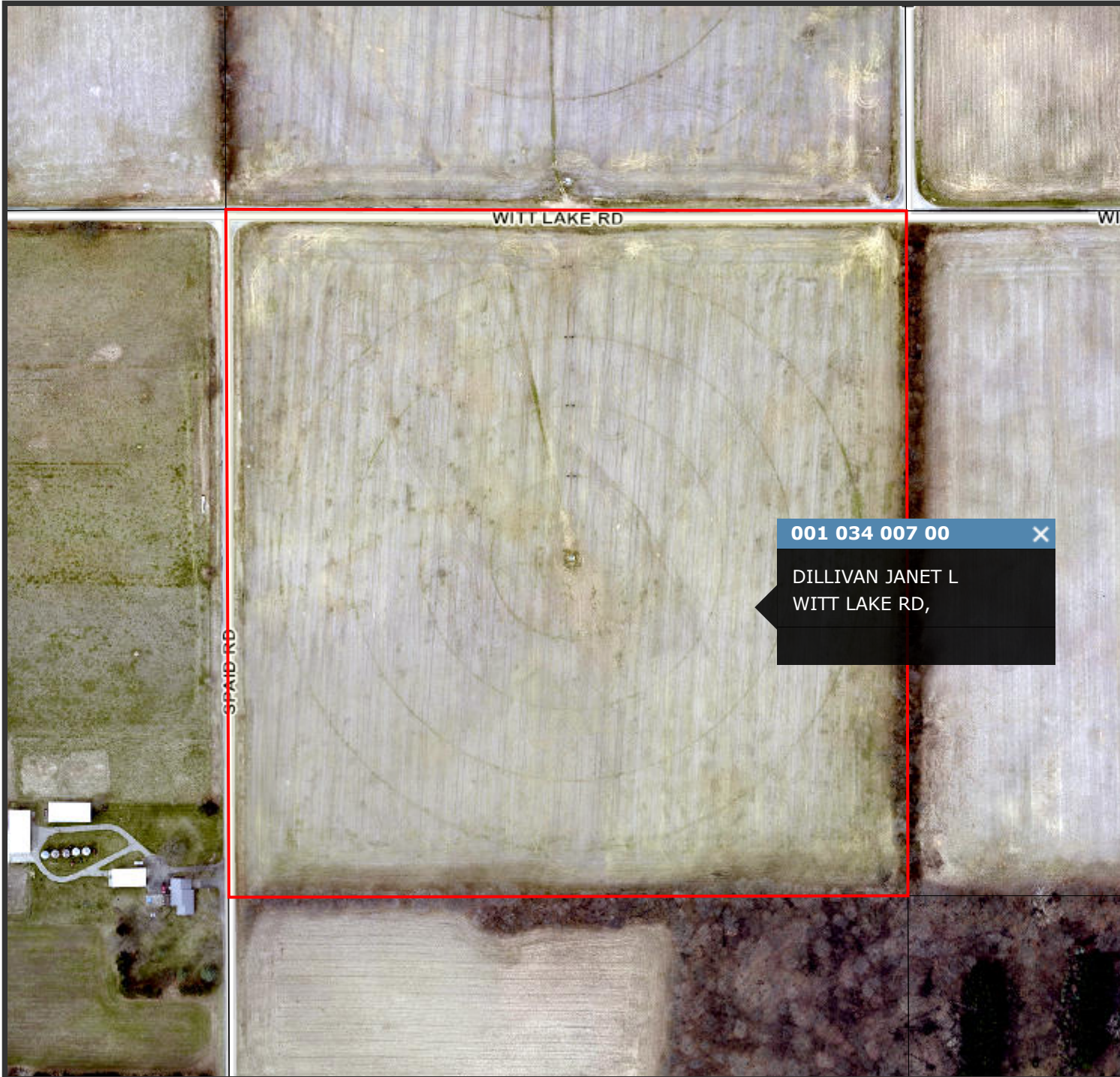
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
10B	Hillsdale sandy loam, 0 to 6 percent slopes	52.90	91.9%		Ile	38
10C	Hillsdale sandy loam, 6 to 12 percent slopes	4.65	8.1%		IIle	36
Weighted Average					2.08	*n 37.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

An aerial photograph of a large, irregularly shaped agricultural tract. The tract is outlined with a thick yellow border. It is surrounded by other fields, some of which are planted with crops like corn. In the background, there are dense forests and a few small buildings. A road runs along the right side of the tract, and a small intersection is visible at the bottom right. The sky is overcast.

