FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116. Please print or type. Attach additional sheets as needed. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:
Date Received 7/21/26.
Application No: 839

State:
Date Received
Application No:
Approved: **Rejected**

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Fanning (Last) Robert C & Sandra R (H&W) (First) (Initial)

(If morethan two see #15) Fanning (Last) Donald (First) G (Initial)

2. Mailing Address: 5400 E 750 N (Street) Howe (City) IN (State) 46746 (Zip Code)

3. Phone Number: (Area Code) (260) 562-3320

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (260) 585-0048

5. E-mail address: ppfarms5@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Branch 7. Township, City or Village: Noble Township

8. Section No. 22 Town No. 8 South Range No. 8 West

Parcel # (Tax ID): 130-022-200-003-99 (85.14 A)

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? ☒ Yes ☐ No
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (sellers):
Name: Land Contract has been paid in full Dec 2024 Hershberger Family Trust / Joni Hershberger
Address: 29821 Hackman Road (Street) Burr Oak (City) MI (State) 49030 (Zip Code)

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

☐ 2 or more persons having a joint or common interest in the land		
☐ Corporation	☑ Limited Liability Company	☐ Partnership
☐ Estate	☐ Trust	☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Robert C Fanning Title: Member

Name: Sandra R Fanning Title: Member

Name: Donald G Fanning Title: Member

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

__X__ a. 40 acres or more ——→ complete only Section 16 (a thru g);

_____ b. 5 acres or more but less than 40 acres - - - - → complete only Sections 16 and 17; or

_____ c. a specialty farm ——→ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):
Row Crops - Corn, Soybeans, Wheat
b. Total number of acres on this farm: 85.14 acres
c. Total number of acres being applied for (if different than above): _____
d. Acreage in cultivation: 82.64 ac
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
f. All other acres (swamp, woods, etc.) _____
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ___ Residence: non occupied House Barn: 1 Tool Shed: small shed
Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: old milk house // not in use
Other: (Indicate) buildings are not used except for hay storage in 1 barn

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of $200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income)**:

$_____ / _____ = $_____ **(per acre)**
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of $2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: $ _____
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 30

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)	Twin Prairie Farms LLC (Corporate Name, If Applicable)
(Co-owner, If Applicable)	Robert C Fanning (Signature of Corporate Officer)
7-20-2026 (Date)	Member (Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 7/21/26 **(Note: Local Governing Body has 45 days to take action)**

Action by Local Governing Body: Jurisdiction: Branch

☒ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected **Date of approval or rejection:** _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: $_____ is the current fair market value of the real property in this application.

Parcel Number (Tax ID): _____

II. Please verify the following:

_____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

_____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

_____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

_____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

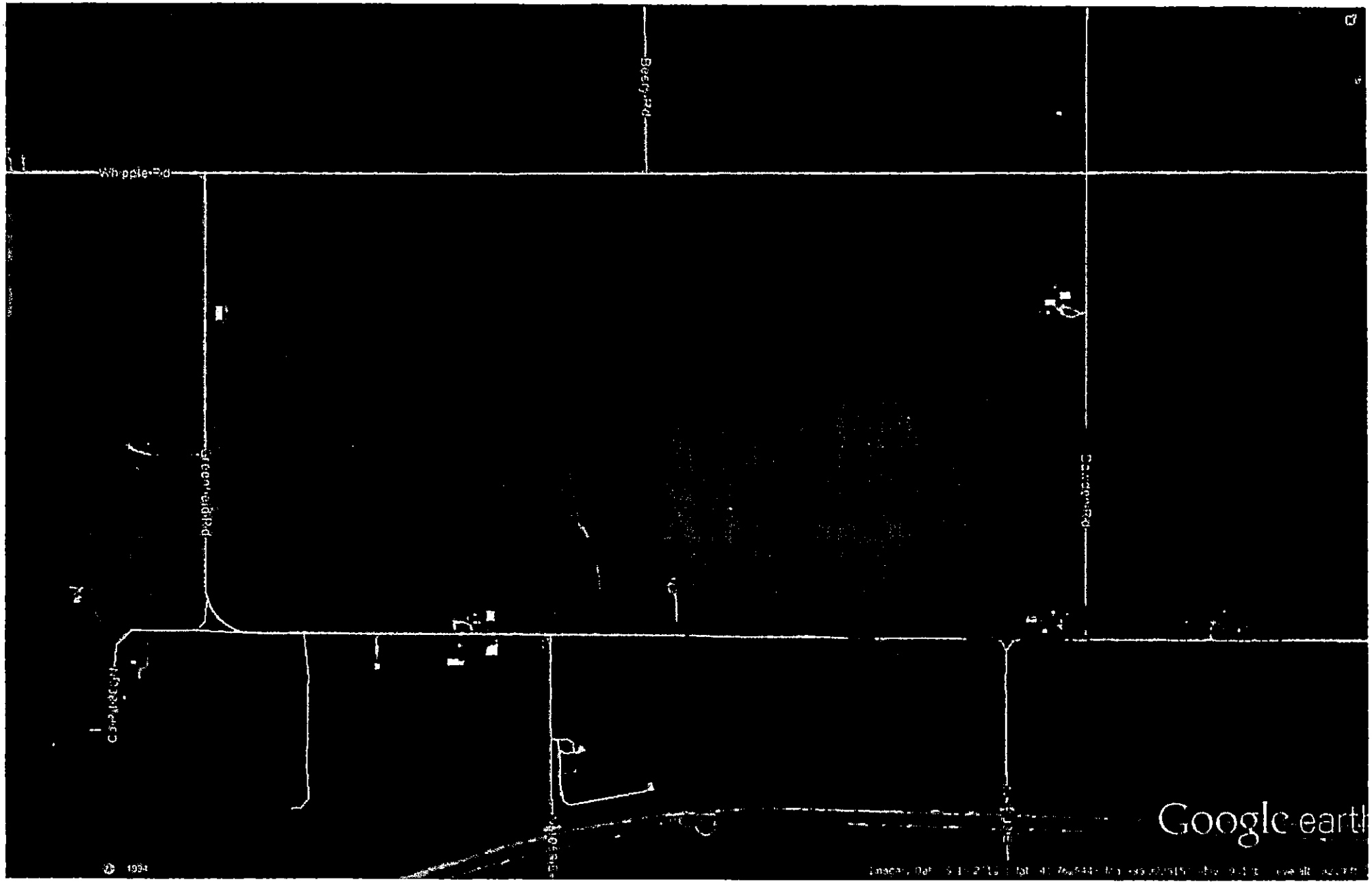
MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	**Before forwarding to State Agency, FINAL APPLICATION SHOULDINCLUDE:**
COPY SENT TO:	✓ Copy of Deed or Land Contract (most recent showing current ownership)
✓ County or Regional Planning Commission	✓ Copy of most recent Tax Bill (must include tax description of property)
✓ Conservation District	✓ Map of Farm
✓ Township (if county has zoning authority)	✓ Copy of most recent appraisal record
	___ Copy of letters from review agencies (if available)
	___ Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

