

# AUCTION

*real estate*



ST. JOSEPH CO., MICHIGAN

OFFERED IN 4 TRACTS

**53± acres**



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**AUCTION MANAGERS:**  
Ed Boyer - 574.215.7653 • email: [ed@boyerpig.net](mailto:ed@boyerpig.net)  
Ted Boyer - 574.215.8100

AUGUST 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
31						
24	25	26	27	28	29	30
17	18	19	20	21	22	23
10	11	12	13	14	15	16
3	4	5	6	7	8	9
					1	2

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Columbia City, IN 46725

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**53± acres**

ST. JOSEPH COUNTY  
MICHIGAN *Stag Lake*

OFFERED IN  
4 TRACTS



*real estate*  
**AUCTION**  
Tuesday, August 19 • 6 PM

**SCHRADER**  
Real Estate and Auction Company, Inc.



**AUCTION**  
*real estate*  
ST. JOSEPH CO., MI

OFFERED IN 4 TRACTS

**53± acres**





TRACT 2

TRACT 2

TRACT 3

TRACT 3

# real estate AUCTION

## 53<sup>+</sup> acres OFFERED IN 4 TRACTS

including Beautiful Log Home on

*Stag Lake*

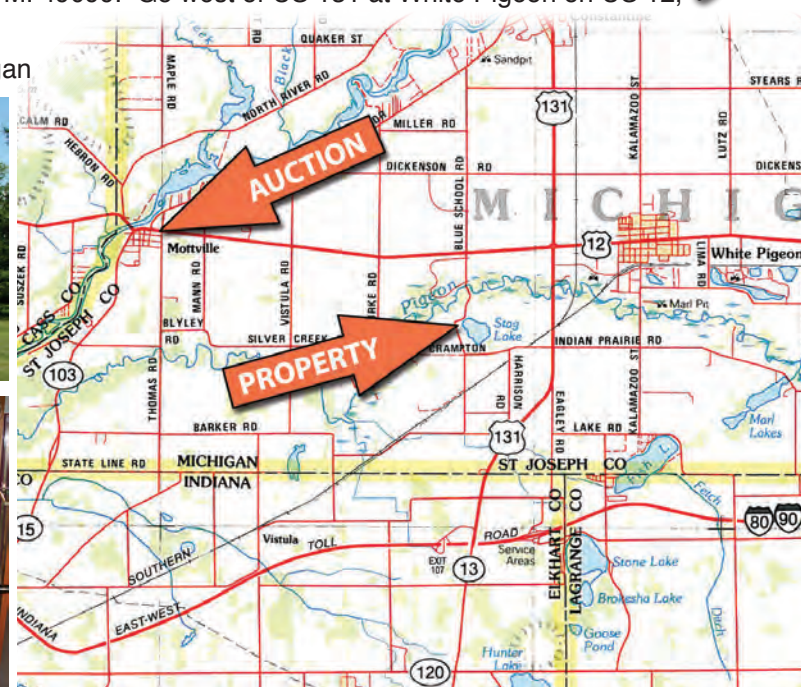
Tuesday, August 19 • 6 PM

St. Joseph County, Southwestern Michigan

3 Miles North of I-80 at Middlebury, Exit 107 • 14 Miles West of Sturgis, MI • 14 Miles East of Elkhart, IN

**PROPERTY LOCATION:** 69785 Blue School Rd. White Pigeon, MI 49099. Go west of US 131 at White Pigeon on US 12, 1 mile to Blue School Rd go south approx. 3/4 mile to Property.

**AUCTION LOCATION:** Mottville Twp. Hall v at Mottville, Michigan



**TRACT 1:** 4.6+- acres 736' frontage on Blue School Rd. 1995 Log Home approx. 1000 sq. ft. main level w/kitchen, 800 sq. ft. upper level, and 1000 sq. ft. lower level with walkout and kitchen. 3 bathrooms, 4 bedrooms, electric apps. Beautiful stone fireplace, rape around deck, extra large 2 stall detached garage w/ covered walkway, 200 amp service, LP heat, 5" well w/ 8" casing, asphalt drive. 1994 large pole barn shop approx. 34'X58' 1 overhead door, 1 slide door, 1 passage door, concrete floor, 200 amp service,

**TRACT 2:** 3.75+- acres approx. 692.13' frontage on Blue School Rd. wooded and open land great building or recreation site w/ 568' frontage on the lake.

### INSPECTION DATES:

Saturday, August 2  
10:00 - 11:30 AM

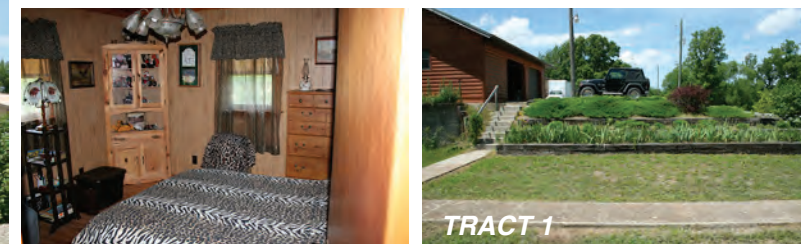
Tuesday, August 5  
4:30 - 6:00 PM

For a private inspection  
call a auction manager

**TRACT 3:** 44.15+- acres including Stag Lake approx. 900' frontage on Blue School Rd. great fishing lake.

**TRACT 4:** 0.85+- acre approx. 400' frontage on Blue School Rd. all wooded, cannot build a dwelling on this property.

**OWNERS:** William & Dianne Owens



### TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 4 individual tract and as a total 53± acres.

**DOWN PAYMENT:** Ten percent (10%) down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, if needed, and 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.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**CLOSING:** The balance of the purchase

price is due at closing, which shall take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession of property at closing.

**REAL ESTATE TAXES:** Prorated to date of closing.

**APPROVALS:** Sale and closing shall be contingent upon approval by Mottville Township and the proposed land division and compliance with Public Act 591, as to all parcels sold. All real estate is being sold subject to any existing easements and right-of-ways of record and without grants of further division rights under Public Act 591.

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

**SURVEY:** A new survey will be made where

there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share the survey expense 50:50.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning

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Any announcements made the day of the sale take precedence over printed material or any other oral statements made. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**



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