TRACT 5
40± ACRES



St. Joseph GIS



Map Publication:
08/12/2026 7:34 PM



powered by
FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. St. Joseph County expresses no warranty for the information displayed on this map document.



St. Joseph GIS

Parcel Report: 001 034 007 00

8/5/2026
5:01:45 PM



Property Address

WITT LAKE RD

--, --, --

Owner Address

DILLIVAN JANET L

--

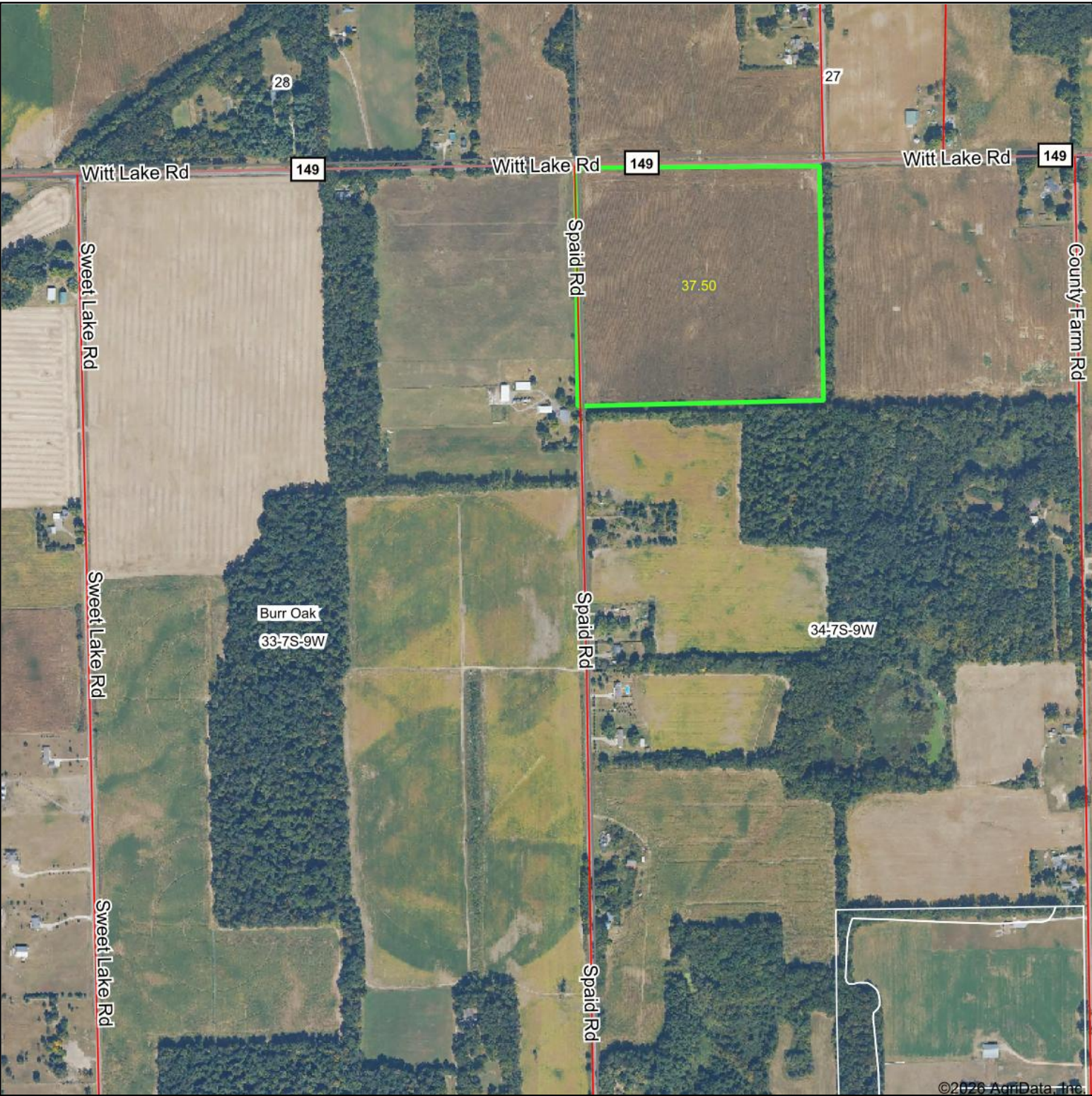
26193 HELEN RD
STURGIS, MI 49091

Unit:	001
Unit Name:	BURR OAK

General Information for 2026 Tax Year

Parcel Number:	001 034 007 00
Property Class:	102

Aerial Map



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 41° 49' 24.76, -85° 20' 52.56

