

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

Please print or type responses. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

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

OFFICIAL USE ONLY

Local Governing Body

Date received: 10-11-2024

Application #: 26-2

I. Personal Information

1. Name(s) of applicant

<u>Kern</u>	<u>Kurt</u>	<u>M</u>
Last	First	Initial
(If more than two, see #18) <u>Kern</u>	<u>Lynn</u>	<u>M</u>
Last	First	Initial

2. Entity name:

3. Mailing address:

<u>8110 Townline</u>	<u>Bridgeport</u>	<u>MI</u>	<u>48722</u>
Street	City	State	Zip Code

4. Phone number: (989) 860 8319

5. Alternative telephone number (cell, work, etc.): (989) 324- 1984

6. Email address: 15Kernatcharter.net

II. Property Location (can be taken from the deed/land contract)

7. County: Genesee

8. Township, city, or village: Village

9. Section #: <u>6</u>	Town #: <u>9N</u>
Range #: <u>6E</u>	Parcel # (Tax ID): <u>08 18-06-200-025</u>

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 6/4/2025

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

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

13. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes," please explain circumstances:

14. Does the applicant own the mineral rights? ☐ Yes ☐ No ☒ Unknown

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 type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ☐ Yes ☒ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ☐ Yes ☒ No ☐ Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? ☐ Yes ☒ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

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

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1993, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM VIENNA CHARTER TOWNSHIP 3400 W VIENNA RD CLIO, MI 48420		PARCEL IDENTIFICATION PARCEL NUMBER: 18-06-200-025 PROPERTY ADDRESS: N WEBSTER RD BIRCH RUN, MI 48415 SCHOOL DISTRICT CODE: 73170	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**ALL FOR AADC 480 T9 P1 ### KERN, KYLE & KURT & LYNN 8110 TOWNLINE RD BRIDGEPORT, MI 48722-9721 		EXEMPTIONS % 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 "Disabled Veteran or Surviving Spouse": ☐ Yes ☒ No Exempt As "Qualified Forest Property": ☐ Yes ☒ No Exempt As "Development Property": ☐ Yes ☒ No	
LEGAL DESCRIPTION: S 1/2 OF NE 1/4 EXC S 396 FT ALSO EXC A PARCEL OF LAND BEG S 1452.45 FT FROM NE 1/4 COR OF SEC TH S 89 DEG 49 MIN 30 SEC W 318 FT TH S 452 FT TH N 89 DEG 49 MIN 30 SEC E 318 FT TH N 452 FT TO PL OF BEG SEC 6 T9N R6E (13/25) 52.7 A FROM 18-06-200-011, 18-06-200-024			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural			
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 102 Agricultural			
The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$62		PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026
1. TAXABLE VALUE:		73,918	75,913
2. ASSESSED VALUE:		94,300	142,100
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		94,300	142,100
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING?		☐ Yes ☒ No	
6. Assessor Change Reason(s): Market Adjustment			

The 2026 Inflation rate Multiplier is: 1.027

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

Name: KEVIN MACDERMAID	Telephone Number: 810-686-7676	Email Address: KMACDERMAID@VIENNATWPGC.GOV
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:

THE BOARD OF REVIEW WILL MEET AT THE VIENNA TOWNSHIP OFFICE, 3400 W VIENNA RD, ON MON MARCH 9TH 2026 FROM 9:00AM TO 12:00PM & 1:00PM TO 4:00PM AND TUE MARCH 10TH 2026 FROM 2:00PM TO 5:00PM & 6:00PM TO 9:00PM. PROTESTS MAY BE PRESENTED BY THE OWNER OR HIS/HER AUTHORIZED REPRESENTATIVE, OR BY LETTER. APPOINTMENTS ARE RECOMMENDED AND WILL BE GIVEN PRIORITY. CALL 810-686-7580 FOR AN APPOINTMENT. APPEALS BY MAIL MUST BE RECEIVED BY 9PM MARCH 10TH, 2026. POSTMARK NOT ACCEPTED.

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

☒ 2 or more persons have 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, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: Kurt Kern Title: Co-owner

Name: Lynn Kern Title: Co-owner

Name: Kyle Kern Title: Co-owner

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY

IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).

