

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts & as a total 78.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashiers check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.

DEED: Property to be conveyed by Trustees Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction, but may change pending the completion of the surveyed tracts if needed.

POSSESSION: Possession of the home on Tract 2 will be at closing. Tracts 1 & 3-9 will have the opportunity for immediate possession for farming purposes only.

REAL ESTATE TAXES: Real Estate taxes will be prorated to the date of closing.

PRAIRIE RONDE: Any property divisions created by the auction will be subject to Prairie Ronde Township split approval.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed

shall be at the Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
Drew Lamle, 260-609-4926

Drew Lamle, 6501452820
Schrader Real Estate and Auction Company Inc., 6505397356

78.5± Important Land AUCTION
OFFERED IN 9 TRACTS
Kalamazoo County, Michigan



ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

MAY 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

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78.5± Important Land AUCTION
OFFERED IN 9 TRACTS
Kalamazoo County, Michigan - Prairie Ronde Township

- 4 Bedroom Country Home
- Potential Building Sites (Some Wooded)
- Productive Farmland
- Tracts ranging from 2± Acres to 28± Acres
- 2024 FARMING RIGHTS
- MATTAWAN SCHOOL DISTRICT

Tuesday, May 28th • 6:00 pm

Held at: Wind + James, 555 E Eliza St., Schoolcraft, MI 49087 | 800-451-2709 | SchraderAuction.com



78.5± Important Land AUCTION

Kalamazoo County, Michigan - Prairie Ronde Township

OFFERED IN 9 TRACTS

Auction Held at Wind + James • 555 E Eliza St. Schoolcraft, MI 49087

Property Location & Directions: 10822 West V Ave, Schoolcraft, MI 49087

From the intersection of US 131 and W Lyons St (VW Ave) in Schoolcraft: Travel west on W Lyons St (VW Ave) for 2.5 to S Eighth St. Turn Right (North) onto S Eighth St. and travel North for .5 Miles to West V Ave. Turn left (West) on West V Ave and Travel for 3.5 miles and the property will begin on both the north and south side of the road.

- 4 Bedroom Country Home • Potential Building Sites (Some Wooded)
- Productive Farmland • Tracts ranging from 2± Acres to 28± Acres
- 2024 FARMING RIGHTS • MATTAWAN SCHOOL DISTRICT



INSPECTION DATES:
 Tuesday, April 30th • 4-6pm
 Saturday, May 4th • 9-11am
 Wednesday, May 15th • 4-6pm
Meet at Tract 2

Tuesday, May 28th • 6:00 pm



Tract Descriptions:

Tract 1: 10± Acres offering a scenic building site with approximately 4± acres of mixed mature hardwood trees. This is a rare opportunity to purchase a pristine rural building site. Call today for an appointment to inspect this amazing potential building site.

Tract 2: Country Home on 2± Acres - this well-kept 4 bedroom, with bay window in parlor, is a great opportunity to move to a scenic country setting. Other features include maple hardwood flooring in the kitchen, wood burning stove in living room, enclosed front porch, Trane gas furnace, gas water heater and Michigan basement with concrete floor.

Tract 3: 3± Acres - Great potential building site with frontage on County Rd West V Ave and Vankal Street.

Tract 4: 9.5± Acres - If you are looking for a rural country estate, investigate the potential of this tract. Great frontage on Vankal Street.

Tract 5: 11± Acres - This tract offers a rare opportunity to purchase a great rural country estate setting. This 11 acre tract offers a secluded potential building site plus 4 acres of mixed mature hardwood trees. Call today for an appointment to view this property.

Tract 6: 5± Acres - This tract has great frontage on County Road West V Ave.

Tract 7: 5± Acres - This tract features a bank barn plus several mature trees for a great potential building site.

Tract 8: 5± Acres - This tract has frontage on County Road West V Ave and Vankal Street.

Tract 9: 28± Acres - Combine tracts 6-9 for 43± acres of productive Kalamazoo Loam Farmland.



Owner: John Brooks Trust
Auction Manager: Drew Lamle, 260-609-4926

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