

Leonidas

Fulton

DIRECTIONS: North of Leonidas on Fulton Rd. 4.5 miles OR South of Fulton on 42nd St. 2 miles to Y Ave go East 1 mile to 44th St. for Equip. and 2 1/4 mile to 46th St. go south 3/4 mile to Real Estate.

OWNERS: ARTIE & PENNY FROMM Artie 269-967-5685

You may bid online

during the auction at

www.schraderauction.com

Auction to bid online. For online bidding information,

call Schrader Auction

You must be registered One Week in Advance of the

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REAL ESTATE

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



800-451-27809 · www.SchraderAuction.com

AUCTION TERMS & CONDITIONS

Corner

Gardners Corners

AUCTION SITE

PROCEDURE: The property will be offered in 2 purchase price. individual tracts or as a total of 10± acres. Bid on POSSESSION: Possession of the property shall and all related materials are subject to the terms individual tracts, any combination of tracts or on be 30 days after closing or sooner, if possible. and conditions outlined in the Purchase Agreethe entire property. There will be open bidding on Grain system must be removed before June 15, ment. The property is being sold on an "AS IS, all tracts and combinations during the auction as 2016. determined by the auctioneer. The property will REAL ESTATE TAXES: Seller shall pay the 2015 tation either expressed or implied, concerning the be sold in the manner resulting in the highest total taxes, buyers responsible for 2016 and beyond property is made by the Sellers or the Auction sale price

ARRANGED FINANCING, IF NEEDED, AND ARE division rights under Public Act 591. CAPABLE OF PAYING CASH AT CLOSING.

nts at the auction site immediately follow- and/or aerial photos. ing the close of the auction. The final bid price are SURVEY: A new survey will be made where there person from bidding if there is any question as to ubject to the Sellers' acceptance or rejection.

days of presentation of insurable title. Costs for expense 50:50. an insured closing shall be shared 50:50 between AGENCY: Schrader Real Estate and Auction SALE WILL TAKE PRECEDENCE OVER ANY Buver(s) and Sellers

EVIDENCE OF TITLE: Seller shall provide an sive agents of the Seller.

DOWN PAYMENT: 10% down payment on the day APPROVALS: Sale and closing shall be contin- chure are approximate. Each potential bidder is of auction with the balance in cash at closing. The gent upon approval by Wakeshma Township and responsible for conduction his or her own independown payment may be made in the form of cash, the proposed land division and compliance with dent inspections, investigations, inquiries, and due cashier's check, personal check, or corporate Public Act 591, as to all parcels sold. All real estate diligence concerning the property. The information check. YOUR BIDDING IS NOT CONDITIONAL is being sold subject to any existing easements and contained in this brochure is subject to verification UPON FINANCING, SO BE SURE YOU HAVE right-of-ways of record and without grants of further by all parties relying on it. No liability for its accu-

ACREAGE: All tract acreages, dimensions and or the Auction Company. Conduct of the auction ACCEPTANCE OF BID PRICES: All successful proposed boundaries are approximate and have and increments of bidding are at the direction uired to enter into purchase been estimated based on current legal descriptions and discretion of the Auctioneer. The Sellers and

is no existing legal description or where new the person's credentials, fitness, etc. All decisions CLOSING: The balance of the purchase price is boundaries are created by the tract divisions in this of the Auctioneer are final. ANNOUNCEMENTS due at closing, which shall take place within 15 auction. Buyer(s) and Seller will s hare the survey MADE BY THE AUCTION COMPANY AT THE

Company, Inc. and its representatives are exclu- PREVIOUSLY PRINTED MATERIAL, OR ANY

owner's title insurance policy in the amount of the DISCLAIMER AND ABSENCE OF WARRAN-TIES: All information contained in this brochure

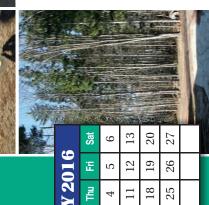
Company at 800-451-2709.

WHERE IS" basis, and no warranty or represen Company. All sketches and dimensions in the bro-

racy, errors, or omissions is assumed by Sellers Selling Agents reserve the right to preclude any

AUCTION PODIUM DURING THE TIME OF THE

OTHER ORAL STATEMENTS MADE



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FULTON, MI • Kalamazoo County



 MANY USES · GREAT SETTING · Fab Shop - Auto Repair Headquarters for Farm Operation



Monday, February 22 10:00 am



w/ Home, Shop, Warehouse and Grain System

Tractors, Truck, Trailer, Toys Harvest Equipment **Tillage and Crop Care** Farm Related, **Personal Property**





 MANY USES GREAT SETTING · Fab Shop - Auto Repair Headquarters for Farm Operation **WAREHOUSE, & GRAIN SYSTEM**

real estate & es farm equipment AUCTION Monday, February 22 Real Estate sells at 10:00 10± ACRES W/ HOME, SHOP,

FULTON, MI • Kalamazoo County



TRACT 1: 10± ACRES, some tillable, mostly wooded with approximately 330' frontage on 46th Street. Home approximately 1840 sq.ft. main level and 1560 sq.ft. lower level, 4 bedrooms, 2¹/₂ baths, newer Hi Efficiency LP heat and air, appliances included, 200 amp service, large 2 car attached garage. Building 1: All steel, 50'x108, approximately 5400 sq.ft. w/ 28'x40' shop w/ 2 lofts, bathroom, 3 overhead doors, office area, plus 18'x58' lean to approximately 1040 sq.ft. all cement. Building 2: All steel, approximately 50'x96', all cement, plus 16'x42' 2-room area w/ loft, forced air heat.

