

Auction Terms & Conditions

PROCEDURE: The property will be offered in 2 individual tracts or as a total of 144± acres. Bid on individual tracts, are open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 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. The final bid price are subject to the Sellers' acceptance or rejection.

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 Sellers.

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

POSSESSION: Possession of the property shall be at closing with tenants rights to 2015 crop.

REAL ESTATE TAXES: Seller shall pay the 2015 taxes, buyers responsible for 2016 and beyond taxes.

APPROVALS: Sale and closing shall be contingent upon approval by Blackman 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 have the survey expense 50:50.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller. 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 Sellers or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduction his or her own purposes only and are not of the auction property.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

MADE:

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

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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

JACKSON, MICHIGAN

144± Acres
IN 2 TRACTS




Farm & Recreational Land Development Potential

ONLINE BIDDING AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.

Auction
MONDAY, OCTOBER 19 • 6 PM
Auction held at the American Legion Hall Post #29, Jackson, Michigan



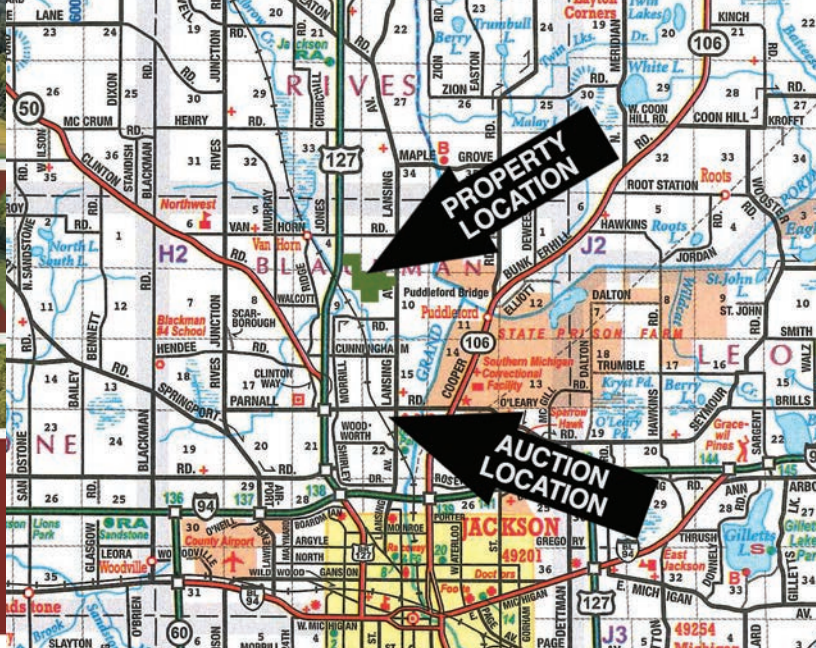
144[±] Acres

IN 2 TRACTS

JACKSON, MICHIGAN

Auction

MONDAY, OCTOBER 19 • 6 PM



FARM & RECREATION LAND DEVELOPMENT POTENTIAL

PROPERTY LOCATION: 5210 Lansing Ave. Jackson MI 49201, Blackman Twp. Sections 10, 9, & 4, Northwest of Jackson.
DIRECTIONS: North of I 94 on US 127 to W. Parnall Road. Go east 1 mile to Lansing Avenue, go north 1.8 mile to property.

AUCTION LOCATION: American Legion Hall Post #29, 3200 Lansing Ave., Jackson MI. Go south of Parnall Road on Lansing Avenue approximately 600'. On west side of Ave.

TRACT 1: 108.5± Acres. 200' frontage on Lansing Ave. 83.31 FSA tillable at present time, balance wooded and fence lines. Approx. 880' Frontage on US 127 express way.

TRACT 2: 35.5± Acres. Approx. 480' frontage on Lansing Ave. Recreation and hunting land. Parts could possibly be farmed or used for truck patch, if cleared again. Natural pond in the west part of the tract

OWNERS: Harry S. Thomson Trust
Roger & Harry Thomson

SALE MANAGERS: Ted Boyer 574-215-8100, Ed Boyer 574-215-7653
ed@boyerpig.net

 **SCHRADER** 800-451-2709
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**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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.



Inspection Dates:
Saturday, Oct. 3, 10 - 11:30
Sunday, Oct. 11, 2 - 3:30
*Meet with a Schrader rep. on
Property at Lansing Ave.*