original

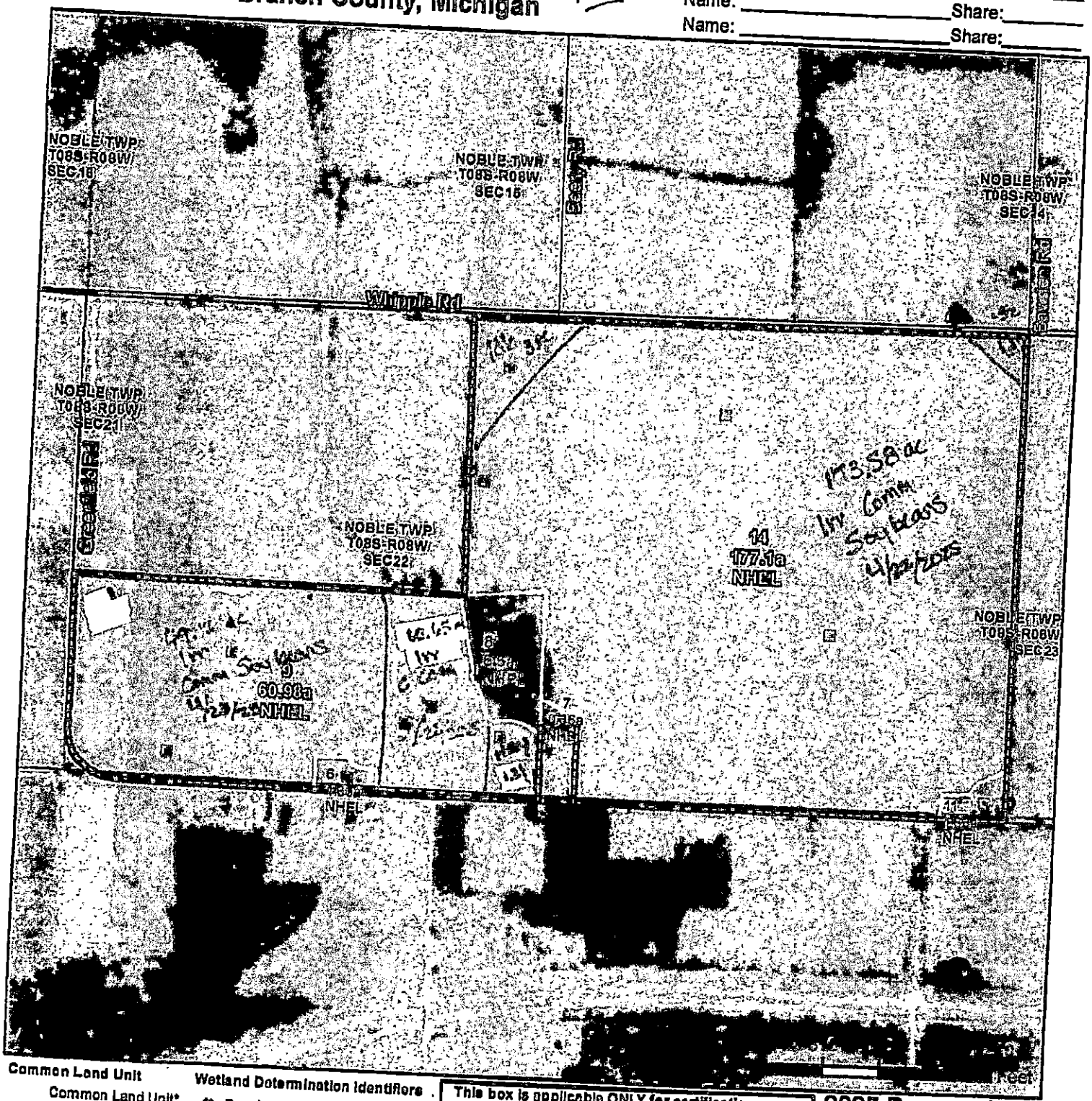

Whipple Rd
Bear Rd
Ridge Creek Dr
Cranbrook Ct
Google earth
© 1994

USDA United States Department of Agriculture

Branch County, Michigan

2025 Now

Name: _____ Share: _____
Name: _____ Share: _____
Name: _____ Share: _____



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

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern as of 4/23/25

This box is applicable ONLY for certification maps. Options only valid if checked.

☐ Shares - 100% OP

☐ Certified Organic	☐ All Crops - Non-Irrigated
☐ CORN - YEL/GR	☐ WHEAT - GR (SRW or SWW)
☐ SOYS - COM/GR	☐ ALFALFA - FG or GZ
☐ DRY BEANS - DE	☐ MIXFG - FG or GZ

2025 Program Year

CLU Date: April 23, 2025
2024 NAIP Production Imagery

Farm 9471
Tract 23616

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). *Tracts in other states will reflect NAIP 2022/2023. NAIP Early Access Production imagery has gone through an initial quality control process but may not be final.

Map of Farm with Structures and Natural Features:

A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

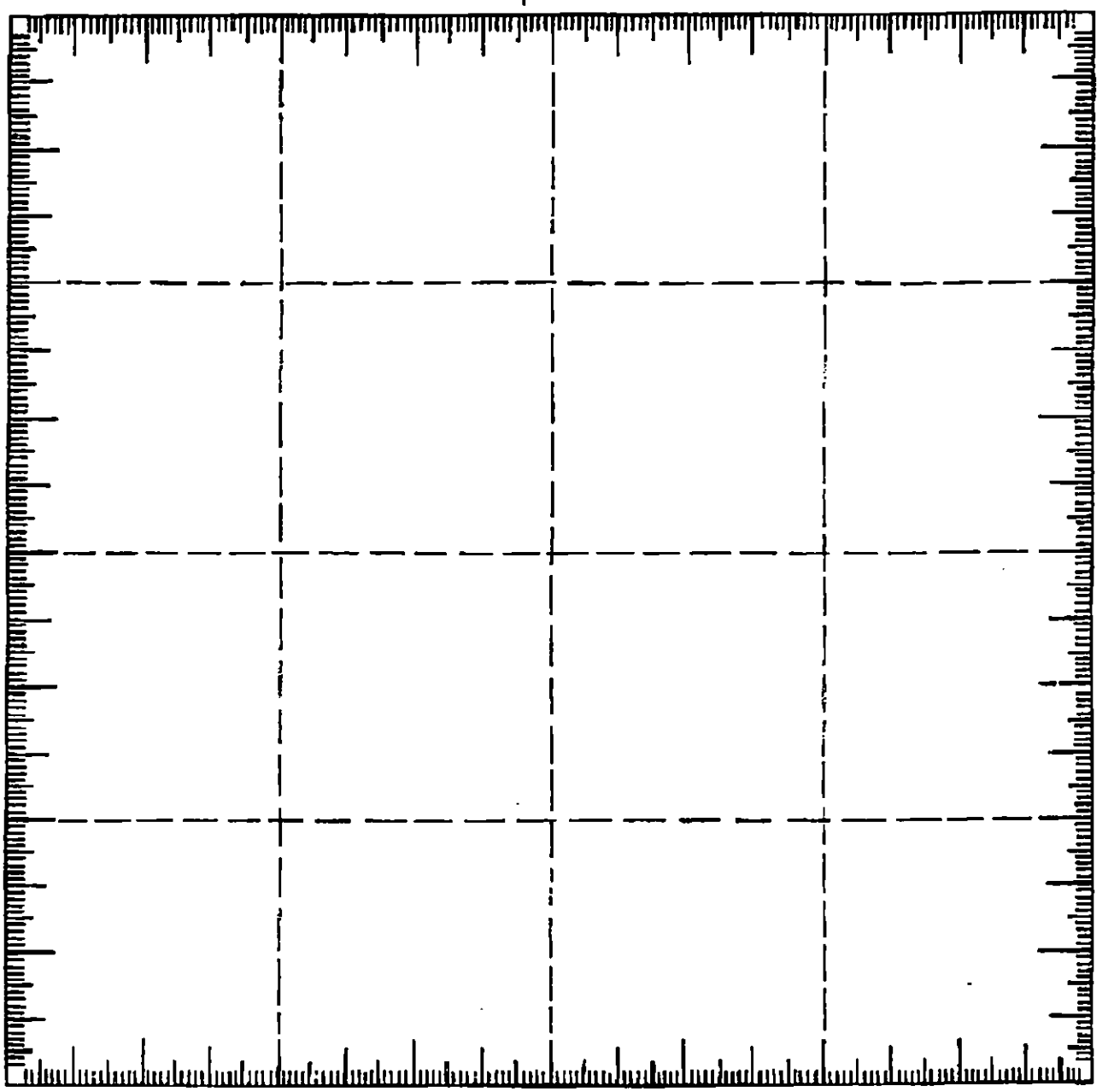
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Branch Co

Township Noble Twp

T 8S R 8W Section 22

North



ASSIGNMENT OF REAL ESTATE CONTRACT

Assignor: **PRETTY PRAIRIE FARMS, LLC**, 5400 E 750 N, Howe, IN 46746,

Assignee: **TWIN PRAIRIE FARMS, LLC**, 5400 E 750 N, Howe, IN 46746.

Assignor hereby assigns to Assignee a certain Real Estate Contract, dated December 5, 2015, together with the price and upon the terms set forth therein, for the sale of real estate for described as follows:

Land situated in the township of Noble, County of Branch, State of Michigan further described as follows:

The South half of the Northeast fractional quarter of Noble Township, Section 22, Town 8 South and Range 8 West, EXCEPTING THEREFROM: All that part of the Northeast ¼ of Section 22, T8S, R8W, Noble Township, Branch County, Michigan, described as follows: Beginning at the Southwest corner of the Northeast ¼ of Section 22 and running thence N 00° 23' 02" E, along the West line of the Northeast ¼ of Section 22, 417.08 feet to a capped rebar set; thence N 81° 53' 52" E 205.55 feet to a capped rebar set; thence S 00° 07' 19" E 448.93 feet to the Indiana-Michigan State Line; thence N 89° 12' 02" W, along the State Line, 207.27 feet to the point of beginning.