Inspection Dates: Monday, February 8 • 3:00-4:30 Sunday, February 14 • 2:00-3:30 Meet a Schrader representative at TRACT 1 in Building

TRACT 2: GRAIN HANDLING SYSTEM (Must be removed if not sold with Real Estate). AB-180A Farm Fans Dryer 180 bu. Roof, 2000 bu.

Wet Bin, sheets to make 3000 bu. 20,000 bu. 36' Bin Full Floor Sweep auger, 11,000 bu. 30' Bin Full Floor Sweep auger, 5,000 bu. 21' Bin Full Floor Sweep auger, Transport auger 8"x54' elect. motor, Transport auger 8"x40' elect, motor, 6" Wet Bin auger.





Equipment sells at 11:00

TRACTORS · TRUCK TRAILER TOYS

Case IH 9350 4X4, 12 sp, Powershift, 20.8x38 duals, 3pt., 4 remote, 2691 hrs., SN JEE0038029

- JD 4650 15 sp., Powershift, 18.4x42 duals, 3pt., coupler, 3 remote, rear wts. 10 f wts., SN RW4650P001099
- 2006 Kenworth T800 day cab, Cat C15, 425 hp., 10 sp., auto trans, tandem axle, 651K miles, VIN 1XKDDB9X16J12525

2004 Timpte 41' hopper bottom, air ride, scales, alloy wheels, roll tarp, VIN H400215B10697

- 1924 Ford Model T Coupe, electric start Honda 90, late 60's
- **JD A Pedal** tractor w/ cart
- IH 86 Pedal tractor w/ cart
- 18.4x38 T rail Duals w/ clamps

HARVEST EQUIPMENT

- NH TR99 Combine, 2648 eng. hrs., 1802 sep. hrs., straddle duals, yield & grain lost mon. lateral tilt, fore & aft, bin ext. chopper, long auger, SN 565483
- NH 978 N8 Cornhead, 8x30, SN 585144 • NH 73C 30' Flexhead, full finger auger, SN 672199
- EZ Trail 30' header wagon
- J&M 350 GW w/ J&M 13 ton gears, brakes, 22' wheels
- (2) J&M 350 GW w/ J&M 13 ton gears, 20 wheels
- Hutchinson 8x54 transport auger, 8' swing auger w/ motor

TILLAGE & CROP CARE

Krause 4994 WR Rockflex disk, 32' rear hitch, scrapers, SN 2239

- Brillion XL 144-1 Packer 30', SN 161154 • White 435 disk chisel, 12 shank, straight blades, walking beams, SN 5139
- JD 1770 Conservation flex planter, 12x30, no-till, liq. fert. single disc openers, monitor, SN H01770F670146















BUILDING











AUCTIONEERS NOTE: This is an excellent line of equipment, low hours, well maintained, one operator only. Off road parking. Be on time - very few small items.

- White 6800 6 row/7 row splitter planter, no-till, center fill w/auger, variable rate, Yetter openers, Keatons
- Top Air TA 1000 sprayer, 60' front fold boom, Ravin controller, foamer, SN 17948 • DMI 2800 nitrogen applicator, 800 gal.
- disk openers, SN JEH0002695
- 1000 gal. poly nurse trailer, w/ transfer pump
- 1500 gal. poly tank
- 1000 gal. poly tank
- 28' leveler for disk

FARM RELATED & PERSONAL PROPERTY

- JD HX20 rotary cutter, 20' hyd fold, SN HX20F003948
- Degelman R570H rotary rock picker, high lift, SN 16660
- 1300 gal. fuel tank w/ pump, on skids
- General PRE generator 80KW/40KW,
- PTO, portable
- 5hp. 2 stage air compressor w/ approx. 110 gal. tank
- Logan lathe, small power hack saw, engine stand, ProPull 12v winch, T rail duals 18.4x38, tires & wheels Imp. & truck, fireproof file cabinet 5 dr., Troybilt tiller, (3) gym lockers tall, misc.
- bicycles 1 Schwinn, flooriack, misc, bolt bins, metal parts rack, Conklin oil products, many oil lanterns, John Blue

6 row pump, misc. irr. parts, HD JD hyd. cyl. hard ware cloth, barrels & pumps, pressure washer 5hp, old wood Ind. carts,

• (10) Bifold closet doors some hard wood, portable heater, Model T parts, Oliver parts, tillage parts, misc. tillage parts, sprayer parts, fire extinguishers, oil filters