This application is for

- ☒ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- ☐ 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- ☐ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

19. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc.):

Cash crop

b. Total number of acres on this farm: 52.7 Acres

c. Total number of acres to be enrolled (if different than above): _____

d. Acreage in cultivation: 52.7 Acres

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 52.7

f. All other acres (swamp, woods, etc.): 0

g. Indicate any structures on the property (If more than one structure, indicate the number of structures):

Total: None

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): None

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- › Supporting documentation is necessary to validate the income requirements.
- › Landowner signature on the application is required to certify the income information provided.
- › A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

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Land Eligibility Requirements

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 50 years

LANDOWNER SIGNATURE REQUIRED ON PAGE 9

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
- Other conservation easements that would prevent agricultural use on the property.
 - Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Kurt Kern

Printed Name of Applicant

Kurt Kern

Signature of Applicant (Corporate Name, If Applicable)

Lynn Kern

Printed Name of Co-owner, If Applicable

Lynn Kern

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

Kyle Kern

Kyle Kern

Co-owner

Title

6/10/26

Date

Co-owner

Title

6-10-26

Date

Co-owner

6-10-26

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Local Governing Body Requirements

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: _____ (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: _____

☐ County ☐ Township ☐ City ☐ Village

Included documentation: ☐ Resolution ☐ Meeting Minutes

This application is ☐ Approved ☐ Rejected

***Clerk must complete verification on the next page.**

Date of approval or rejection by local governing body: _____

(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ 284,200

Assessor certifies this is the current fair market value of the property.

Parcel # (Tax ID): 18-06-200-025

Clerk's name: _____

Clerk's phone: (____) ____-____ Clerk's email: _____

Printed Name of Clerk

Signature of Clerk

Date

Assessor's name: _____

Assessor's phone: (____) ____-____ Assessor's email: _____

Printed Name of Assessor

Signature of Assessor

Date

LOCAL GOVERNING BODY VERIFICATION IS FOUND ON PAGE 11

II. Verification

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 MDARD.
- ☐ If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

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

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

- ☐ County or Regional Planning Commission
- ☐ Conservation District
- ☐ Township (if county has zoning authority)

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- ☐ Copy of local governing body meeting minutes and/or resolution of approval
- ☐ Copy of recorded deed or land contract (most recent showing current ownership)
- ☐ Copy of most recent tax bill (tax description and property assessment must be included)
- ☐ Map of farm
- ☐ Assessing office statement (fair market value)
- ☐ Copy of letters from review agencies (if available)
- ☐ Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:

MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909

Email: MDARD-PA116@Michigan.gov

Phone: [517-284-5663](tel:517-284-5663)

Fax: 517-335-3131



STATE OF MICHIGAN - TRANSFER TAX
DISTRICT OF TAXATION - GENESEE COUNTY

Parcel ID: 18-06-200-025
Book: 18-06-200-025

County: 18-06-200-025
State: 18-06-200-025

I hereby certify, based upon the records in my office, that there are no tax liens or titles held by the state, or by any individual, against the within description, and that all taxes due thereon have been paid for the 5 years next preceding the date of this instrument.

James E. Mumma
CSM
5/17/25

202506040000064

RECORDED: 06/04/2025 10:51:46 AM

DOMONIQUE D.CLEMONS

GENESEE COUNTY, MI

PAGES: 4 RECORDING FEE 30.00

WARRANTY DEED

25-25950181-OWO

KNOW ALL PERSONS BY THESE PRESENTS: That: Virgil B. Jacobs & Sons LLC, a Michigan Limited Liability Company, by Timothy V. Jacobs, Sole Member ("Grantor") *AKA Timothy Jacobs*

the address of which is: 13795 Morrish Rd, Montrose, MI 48457

convey(s) and warrant(s) to: Kyle Kern and Kurt Kern and Lynn Kern, husband and wife, as joint tenants with full rights of survivorship, ("Grantee")

the address of which is: 8110 Townline Rd, Bridgeport, MI 48722

the following described premises situated in the Township of Vienna, County of Genesee, State of Michigan, to wit:

SEE EXHIBIT A

LEGAL VERIFIED

T.D.S

also known as Property Address: V/L N.Webster Rd, Birch Run, MI 48415, V/L N. Webster Rd, Birch Run, MI 48415, V/L W. Lake Rd, Clio, MI 48420

Parcel ID No.: 18-06-200-025, as to Parcel 6, 18-06-400-001, as to Parcel 7, 18-06-400-035, as to Parcel 8- ACOL

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.

The Grantor grants to the Grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Million Three Hundred Thirty Four Thousand Five Hundred Fifty and 00/100 Dollars (**\$1,334,550.00**).

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

When Recorded return to:
Kyle Kern

8110 Townline Rd
Bridgeport, MI 48722

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Timothy V Jacobs, Sole Member
13795 Morrish Rd
Montrose, MI 48457
Assisted by: ATA National Title Group,
LLC *OWOSSO* *30*

4
012

Warranty Deed

Signed by:

By Timothy V Jacobs, Sole Member

State of Michigan

)SS.