Tax Parcel No. 130-022-200-003-99

FURTHER, The Assignee agrees to pay the purchase price, and will observe and perform all the terms, conditions, and stipulations in the Real Estate Contract which are to be observed and performed by the Assignor, and will hold harmless and indemnify the Assignor against all claims, demands, and actions by reason of the failure of the Assignee to observe and perform the Real Estate Contract.

For consideration of One and No ($1.00) Dollar.

PRETTY PRAIRIE FARMS, LLC

By: Robert C. Fanning
Robert C. Fanning
Its: Member

STATE OF MICHIGAN)
) SS:
COUNTY OF ST. JOSEPH)

The foregoing instrument was acknowledged before me in St. Joseph County, Michigan, on June 22, 2020, by Pretty Prairie Farms, LLC, by Robert C. Fanning, its duly authorized agent.

Keely A Beemer
Keely A. Beemer, Notary Public
Branch County, Michigan
My commission expires: 06/30/2021
Acting in St. Joseph County, Michigan

TWIN PRAIRIE FARMS, LLC

By: Robert C. Fanning
Robert C. Fanning
Its: Member

STATE OF MICHIGAN)
) SS:
COUNTY OF ST. JOSEPH)

The foregoing instrument was acknowledged before me in St. Joseph County, Michigan, on June 22, 2020, by Twin Prairie Farms, LLC, by Robert C. Fanning, its duly authorized agent.

Keely A Beemer
Keely A. Beemer, Notary Public
Branch County, Michigan
My commission expires: 06/30/2021
Acting in St. Joseph County, Michigan

Prepared in the Law Offices of:
BIRD, SCHESKE, REED & BEEMER, PC
By: Attorney Keely A. Beemer (P79460)
227 W. Chicago Road
Sturgis, MI 49091
(269) 651-2445

COPY

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 5th day of DECEMBER 2015, by and between JONI R. HERSHBERGER and IDA D. HERSHBERGER, Trustees of The Joni and Ida Hershberger Family Trust dated February 22, 2014, 902 Greenfield Road, Bronson, MI 49028, (hereinafter referred to as Seller), and PRETTY PRAIRIE FARMS, LLC, 5400 E. 750 N., Howe, IN 46746 (hereinafter referred to as Buyer),

WITNESSETH THAT, the parties hereto agree as follows:

Seller hereby sells to Buyer and Buyer hereby purchases from Seller, the following described property located in the Township of Noble, County of Branch, State of Michigan, (hereinafter referred to as Real Estate):

The South half of the Northeast fractional quarter of Noble Township, Section 22, Town 8 South and Range 8 West, EXCEPTING THEREFROM: All that part of the Northeast ¼ of Section 22, T8S, R8W, Noble Township, Branch County, Michigan, described as follows: Beginning at the Southwest corner of the Northeast ¼ of Section 22 and running thence N 00 deg. 23'02" E, along the West line of the Northeast ¼ of Section 22, 417.08 feet to a capped rebar set; thence N 81 deg. 53'52" E 205.55 feet to a capped rebar set; thence S 00 deg. 07'19" E 448.93 feet to the Indiana-Michigan State Line; thence N 89 deg. 12'02" W, along the State Line, 207.27 feet to the point of beginning.

Subject to easements, restrictions, and rights of way of record.

UPON THE following terms and conditions:

1. PURCHASE PRICE AND MANNER OF PAYMENT:

(a) The purchase price of said real estate shall be the sum of Six Hundred Eighty Thousand and 00/100 Dollars ($680,000.00) without relief from valuation and appraisement laws, and with attorney's fees in event of default.

(b) The purchase price shall be paid in the following manner:

(1) A total down payment being the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00) (which includes a $10,000.00 earnest money deposit), shall be applied to purchase the residential property, including house and outbuildings, located upon the real estate, which consists of approximately 4 acres of residential property, the receipt and sufficiency of such sum being hereby acknowledged by the Seller.

(2) The remaining unpaid balance of Five Hundred Ten Thousand and 00/100 Dollars ($510,000.00) shall be paid in a period of ten (10) years, , in equal annual installments of Fifty-one Thousand and 00/100 Dollars ($51,000.00), plus interest, commencing DECEMBER 5th

201 5, and continuing until Dec. 5th, 2025, when the entire unpaid balance of principal and interest shall become due and payable in full, without further notice and/or demand.

(b) Interest shall accrue at the rate of four percent (4%) per annum, commencing as of date of execution hereof.

(c) All payments upon said Real Estate Contract shall be paid to Seller, at their address.

(d) Buyer may prepay any or all of the principal amount of the purchase price at any time.

(e) There shall be a late fee of five percent (5%) of the unpaid amount of the installment, assessed in the event a payment is not made within ten (10) days of the date that it is due. Said late fee shall only be assessed one time for any given payment which is not timely made.

2. TAXES, INSURANCE, LIABILITY:

Seller assumes and agrees to pay the 2015 real estate taxes; Buyer assumes and agrees to pay any and all real estate taxes becoming due and payable thereafter during its term of ownership of the above described real estate.

Buyer hereby assumes all risk, responsibility, and liability for accident, injury or damage to persons or property arising from their use and control of the real estate thereon, and shall indemnify and hold harmless the Seller from any such claim or liability. Buyer shall insure such risk by carrying liability insurance, in a satisfactory amount, insuring the Seller's liability as well as the Buyer's, and provide Seller with a copy of said insurance policy.

3. POSSESSION:

Buyer shall have full and complete possession of the farm land and irrigation system, as of the date of execution of this real estate contract. Buyer shall have full and complete possession of the residential property and 4 acres, on or before June 1st, 2016, which right shall continue so long as the Buyer complies with all terms and conditions of this Agreement.

4. EVIDENCE OF TITLE:

Buyer has received a title search on the above described real estate, showing that the Seller is the owner of merchantable title, subject only to the liens and encumbrances herein mentioned or those expressly assumed by Buyer.

5. ASSIGNMENT OF CONTRACT:

Buyer's interest in and to the real estate shall not be sold, assigned, pledged, mortgaged, or encumbered without the written consent of the Seller first obtained, which consent shall not be unreasonably withheld.

6. USE AND INSPECTION:

The real estate may not be leased, rented and/or improved, without Seller's consent, (which consent shall not be unreasonably withheld by the Seller), and the Buyer shall not commit waste upon the premises.

Until the purchase price is paid in full, Seller may enter and inspect the real estate and the improvements, at any reasonable time.

Buyer hereby agree that they have inspected the real estate and the improvements and that it is purchasing said real estate in the condition in which it now exists. Seller makes no warranty or representations as to the real estate.

7. SELLER'S REMEDIES:

Time shall be of the essence of this Agreement. If the Buyer fails to pay any installment of the purchase price, or fails to observe or perform any other terms of this contract, and said failure continues for a period of ten (10) days, after receipt of written notice of said failure, then Seller may at her option:

(a) Declare the unpaid balance of this contract immediately due and payable, and in such event, pursue whatever remedies, including forfeiture of all monies paid by the Buyer and any and all other legal or equitable remedies, which are available to collect the entire unpaid balance of the purchase price.

(b) The parties agree that until such time as Buyer has paid thirty-five percent (35%) of the purchase price, that the Seller shall have the right to forfeit all monies paid by the Buyer, declare the same as rent, repossess the premises, and that Buyer expressly agrees to execute a Quit-Claim Deed in the event of their default under the above circumstances. At such time as Buyer's equity equals thirty-five percent (35%) or more of the purchase price, then Seller's remedies shall include costs, attorney's fees and the reasonable expenses of repossession and re-entry of the property, regardless of which of Seller's S options or remedies are exercised.

(c) The remedies herein provided shall be cumulative and not exclusive. Failure of Seller to exercise any remedy at any time shall not operate as a waiver of the right of the Seller to exercise any remedy for the same or subsequent default at any time thereafter. Enforcement of these remedies shall not bar Seller's right to recover damages for unlawful detention of the

real estate after default, failure to pay taxes or insurance, or for waste committed on real estate and shall include Seller's reasonable attorney's fees incurred in enforcing any right hereunder.

8. SELLER COVENANTS:

Upon payment by the Buyer of all amounts due and payable hereunder in full, and performances by the Buyer of all terms and conditions of this Agreement, Seller shall convey the real estate to the Buyer by general Warranty Deed, subject only to those conditions, easements, highways, rights-of-way, restrictions and limitations now of record, and those liens or acts suffered by the Buyer after the date of execution of this contract.

9. GENERAL AGREEMENT OF THE PARTIES:

Any payments made by Buyer, or debt assumed on the property to be conveyed by Seller, shall be deducted from the payments and/or price owed by Buyer to Seller.

All covenants hereof shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto. Any notice to be given hereunder shall be deemed sufficiently given when actually served upon the person to be notified and placed in an envelope properly addressed, and deposited in the United States Mail, postage prepaid, to the addresses set forth above.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this day and year first hereinabove written.

SELLER:

Joni R. Hershberger Trustee
JONI R. HERSHBERGER, TRUSTEE

Ida D. Hershberger
IDA D. HERSHBERGER, TRUSTEE Trustee

BUYER:

Robert C. Fanning
PRETTY PRAIRIE FARMS, LLC
BY: Robert C. Fanning

STATE OF INDIANA, COUNTY OF LAGRANGE, SS:

Before me, a Notary Public in and for said County and State, personally appeared, JONI R. HERSHBERGER and IDA D. HERSHBERGER, Trustees of The Joni and Ida Hershberger Family Trust dated February 22, 2014, as Seller, and PRETTY PRAIRIE FARMS, LLC, by Robert C. Fanning, as Buyer, who acknowledged the execution of the foregoing agreement as their voluntary act and deed.

Dated this 5th day of DECEMBER, 2015.

My Commission Expires:

9/2/2023

Notary Public
FREDRICK J. HARTZ

Residing in LAGRANGE Co., IN

This Instrument prepared by Fredrick J. Hartz, Attorney at Law, 207 W. Michigan Street., LaGrange, IN 46761 Attorney no. 7566-44

Written Title Search

Performed By:
Branch County Abstract & Title, Inc.
22 Tibbits Plaza
Coldwater, MI 49036
(517) 278-6960 Fax: (517) 279-7919

Order Number: 51072

Effective Date: 10/30/2015 at 5:00 PM

Description of Real Estate

Land in the Township of Noble, Branch County, Michigan.

The South half of the Northeast fractional quarter of Noble Township, Section 22, Town 8 South and Range 8 West, EXCEPTING THEREFROM: All that part of the Northeast 1/4 of Section 22, T8S, R8W, Noble Township, Branch County, Michigan, described as follows: Beginning at the Southwest corner of the Northeast 1/4 of Section 22 and running thence N00°23'02"E, along the West line of the Northeast 1/4 of Section 22, 417.08 feet to a capped rebar set; thence N81°53'52"E 205.55 feet to a capped rebar set; thence S00°07'19"E 448.93 feet to the Indiana-Michigan State Line; thence N89°12'02"W, along the State Line, 207.27 feet to the point of beginning.

Owners, Encumbrances, Exceptions To Title, And Any Unpaid Taxes

Owner:
Joni R. Hershberger and Ida D. Hershberger, or their successors, Trustees of The Joni and Ida Hershberger Family Trust dated February 22, 2014

GRANTOR IN LAST RECORDED DEED: Joni R. Hershberger and Ida D. Hershberger, husband and wife, and David Hershberger and Barbara Hershberger, husband and wife by a QuitClaim Deed dated February 11, 2014 and recorded February 11, 2014 in Document Number 2014-00704 Branch County Records.

Mortgage for the sum of $131,000.00 executed by David Hershberger and Barbara Hershberger, husband and wife & Joni R. Hershberger & Ida D. Hershberger, husband and wife to Oak Mortgage, LLC, dated August 29, 2012 and recorded September 5, 2012 in Document Number: 2012-06010, Branch County Records.

Partial Release of Mortgage (for the exception) recorded January 29, 2013 in Document Number 2013-00653 Branch County Records.

We have checked for State and Federal Tax Liens and found none recorded against:

Joni R. Hershberger
Ida D. Hershberger

Written Title Search

Performed By:
Branch County Abstract & Title, Inc.
22 Tibbits Plaza
Coldwater, MI 49036
(517) 278-6960 Fax: (517) 279-7919

Order Number: 51072

Effective Date: 10/30/2015 at 5:00 PM

Tax Code Number: 12-130-022-200-003-99

2014 Winter Taxes are paid. (amount $1,969.28)
2015 Summer Taxes are paid. (amount $1,431.58)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: none

2015 Tax Value: $131,777.00
2015 Sev's: $194,537.00

Principal Residence Exemption - 100%, (Property Class - Agricultural Improved) per 2015 Tax Records (subject to change at anytime)

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ABOVE INCLUDES INSTRUMENTS AND PROCEEDINGS RECORDED DURING THE PERIOD COVERED BY THIS SEARCH.

BRANCH COUNTY ABSTRACT & TITLE, INC.

Callie Birdl
Authorized Signatory

BRANCH COUNTY, MICHIGAN - 2026 Summer

130-022-200-003-99
Bill #

NOBLE TOWNSHIP
RYAN MCFALL - TREASURER
1024 WHIPPLE RD
BRONSON, MI 49028

TWIN PRAIRIE FARMS, LLC
Property Address:
902 GREENFIELD RD

TOTAL TAX DUE:	$2,450.32
Due Date	September 14, 2026

130-022-200-003-99

TWIN PRAIRIE FARMS, LLC
5400 E 750
HOWE IN 46746

Make Check Payable To: NOBLE TOWNSHIP
Amount Remitted: $_____

130-022-200-003-99

TREASURER'S COPY (Please cut along dotted line and return top portion with payment)

TAXPAYER'S COPY (Please retain this portion for your record)

Parcel Nbr: 130-022-200-003-99

Property Assessed To:
TWIN PRAIRIE FARMS, LLC
5400 E 750
HOWE, IN 46746

Property Address: NOBLE TOWNSHIP
902 GREENFIELD RD
BRONSON, MI 49028

Property Class: 101
School District: 12020
Acres: 85.14

One mil equals $1.00 of tax per $1,000 of taxable value.

TAX DESCRIPTION	MILLAGE	AMOUNT
COUNTY ALLOCATED	4.64560	1,058.70
STATE EDUCATION	6.00000	1,367.36
Total Tax	10.64560	$2,426.06
Administration Fee		$24.26
PREV. PAYMENTS		0.00
TOTAL AMOUNT DUE		$2,450.32

TAX BASE VALUES

Taxable Value: $227,894
State Equalized: $368,529
Assessed Value: $368,529
Principal Residence: $227,894
% Declared Exempt: 100.0000% Qualified Ag

DESCRIPTION OF LANDS OR PERSONAL PROPERTY

S 1/2 OF NE 1/4 FR EXC A PAR BEG AT THE SW COR OF THE NE 1/4 RUNNING TH N00DEG 23MIN 02SEC E ALG THE W LI OF THE NE 1/4 OF SEC 417.08FT TO A CAPPED REBAR TH N81DEG 53MIN 52SEC E 205.55FT TO A CAPPED REBAR TH S00DEG 07MIN 19SEC E 448.93FT TO THE INDIANA/MICHIGAN LI TH N89DEG 12MIN 02SEC W ALG THE STATE LINE 207.27FT TO POB SEC 22 T8S R6W NEW FOR 2013 OUT OF 022-200-003-00 PART OF

Joni H
Pipp East

OPERATING FISCAL YEARS

School: 7/1 - 6/30
State Ed Tax: 10/1 - 9/30
County: 1/1 - 12/31
Twp: 4/1 - 3/31

TAX COLLECTION INFORMATION

Summer taxes are due and payable July thru September 14, 2026 wihout penalty. As of September 15, 2026 interest of 1% per month or partial month will be added BUT taxes are still due to local treasurers. STARTING March 1, 2027 any unpaid tax will be turned over to the Branch County Treasurer for collection and there will be interest of 1% per month and admin fee of 4% ($1 min) added.

PROBLEMS WITH NAME, ADDRESS, OR DESCRIPTION?

Please contact the following:

KAREN SMITH - ASSESSOR
(517)369-9124

Noble Township Summer Collection Hours: I am available most Saturdays, however, please message me prior to driving over. The best and quickest way to reach me and have a response is by email: NobleTreasurer130@outlook.com. Email responses are typically sent within 48 hours. If email is not possible, please call or text me at 269-858-5534. My voicemail is the default greeting, you will need to leave your name, phone number and reason for calling. I will also be available September 14th from 9 am to 5 pm.

BRANCH COUNTY PLANNING COMMISSION

31 DIVISION ST
COLDWATER, MI. 49036

RE: Parcel ID 12-130-022-200-003-99
85.14 Acres
PA 116 application 839 & 840
Noble Township
Robert C and Sandra R Fanning
Donald Fanning

August 07, 2026

The Branch County Planning Commission only meets every quarter. Our next meeting is September 02, 2026. So, the 30 days for review will have passed before the next meeting, however, the applications was sent to our members for comment so that we could get back to you.

The application appears to be filled out correctly and falls within the PA 116 guidelines.

If you have any questions, concerns or need anything else from the Branch County Planning Commission, please do not hesitate to contact us at the above address.

Sincerely

Debbie Lounds Bowers, Chairman

Michigan Department of Agriculture

FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116. Please print or type. Attach additional sheets as needed. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:
Date Received 7/21/26.
Application No: 840

State:
Date Received _____
Application No: _____
Approved: _____ **Rejected** _____

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Fanning, Robert C & Sandra R (H&W)
   Last First Initial

   (If morethan two see #15) Fanning Donald G
   Last First Initial

2. Mailing Address: 5400 E 750 N Howe IN 46746
   Street City State Zip Code

3. Phone Number: (Area Code) (206) 562-3320

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (260) 585-0048

5. E-mail address: ppfarms5@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Branch 7. Township, City or Village: Noble Township

8. Section No. 22 Town No. 8 South Range No. 8 West

Parcel # (Tax ID): 130-022-200-002-00 (20 A)

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? ☐ Yes ☒ No
    If "Yes", please explain circumstances: _____
12. Does the applicant own the mineral rights? ☒ Yes ☐ No
    If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
    Indicate who owns or is leasing rights if other than the applicant: _____
    Name the types of mineral(s) involved: _____
13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____
14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor(sellers):
    Name: _____
    Address: _____
    Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

_____ _____
Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

☐ 2 or more persons having a joint or common interest in the land
☐ Corporation ☑ Limited Liability Company ☐ Partnership
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Robert C Fanning Title: Member

Name: Sandra R Fanning Title: Member

Name: Donald G Fanning Title: Member

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

____ a. 40 acres or more ——→ complete only Section 16 (a thru g);

_X_ b. 5 acres or more but less than 40 acres ——→ complete only Sections 16 and 17; or

____ c. a specialty farm ——→ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):
Row Crops - Corn, Soybeans, Wheat
b. Total number of acres on this farm: 20 ac bare land (part of a 170 ac field)
c. Total number of acres being applied for (if different than above): _____
d. Acreage in cultivation: 20 all tillable
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
f. All other acres (swamp, woods, etc.) _____
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings___ Residence: _____ Barn: _____ Tool Shed: _____
Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____
Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of $200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income)**:

$ 30,955 / 20 = $ 1547.75 (per acre)
total income / total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of $2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: $ _____
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years): 30

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)	Twin Prairie Farms LLC (Corporate Name, If Applicable)
(Co-owner, If Applicable)	Robert C. Fanning Robert C Fanning (Signature of Corporate Officer)
7-20-2026 (Date)	Member (Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 7/21/26 **(Note: Local Governing Body has 45 days to take action)**

Action by Local Governing Body: Jurisdiction: Branch.

☒ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected **Date of approval or rejection:** _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: $_____ is the current fair market value of the real property in this application.

Parcel Number (Tax ID): _____

II. Please verify the following:

✓ Upon filing an application, clerk issues receipt to the landowner indicating date received.

✓ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

_____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

_____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	**Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:**
COPY SENT TO:	✓ Copy of Deed or Land Contract (most recent showing current ownership)
✓ County or Regional Planning Commission	✓ Copy of most recent Tax Bill (must include tax description of property)
✓ Conservation District	✓ Map of Farm
✓ Township (if county has zoning authority)	✓ Copy of most recent appraisal record
	___ Copy of letters from review agencies (if available)
	___ Any other applicable documents

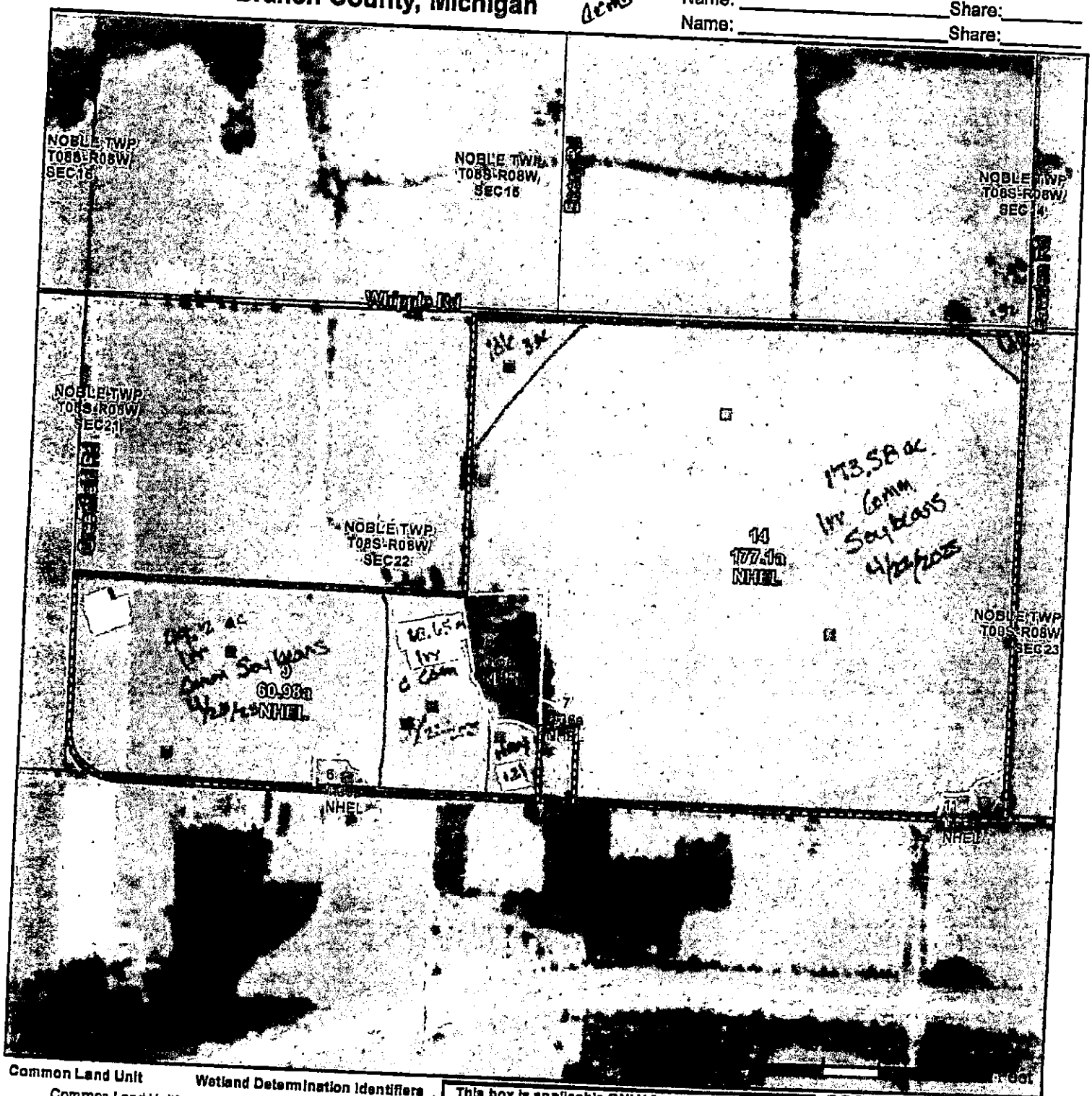
Questions? Please call Farmland Preservation at 517-284-5663

USDA United States Department of Agriculture

Branch County, Michigan

2025 New Combined

Name: _____ Share: _____
Name: _____ Share: _____
Name: _____ Share: _____



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

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern as of 4/23/25

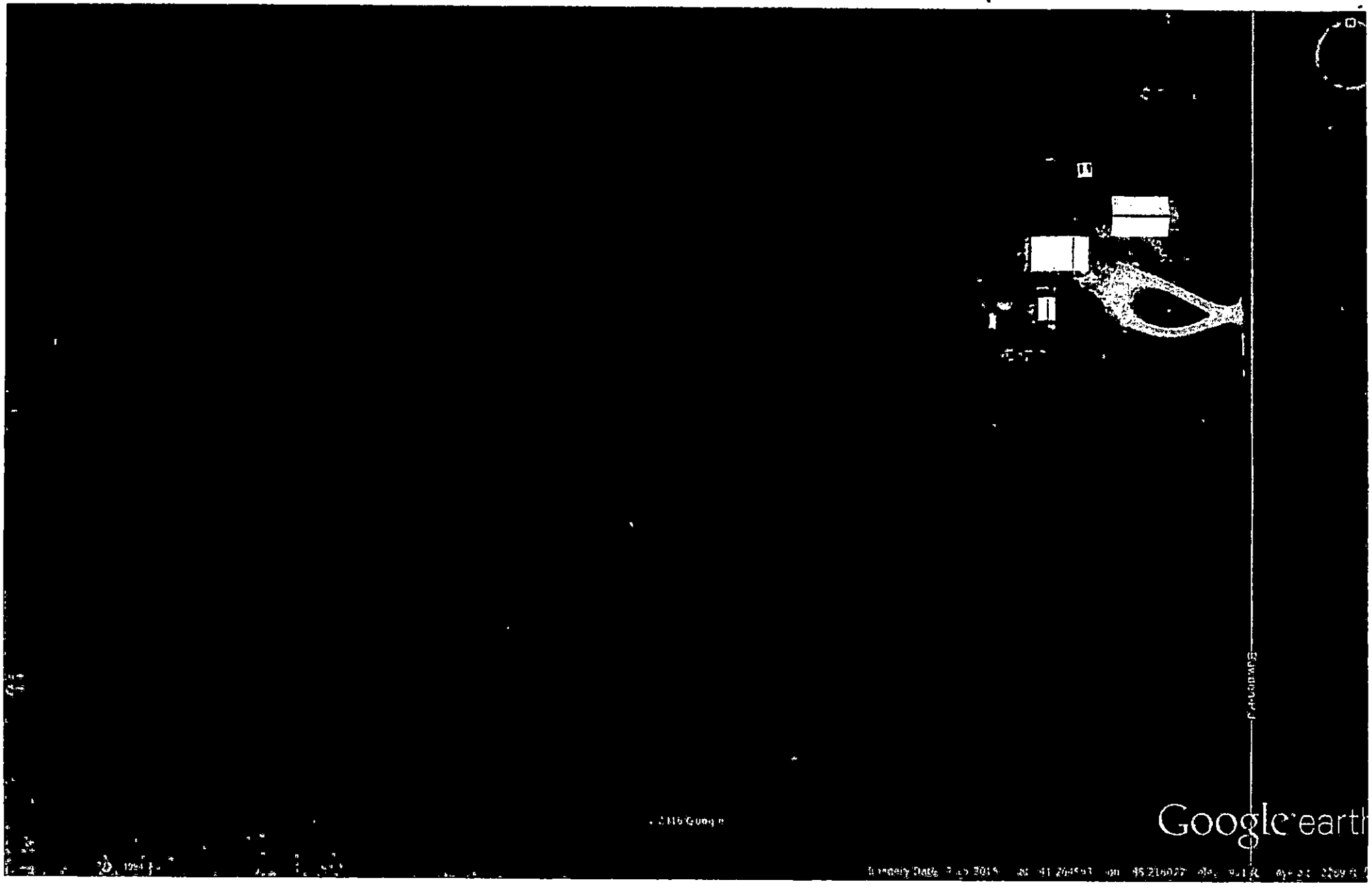
This box is applicable ONLY for certification maps. Options only valid if checked.
- ☐ Shares - 100% OP
- ☐ Certified Organic
- ☐ All Crops - Non-Irrigated
- ☐ CORN - YEL/GR
- ☐ WHEAT - GR (SRW or SWW)
- ☐ SOYS - COM/GR
- ☐ ALFALFA - FG or GZ
- ☐ DRY BEANS - DE
- ☐ MIXFG - FG or GZ

2025 Program Year
CLU Data: April 23, 2025
2024 NAIP Production Imagery

Farm 9471
Tract 23616

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). *Tracts in other states will reflect NAIP 2022/2023. NAIP Early Access Production imagery has gone through an initial quality control process but may not be final.

Original
Now all cleared - bareland



Map of Farm with Structures and Natural Features:

A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

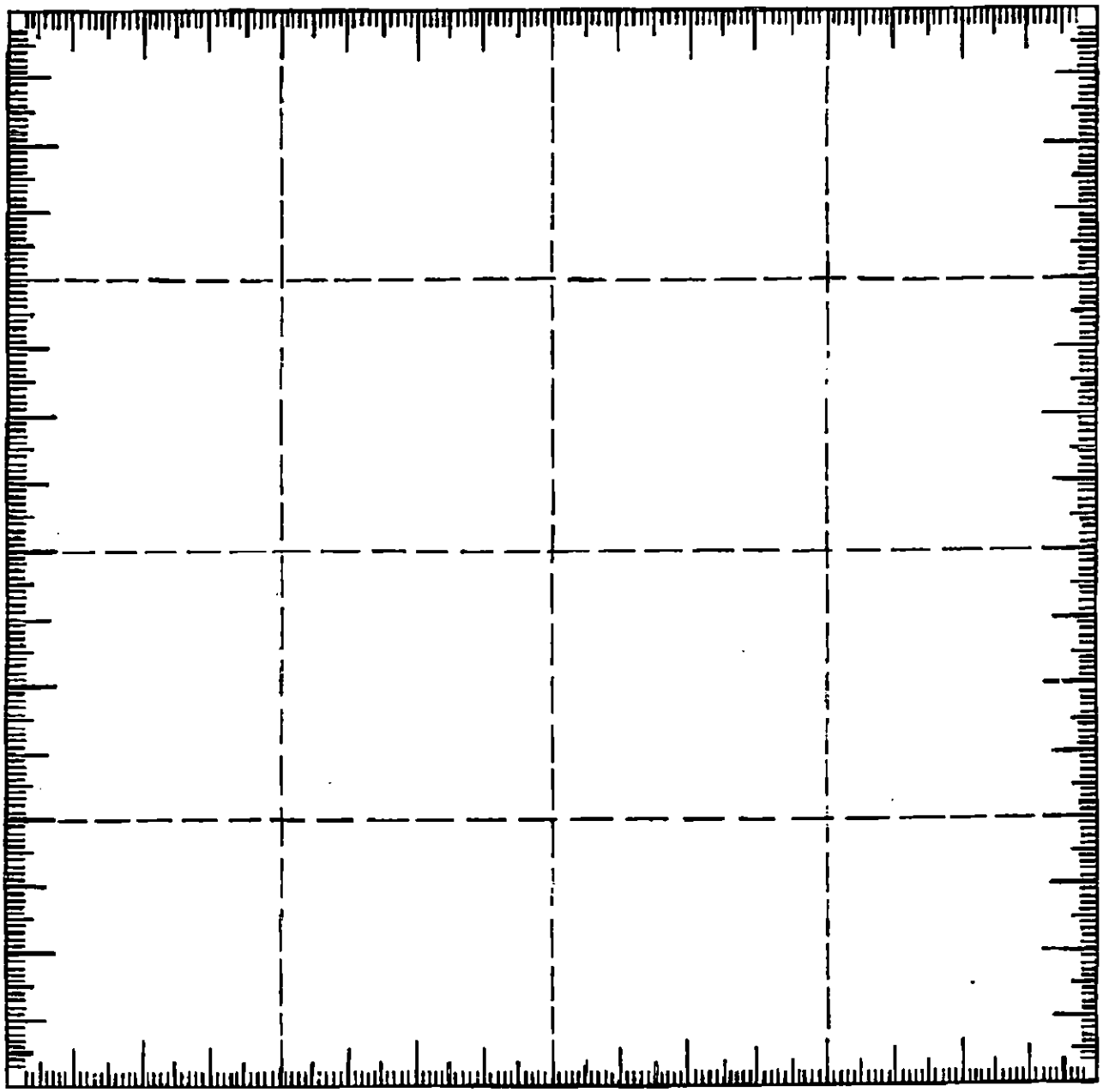
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Branch Co

Township Noble Twp

T 8S R 8W Section 22

North



DOCUMENT NUMBER
2020-03973
NANCY HUTCHINS
BRANCH COUNTY REGISTER OF DEEDS
COLDWATER, MI
RECORDED ON
06/24/2020 10:12 AM
PAGES: 4

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That **Pretty Prairie Farms, LLC**, an Indiana limited liability company, 5400 E 750 N, Howe, Indiana 46746,

QUITCLAIMS TO: Twin Prairie Farms, LLC, an Indiana limited liability company, 5400 E 750 N, Howe, Indiana 46746,

THE FOLLOWING PREMISES: as situated in the Township of Noble, County of Branch, State of Michigan, more particularly described on **Exhibit A**, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto. Subject to leases, easements, restrictions and rights of way of record.

