

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts as a total of 40-acre unit. There will be open bidding on all tracts as determined by the auctioneer.

DOWN PAYMENT: \$5,000 on the day of auction for individual tracts or combination tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if need, 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. All final bid prices are subject to the Sellers acceptance or rejection.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will 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 at close 2016 crop to current farmer.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER AND 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 direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

PERSONAL PROPERTY TERMS: Cash or check w/ proper ID.



SCHRADER
Real Estate and Auction Company, Inc.

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6505261770

Sale Managers:

Nick File, 269-605-9743

Paul File, 269-208-1260

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www.SchraderAuction.com

JULY 2016						
Sat	Fri	Thu	Wed	Tue	Mon	Sun
2	1					
9	8	7	6	5	4	3
16	15	14	13	12	11	10
23	22	21	20	19	18	17
30	29	28	27	26	25	24
						31



Van Buren County, MI • Porter Twp.

40[±]
acres

OFFERED IN 2 TRACTS



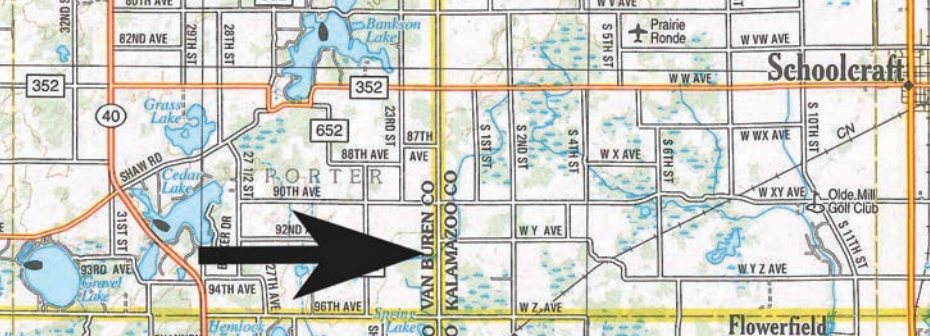
ONLINE BIDDING AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.

*real estate
and personal
property*

AUCTION
Saturday, July 30 • 10 am



VAN BUREN CO., MI • PORTER TWP.

40[±] acres real estate and personal property
AUCTION
 Saturday, July 30 • 10 am

real estate - 10:00 am

PROPERTY LOCATION:

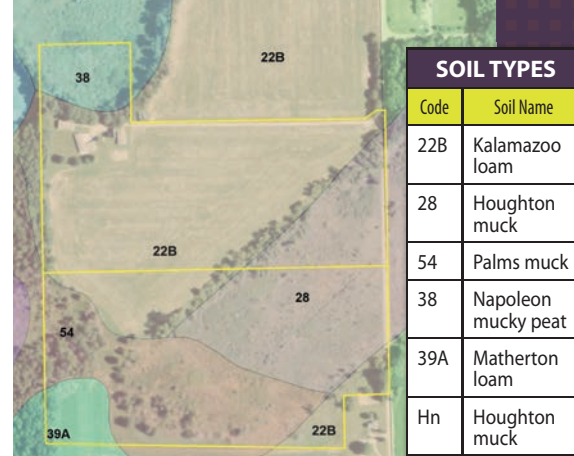
92080 22nd Street,
 Schoolcraft, Michigan
TRACT 1: 20 acres
 with a driveway back to
 homestead which includes
 a nice 2,000 sq. ft. well
 maintained cozy home in
 the country. Ranch home
 with unfinished basement, 2
 bedroom, 1.5 baths. Includes 3
 car garage, 2 Morton Pole barns
 (30x40 heated shop) (30x40
 Barn).

TRACT 2: 20 acre building site
 or hunting & recreational land.

OWNERS:
 Bill & Leslie Palmer



more photos online: www.SchraderAuction.com



TRACT 1

**OPEN HOUSE,
 INSPECTION**
Saturday, July 9
 12 noon- 2pm &
Saturday, July 23
 12 noon- 2 pm



more photos online:
www.SchraderAuction.com

personal property - 11:00 am

Case IH 595, MFWD, w/ 2250 loader • Kubota L4630, MFWD, w/ LA853 loader • Kubota RTV 1100 diesel w/attached snow plow • 31 ton log splitter • 84 inch mower • PTO snow blower • White 348 3 bottom plow • Honda Foreman 400 • Woods B 106 brush hog • Kubota diesel ZD21 lawn mower • Farm disc • Rigid table saw • Welding unit • Gas & diesel tanks • Push mower • Weed eater • Deer stand • And much more



TRACT 2



TRACT 2



TRACT 2



TRACT 2

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