The foregoing instrument was acknowledged before me on _____
Michigan Limited Liability Company, by Timothy V. Jacobs, Sole Member

AKA Timothy Jacobs

GAIL T. PITT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF SHIAWASSEE
 My Commission Expires April 13, 2031

Notary County: _____, State: _____

Commission Expires: _____

Commission Expires: _____

Acting In: _____

EXHIBIT "A"

Land situated in the Township of Vienna, County of Genesee, State of Michigan

(TRACT 5)

Parcel 6-The South 1/2 of the Northeast Fractional 1/4 of Section 6, T9N, R6E, Vienna Township, Genesee County, Michigan, EXCEPT the South 24 rods thereof; ALSO EXCEPT Beginning at a point on the East line of Section 6 which is 1452.45 feet South of the Northeast corner of Section 6; thence South 89°49'30" West, 318.00 feet; thence South 452 feet; thence North 89°49'30" East, 318.00 feet; thence North 452 feet to the place of beginning.

(18-06-200-025)

Parcel 7-The North 1/2 of the Southeast 1/4 of Section 6, T9N, R6E, Vienna Township, Genesee County, Michigan. AND the South 24 rods of the South 1/2 of the Northeast 1/4 of Section 6, T9N, R6E, Vienna Township, Genesee County, Michigan, EXCEPT the South 176 feet of East 340 feet.

(18-06-400-001)

Parcel 8-The South 1/2 of Southeast 1/4 Section 6, T9N, R6E, Vienna Township, Genesee County, Michigan, EXCEPT a parcel of land beginning West 513.06 feet from the Southeast corner of Section 6; thence West 300 feet; thence North 363 feet; thence East 300 feet; thence South 363 feet to the place of beginning. ALSO EXCEPT a parcel of land beginning at the South 1/4 corner of Section; thence North 00°15'18" East, 1016.7 feet; thence South 46°07'13" East, 273 feet; thence South 78°21'42" East, 471.64 feet; thence South 00°15'18" West, 740.47 feet; thence North 89°17'34" West, 660 feet to the place of beginning. ALSO EXCEPT (Parcel A) A parcel of land in the South 1/2 of the Southeast 1/4 of Section 6, T9N, R6E, Vienna Township, Genesee County, Michigan, described as follows: Commencing at the Southeast corner of said Section 6; thence South 89°31'53" West on the South line of said Section, 513.06 feet; thence North 00°28'07" West, perpendicular with said South line, 363.00 feet; thence South 89°31'53" West, parallel with said South line, 300.00 feet; thence South 00°28'07" East, perpendicular with said South line, 363.00 feet to the South line of said Section; thence South 89°31'53" West on the South line of said Section 6, 1156.07 feet; thence North 00°54'30" West, 795.00 feet; thence South 71°07'42" East, 800.56 feet; thence South 00°48'04" East, 141.07 feet; thence North 89°31'53" East, parallel with said South Section line, 1216.75 feet to the East line of said Section; thence South 00°48'15" East, on said East line, 388.79 feet to the point of beginning.

NOW BY SURVEY MORE PRECISELY DESCRIBED AS:

A parcel of land in the South 1/2 of the Southeast 1/4 of Section 6, T9N, R6E, Vienna Township, Genesee County, Michigan, described as follows: Beginning at a point on the East line of said Section, which is 388.79 feet, North 00°48'37" West of the Southeast corner of said Section; thence South 89°31'53" West, parallel with the South line of said Section, 1216.75 feet; thence North 00°48'04" West, 141.07 feet; thence North 71°07'42" West, 800.56 feet; thence South 00°54'30" East, 54.67 feet; thence North 79°31'30" West, 471.64 feet; thence North 47°17'01" West, 273.00 feet to the North and South 1/4 line; thence North 00°54'30" West on said North and South 1/4 line, 303.30 feet to the North line of the South 1/2 of the Southeast 1/4 of said Section; thence North 89°27'32" East, on said North line of the South 1/2 of the Southeast 1/4 of said Section, 2631.51 feet to the East line of said Section; thence South 00°48'15" East, on said East line, 934.54 feet to the point of beginning.

of Warranty Deed

(18-06-400-035)

Commonly Known as: V/L N. Webster Rd. V/L N. Webster Rd. V/L W. Lake Rd

Tax Parcel ID: 18-06-200-026, as to Parcel 6, 18-06-400-001, as to Parcel 7 and 18-06-400-035, as to Parcel 8- ACOL