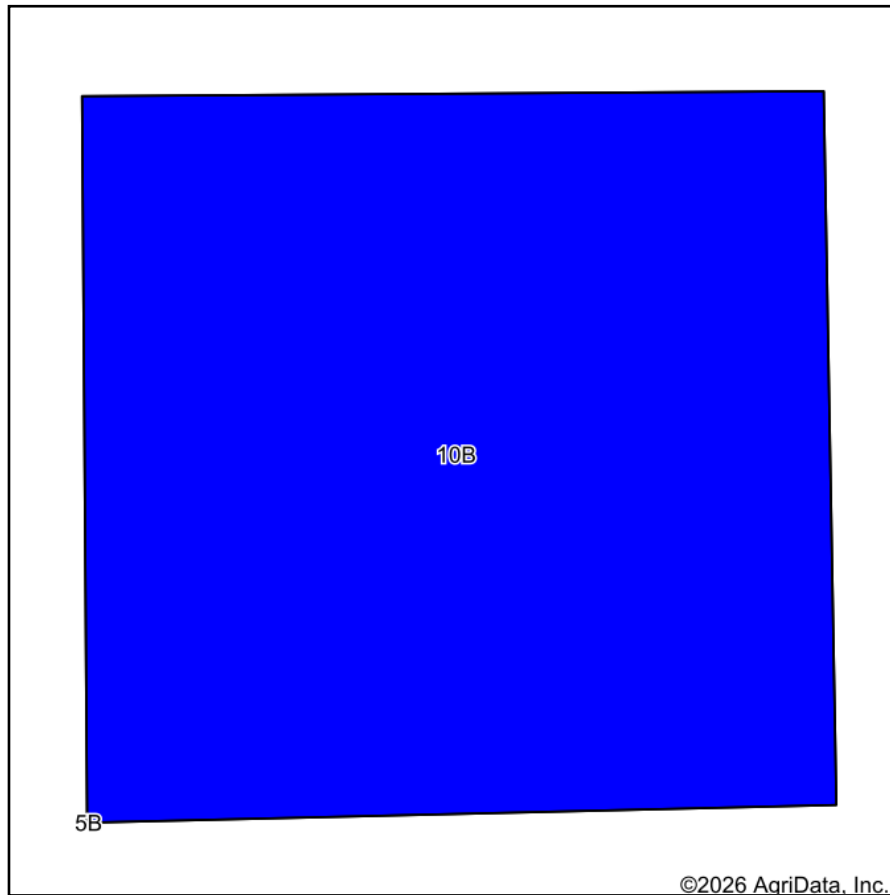
34-7S-9W
St. Joseph County
Michigan

0ft 830ft 1660ft

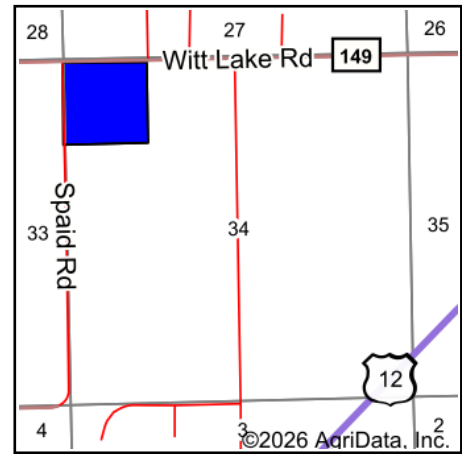


9/30/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **Michigan**
 County: **St. Joseph**
 Location: **34-7S-9W**
 Township: **Burr Oak**
 Acres: **37.5**
 Date: **9/30/2026**

 **Metzger**
 Property Services, LLC
 Real Estate • Auctions • Appraisals

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: MI149, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
10B	Hillsdale sandy loam, 0 to 6 percent slopes	37.50	100.0%		Ile					38
Weighted Average					2.00	*-	*-	*-	*-	*n 38

*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.

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**

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM