

Provided as a courtesy of

Craig Blough

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County:	St. Joseph	Modifier:		Cross Streets:	US-131 & US-12
Area:		Sub-Area:		Municipality:	Mottville Twp
Subdivision:		Builder Name:		Ownership Type:	
Auction or For Sale:	For Sale	List Price/Acre:	41,246.56	Listing Agreement:	Exclusive Right To Sell
Reserved Prospect:	No	On-Market Date:		Showing Instructions:	Farmland. Please respect any growing crops.
Former Listing Key:					
Property Sub-Type:	Commercial Land	Lot Measurement:	Acres	Lot Square Footage:	950,479
Lot Acres:	21.82	Lot Dimensions:	720x1300	Road Frontage:	760
Listing Number Display:		Waterfront:	No	Body of Water:	
Original MLS Number:		School District:	White Pigeon	Elementary School:	
Middle School:		High School:		Association YN:	
Statewide Lakes & Rivers:					
Tax ID #:	011 002 011 12	Owner Name:		Owner Phone:	
Taxable Value:	30,000	SEV:	50,000	For Tax Year:	2024
Seller's Annual Property Tax:	1,200	Tax Year:	2024	Homestead %:	0
Spec Assessment & Type:	0	Zoning:			
Public Remarks:	21.82 acres of Ag Land in Mottville Township just west of White Pigeon, MI. 3 Parcels, zoned Light Industrial. Water and Sewer across street and available through municipality. Additional acreage negotiable.	Agent Only Remarks:	3 Parcels: 011 002 011 12; 011 002 011 10; 011 002 011 60	Exclusions:	
Seller Concessions:		Concessions Amount:		Sold Sales Conditions:	
Sold Price/Acre:		Status Comments:			
Directions:	Legal: COM 33 FT W OF E 1/4 COR SEC 2 T8S R12W TH W 400 FT TH S 686.63 FT TH E 400 FT TH N 685.78 FT TO POB. ALSO RD EASE DESC L-548 P-753. 6.3 A+/- . COM E 1/4 COR SEC 2 T8S R12W TH N 89D 54M 47S W 433 FT TO POB TH N 89D 54M 47S W 889.94 FT TH S 0D 24M 20S W 719.27 FT TH S 89D 53M E 647.7 FT TH N 33 FT TH E 244.07 FT M/L TH N 686.63 FT TO POB. SUBJ TO ESMT DESC L-548 P-753. 12.84 A+/- . COM E 1/4				
Util Avail at Street:	Electricity Available; Natural Gas Available	Terms Available:	Cash; Conventional	Sale Conditions:	None
Utilities Attached:	Electricity Connected	Mineral Rights:	Unknown		
Latitude:	41.801122	Longitude:	-85.663379		
Listing Date:	05/01/2026	Expiration Date:	10/01/2026	Days on Market:	0
Cumulative Days on Market:	0	List Price:	900,000	Original List Price:	900,000
Status Change Date:	05/01/2026				
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