This conveyance does not make a division of the transferred parcel under the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended, MCL 560.101 *et seq*.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This transfer is exempt from tax under MCL 207.505(a) and 526(a).

This Deed is given for One and No/100 ($1.00) Dollar consideration.

Pretty Prairie Farms, LLC
an Indiana limited liability company
By: Robert C. Fanning
Robert C. Fanning
Its: Member

Dated: June 22, 2020.

STATE OF MICHIGAN)
) SS:
COUNTY OF ST. JOSEPH)

The foregoing instrument was acknowledged before me in St. Joseph County, Michigan, on June 22, 2020, by Pretty Prairie Farms, LLC, an Indiana limited liability company, by Robert C. Fanning, its duly authorized member.

Keely A. Beemer, Notary Public
Branch County, Michigan
My commission expires: 06/30/2021
Acting in St. Joseph County, Michigan

Send subsequent tax bills to:

Twin Prairie Farms, LLC
5400 E 750 N
Howe, IN 46746

Prepared in the Law Offices and when recorded return to:

BIRD, SCHESKE, REED & BEEMER, PC
By: Attorney Keely A. Beemer (P79460)
227 W. Chicago Road
Sturgis, MI 49091
(269) 651-2445

This instrument has been prepared solely from information given by the parties. The preparer has made no express or implied guarantees or statements regarding marketability of title, accuracy of the description or quantity of land described, or the number or availability of land divisions. No examination of title to the property was requested from or conducted by the preparer. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal, or non-legal consequences that may arise as a result of the conveyance (including any effect on the parcel's property tax treatment or increase ("uncapping") of the parcel's property tax assessment) or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which any tax may have been calculated.

EXHIBIT A
Legal Descriptions

Parcel A

Land situated in the Township of Noble, County of Branch, State of Michigan further described as follows:

Beginning at the intersection of George and Trayer Road, thence South 1,320 feet, thence West 754 feet, thence North 320 feet, thence East 264 feet, thence North 1,000 feet, thence East 490 feet to the point of beginning, Section 16, Noble Township, Town 8 South, Range 8 West.

Tax Parcel No: 12-130-016-300-001-05

Parcel B

Land situated in the Township of Noble, County of Branch, State of Michigan further described as follows:

The East half of the Northeast quarter of the Southwest quarter of Section 16, Township 8 South, Range 8 West.

Tax Parcel No. 12-130-016-300-002-00

Parcel C

Land situated in the Township of Noble, County of Branch, State of Michigan further described as follows:

The North half of the Northeast quarter of Section 21, Township 8 South, Range 8 West;

ALSO: The West half of the South half of the Northeast quarter of Section 21, Township 8 South, Range 8 West.

Tax Parcel Nos. 12-130-021-200-001-00 & 12-130-021-200-002-00

Parcel D

Land situated in the Township of Noble, County of Branch, State of Michigan further described as follows:

Beginning at a point that is 1,320 feet South of the intersection of George and Trayer Road, thence continuing South 1,320 feet, thence West 754 feet, thence North 1,320 feet, thence East 754 feet to the point of beginning, Section 21, Town 8 South, Range 8 West, Noble Township.

Tax Parcel No. 12-130-021-100-005-06

Parcel E

Land situated in the Township of Noble, County of Branch, State of Michigan further described as follows:

The East half of the South half of the North half of the Northeast quarter of Section 22, Town 8 South, Range 8 West.

Tax Parcel No. 130-022-200-002-00

Parcel F

Land situated in the Township of Noble, County of Branch, State of Michigan further described as follows:

The South half of the Northwest Quarter of Section 22, Township 8 South, Range 8 West;

ALSO, The East 16 acres of the North half of the North half of the Northwest Quarter of Section 22, Township 8 South, Range 8 West.

Tax Parcel ID: 130-022-100-002-98

Parcel G

Land situated in the Township of Noble, County of Branch, State of Michigan further described as follows:

The West half of the South half of the North half of the Northeast Quarter of Section 22, Township 8 South, Range 8 West;

ALSO, the North half of the North half of the Northeast Quarter of Section 22, Township 8 South, Range 8 West.

Tax Parcel No. 130-022-200-001-00

8027720
Tx:4016620
6/29/2016 11:00:00 AM

DOCUMENT NUMBER
2016-04081
NANCY HUTCHINS
BRANCH COUNTY REGISTER OF DEEDS
COLDWATER, MI
RECORDED ON
06/29/2016 11:24 AM
PAGES: 1

Michigan Department of Treasury
3676 (Rev. 11-15)

This form is issued under authority of P.A. 260 of 2000 and P.A. 378 of 2006. Filing is mandatory.

Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property

INSTRUCTIONS: This form must be filed to claim that a transfer of property is not a statutory transfer of ownership because the property will continue to be qualified agricultural property. This form must be filed with the register of deeds for the county in which the qualified agricultural property is located and then with the assessor of the local tax collecting unit where this property is located. This affidavit must be signed by the owner(s), by a duly authorized partner or corporate officer, or by a duly authorized agent. All individual owners must sign if the property is not titled in the name of a corporation, limited liability company, partnership or trust, unless the signer executes this affidavit as attorney in fact for the owners who do not sign, pursuant to a duly executed power of attorney. If there are more than two owners, additional duplicate affidavits should be completed for the remaining owners.

1. Street Address of Property	2. County
1020 Bawden Rd.	Branch
3. City/Township/Village Where Real Estate is Located	☐ City ☒ Township ☐ Village
Noble	
4. Name of Property Owner(s) (Print or Type)	**5. Property ID Number (from Tax Bill or Assessment Notice)**
Pretty Prairie Farms, LLC	12130-022-200-002-00
6. Legal Description (Legal description is required; attach additional sheets if necessary)	**7. Percentage of this property which is currently and will remain qualified Agricultural Property (#7 does not apply to the Qualified Forest Program)**
E 1/2 of S 1/2 of N 1/2 of NE 1/4 of Sec 22, T8S, R8W	100%
8. Daytime Telephone Number	**9. E-mail Address**
260-562-3320	ppfarms@1gtel.com

CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is, and will remain, qualified agricultural property.

Dated: June 24, 2016 Signed Robert C. Fanning
Name (Printed or Type) Robert C. Fanning
Title owner / member

Dated: _____, 20____ Signed _____
Name (Printed or Type) _____
Title _____

Must be signed by owner, partner, corporate officer, or a duly authorized agent.

STATE OF MICHIGAN)
) ss.
COUNTY OF Branch)

On this 24 day of June, 2016, the above-named person(s) each personally appeared before me. Each acknowledgeed that the persons' execution of this affidavit was that person's free act and deed and affirmed that the contents of this affidavit are true to the best of that person's information, knowledge and belief.

Rose M Tucker
PRINT/TYPE NAME: _____
NOTARY PUBLIC, _____ County, Michigan
Acting In _____ County
My commission expires: _____

ROSE M. TUCKER
Notary Public, State of Michigan
County of Branch
My Commission Expires Jun. 05, 2019
Acting in the County of Branch

(NOTARY SEAL)

Drafter's Name Robert C. Fanning
Drafter's Address 5400 E 750N Howe IN 46746

FOR LOCAL GOVERNMENT USE ONLY AFTER THE INSTRUMENT IS RECORDED WITH THE REGISTER OF DEEDS

Is the percentage stated above in number 7 the current percentage of the property that is qualified agricultural property? ☐ Yes ☐ No
If not, what is the correct percentage of the property that is currently qualified agricultural property? _____

Assessor's Signature	Date

Branch County Treasurer
Coldwater, MI 6/28 20 16
I hereby certify that the Taxes have been paid for the five years preceding the date of sale instrument, and that there are no Tax Liens or Titles held by the State for a period of five years prior to the date of said instrument.
Ann V. Hobbie
Branch County Treasurer
- EXCEPTION -
This certification being subject to any Homestead Denial, Uncapping or change by the State of Michigan and / or Local Unit.

