

## TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 1 and 1/2 acre tracts as a total 37.86± 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, so be sure you have arranged 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 Portertownship 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 inspection, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding, if there is any questions as to the person's credentials, fitness, etc. All decision of the Auctioneer are final.

**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.**

**SCHRADER**  
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| OCTOBER 2014 |     |     |     |     |     |     |
|--------------|-----|-----|-----|-----|-----|-----|
| Sun          | Mon | Tue | Wed | Thu | Fri | Sat |
|              |     |     | 1   | 2   | 3   | 4   |
|              |     |     | 8   | 9   | 10  | 11  |
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| 5            | 12  | 13  | 14  | 22  | 23  | 24  |
| 19           | 20  | 21  | 28  | 29  | 30  | 31  |
| 26           | 27  |     |     |     |     |     |

# Great Estate AUCTION

GOSHEN COLLEGE

REAL LOG & MORTAR CABIN

- Excellent Hunting & Fishing Retreat
- Spring Fed Lake Plus Stream
- from Robbins Lake

ONLINE BIDDING AVAILABLE

Monday, October 27th • 6:00pm

Southwestern MI • Cass County • 4 Mile North of IN Line



37.86±  
Secluded  
acres

SCHRADER  
Real Estate and Auction Company, Inc.

Southwestern MI • Cass County • 4 Mile North of IN Line

# Great Estate AUCTION

REAL LOG & MORTAR CABIN

37.86±  
acres



*Included*  
**37.86±**  
acres

*Real Estate*

GOSHEN COLLEGE

**AUCTION**

REAL LOG & MORTAR CABIN

**Monday, October 27<sup>th</sup> • 6:00pm**



**PROPERTY LOCATION:** 67862 Valley Rd., White Pigeon, MI

**DIRECTIONS TO PROPERTY:** East of Union, MI, 3.5 mile on US12 OR West of Mottville, MI, 2.5 mile on US12 to Valley Rd. Go north .5 mile to Auction Site.

**PROPERTY DESCRIPTIONS:** Main Cabin Lodge built in 1941, is 38'x42' and has approximately 2,192 square feet of living space. Great Room approx. 40'x20' w/Kitchen, Stone Fireplace, (2) 17'x19' Bunk Rooms sleeps 16 plus, (2) Large Restrooms w/showers, Basement approx. 12'x14', Goodman LP High Efficiency Heat and Central Air, 200 amp service, water softener. The Secondary facilities include a primitive 12'x16' cabin with lighting and a 10'x12' wood storage shed.

There is a large cement fire pit overlooking the lake!

*The land is rolling with ravines and mixed with hardwoods and pines. The lake is stocked for fishing.*



38± acres

**INSPECTION DATES:**

Monday, October 6 • 4-5:30 pm  
Sunday, October 12 • 1-3 pm

For a private inspection call an Auction Manager



**VISIT WEBSITE FOR MORE PHOTOS**

**OWNERS:** GOSHEN COLLEGE INC.

**SALE MANAGERS:** Ed Boyer 574-215-7653

Ted Boyer 574-215-8100 • Jerry Ehle 260-410-1996



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

**800-451-2709 • 260-244-7606**



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.