



P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725

#AC63001504, #AU10800060,



AUCTION MANAGERS:

Ed Boyer

574-215-7653

Ted Boyer

574-215-8100



SEPTEMBER 2015

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			

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**TWO AUCTIONS
IN ONE!**

AUCTION

93[±] ACRES
sold in two tracts

MONDAY, SEPT. 21, 6:00PM • CASS & VAN BUREN CO., MI

CASS CO. • SECLUDED CABIN AND WOODLANDS

VAN BUREN CO. • WOODLANDS WITH SHED AND 2 PONDS

TWO AUCTIONS IN ONE

Southern Michigan
Indian & Sister Lake Area

GREAT HUNTING AND RECREATION AREA

Wonderful Locations

Building Sites

AUCTION LOCATION: Silver Creek-Keeler United
Methodist Church, 31994 Middle Crossing Rd
@ Garret Rd., Dowagiac, MI

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MONDAY, SEPT. 21, 6:00PM

- Southern Michigan Indian & Sister lakes area, in Cass & Van Buren counties
- Great hunting & Recreation Area
- Possible building sites & beautiful land



AUCTION LOCATION:

Silver Creek-Keeler United Methodist Church, 31994 Middle Crossing Rd @ Garret Rd.

OWNER: CHARLES WIMBERLEY

TRACT 1:

Garret Rd. 54000 Block, Section 28, Cass County, Silver Creek Township, Dowagiac MI 49047, 4 miles West of Dowagiac on M1 62 to Garret Rd. go North 1.5 mile to property.

TWO AUCTIONS
IN ONE!

AUCTION 93± ACRES

sold in two tracts

MONDAY, SEPT. 21, 6:00PM • CASS & VAN BUREN CO., MI

Inspection Dates:

Sun. Sept. 6, 2-3pm

Sat. Sept. 12, 10-11:30am

63.91 ± Acres, .739' frontage on 80th Ave, approx. 55 acres wooded rolling land, approx. 8 acres open land, 2 ponds, approx. 16' X 23' hip roof building on skids 2 story, timber value many spices of trees, great place to build a secluded home, good trails throughout property, and hunting stands.

29.47+ Acres, approx. .987' frontage on Garret Rd., mostly wooded with opening that contains a really neat 18' X 30' Cabin w/ 9' X 18' porch, gas range, heater, 500 gal LP tank, well with hand pump, and all the furnishings. Rolling land w/ small stream, great place to build secluded year round home, timber value, trails throughout the property, and hunting stands.



TRACT 3: 2011 KUBOTA B3300SU, MFWD, 4 cyl diesel 33 hp, 540 pto, 2 post ROPS, front wts, 38 ACTUAL HOURS, SN 53724, Purchased New July 2011



TRACT 4: Land Pride RCR1860 Rotary Cutter, 60" cut, 3 pt, SN 692976, New July 2011



TRACT 5: Land Pride RTA1258 Tiller, 58", 3pt, SN 697840, New July 2011

TRACTS 1 & 2 CANNOT BE COMBINED



29.47 ± Acres, approx 987' frontage on Garret Rd.

SALE MANAGERS:
TED BOYER: 574-215-8100
CHARLES WIMBERLEY
ED BOYER: 574 - 215 - 7653

ONLINE BIDDING
AVAILABLE



AUCTION LOCATION: Silver Creek-Keeler United Methodist Church, 31994 Middle Crossing Rd. @ Garret Rd. Dowagiac, MI



63.91± Acres, approx 739' frontage on 80th Ave.

800-451-2709

Real Estate and Auction Company, Inc.

SCHRAEDER

REAL ESTATE TERMS AND CONDITIONS:
PROCEDURE: The property will be offered in 2 individual tracts as a total 93± acres. Tract 1 and Tract 2 cannot be combined.
DOWN PAYMENT: Ten percent (10%) down payment on the day of auction with the balance in cash at closing. **3% buyers premium.** 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: Forated to date of closing.
APPROVALS: Sale and closing shall be contingent upon approval by Silver Creek/Keeler 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 un-

der 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: Schraeder 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 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 discretion 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.
PERSONAL PROPERTY TERMS AND CONDITIONS: Paid in Full Auction night.