802719
Tx:4016620
6/29/2016 11:00:00 AM
DOCUMENT NUMBER
2016-04080
NANCY HUTCHINS
BRANCH COUNTY REGISTER OF DEEDS
COLDWATER, MI
RECORDED ON
06/29/2016 11:24 AM
PAGES: 1

WARRANTY DEED

The Grantor(s):	Noah Hershberger and Clara Hershberger, husband and wife
whose address is:	27091 V Drive S, Homer, Michigan 49245
convey(s) and warrant(s):	Pretty Prairie Farms, LLC, a Indiana limited liability company
whose address is:	5400 E 750 N, Howe, Indiana 46746

the following described premises situated in the Township of Noble, County of Branch and State of Michigan:

The East half of the South half of the North half of the Northeast quarter of Section 22, Town 8 South, Range 8 West, Noble Township, Branch County, Michigan.

For the sum of: Two Hundred Thousand and 00/100 dollars ($200,000.00)

"This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Subject to easements and building and use restrictions of record.

Dated the 24th day of June 2016

Signed:
Noah Hershberger
Noah Hershberger
Clara Hershberger
Clara Hershberger

State of Michigan
County of Branch } SS.

The foregoing instrument was acknowledged before me this 24 day of June, 2016
By: Noah Hershberger and Clara Hershberger

Rose M. Tucker

ROSE M. TUCKER
Notary Public, State of Michigan
County of Branch
My Commission Expires Jun. 05, 2019
Acting in the County of Branch

Notary Public Branch County, Michigan
My commission expires _____
Acting in the County of _____

Prepared by: Noah Hershberger
Address: 27091 V Drive S, Homer, Michigan 49245
Assisted by: Branch County Abstract & Title, Inc.

STATE OF MICHIGAN
BRANCH COUNTY
06/29/2016
2016-04080
REAL ESTATE TRANSFER TAX
$220.00 CO
$1500.00 ST
TTX# 4016620

Tax Parcel No. 12-130-022-200-002-00
Send subsequent tax bills to:

File Number: 51899

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement

Pretty Prairie Farms, LLC

Robert C. Fanning

Pretty Prairie Farms, LLC Borrower

Borrower

Borrower

Borrower

Noah Hershberger and Clara Hershberger

Noah Hershberger

Noah Hershberger Seller

Clara Hershberger

Clara Hershberger Seller

Seller

Seller

The HUD-1 Settlement Statement which I have prepared is true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Rose M Teicher 6-24-16

Settlement Agent

Michigan Department of Treasury,
1019 (Rev. 10-24)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: NOBLE TOWNSHIP
KAREN SMITH, ASSESSOR
986 WEAVER RD
BRONSON, MI 49028

PARCEL IDENTIFICATION

PARCEL NUMBER: **12-130-022-200-002-00**

PROPERTY ADDRESS:
BAWDEN RD
BRONSON, MI 49028 Pipp East (New)

OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:
TWIN PRAIRIE FARMS, LLC
5400 E 750 N
HOWE IN 46746

PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence":	.00%
% Exempt As "Qualified Agricultural Property":	100.00%
% Exempt As "MBT Industrial Personal":	.00%
% Exempt As "MBT Commercial Personal":	.00%
Exempt As "Qualified Forest Property":	☐ Yes ☒ No
Exempt As "Development Property":	☐ Yes ☒ No

LEGAL DESCRIPTION:
E 1/2 OF S 1/2 OF N 1/2 OF NE 1/4 SEC 22 T8S R8W

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural

PRIOR YEAR'S CLASSIFICATION: 102 Agricultural

The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: $21	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	26,089	26,897	808
2. ASSESSED VALUE:	47,638	51,675	4,037
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	47,638	51,675	4,037

5. There WAS or WAS NOT a transfer of ownership on this property in2024 **WAS NOT**

6. Assessor Change Reason:
Market Adjustment

The 2025 Inflation rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name:	Phone:	Email Address:
KAREN SMITH	(517) 369-9124	KSMITH61157@GMAIL.COM

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

THE 2025 NOBLE BOARD OF REVIEW WILL BE COMBINED WITH BETHEL AND GILEAD TOWNSHIPS AND WILL BE HELD MARCH 10TH FROM 9:00 AM TO 3:00 PM AND MARCH 11TH FROM 3:00 PM TO 9:00 PM AT THE BETHEL TOWNSHIP HALL AT 439 S SNOW PRAIRIE RD. LETTER APPEALS MAY BE SENT AND MUST BE RECEIVED BY MONDAY, MARCH 10TH QUESTIONS ABOUT THIS NTOICE PLEASE CALL 517-369-9124

BRANCH COUNTY, MICHIGAN - 2026 Summer

130-022-200-002-00
Bill #

NOBLE TOWNSHIP
RYAN MCFALL - TREASURER
1024 WHIPPLE RD
BRONSON, MI 49028

TWIN PRAIRIE FARMS, LLC
Property Address:
BAWDEN RD

TOTAL TAX DUE:	$296.99
Due Date	September 14, 2026

130-022-200-002-00

TWIN PRAIRIE FARMS, LLC
5400 E 750 N
HOWE IN 46746

Make Check Payable To: NOBLE TOWNSHIP
Amount Remitted: $_____

130-022-200-002-00

TREASURER'S COPY (Please cut along dotted line and return top portion with payment)

TAXPAYER'S COPY (Please retain this portion for your record)

Parcel Nbr: 130-022-200-002-00

Property Assessed To:
TWIN PRAIRIE FARMS, LLC
5400 E 750 N
HOWE, IN 46746

Property Address: NOBLE TOWNSHIP
BAWDEN RD
BRONSON, MI 49028

Property Class: 102
School District: 12020
Acres: 20.00

One mil equals $1.00 of tax per $1,000 of taxable value.

TAX DESCRIPTION	MILLAGE	AMOUNT
COUNTY ALLOCATED	4.64560	128.32
STATE EDUCATION	6.00000	165.73
Total Tax	10.64560	$294.05
Administration Fee		$2.94
PREV. PAYMENTS		0.00
TOTAL AMOUNT DUE		$296.99

TAX BASE VALUES

Taxable Value: $27,623
State Equalized: $55,270
Assessed Value: $55,270
Principal Residence: $27,623
% Declared Exempt: 100.0000% Qualified Ag

DESCRIPTION OF LANDS OR PERSONAL PROPERTY

E 1/2 OF S 1/2 OF N 1/2 OF NE 1/4 SEC 22 T8S R8W

Pipp East (Noah)

OPERATING FISCAL YEARS

School: 7/1 - 6/30
State Ed Tax: 10/1 - 9/30
County: 1/1 - 12/31
Twp: 4/1 - 3/31

TAX COLLECTION INFORMATION

Summer taxes are due and payable July thru September 14, 2026 without penalty. As of September 15, 2026 interest of 1% per month or partial month will be added BUT taxes are still due to local treasurers. STARTING March 1, 2027 any unpaid tax will be turned over to the Branch County Treasurer for collection and there will be interest of 1% per month and admin fee of 4% ($1 min) added.

PROBLEMS WITH NAME, ADDRESS, OR DESCRIPTION?

Please contact the following:
KAREN SMITH - ASSESSOR
(517)369-9124

Noble Township Summer Collection Hours: I am available most Saturdays, however, please message me prior to driving over. The best and quickest way to reach me and have a response is by email: NobleTreasurer130@outlook.com. Email responses are typically sent within 48 hours. If email is not possible, please call or text me at 269-858-5534. My voicemail is the default greeting, you will need to leave your name, phone number and reason for calling. I will also be available September 14th from 9 am to 5 pm.

BRANCH COUNTY PLANNING COMMISSION

31 DIVISION ST
COLDWATER, MI. 49036

RE: Parcel ID 12-130-022-200-003-99
85.14 Acres
PA 116 application 839 & 840
Noble Township
Robert C and Sandra R Fanning
Donald Fanning

August 07, 2026

The Branch County Planning Commission only meets every quarter. Our next meeting is September 02, 2026. So, the 30 days for review will have passed before the next meeting, however, the applications was sent to our members for comment so that we could get back to you.

The application appears to be filled out correctly and falls within the PA 116 guidelines.

If you have any questions, concerns or need anything else from the Branch County Planning Commission, please do not hesitate to contact us at the above address.

Sincerely

Debbie Lounds Bowers, Chairman