

86.5+
6 Tracts
Acres

SCHRADER
Real Estate and Auction Company, Inc.

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| SEPTEMBER 2016 | | | | | | |
|----------------|-----|-----|-----|-----|-----|-----|
| 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 | |

Real Estate
Cass County • Pokagon, Michigan
AUCTION

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ONLINE BIDDING
AVAILABLE

MONDAY, SEPTEMBER 19 • 6PM

- Productive Soils
- Recreation Land
- Country Home
- Lots

Tract 2

86.5+
6 Tracts
Acres

5 Miles South of Dowagiac on M 51
or 7.5 Miles North of Niles on M 51

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Cass County • Pokagon, Michigan

Real Estate
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Cass County
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5 Miles South of Dowagiac on M 51
or 7.5 Miles North of Niles on M 51

- Productive Soils
- Recreation Land
- Country Home
- Lots

*Something for everyone!
Buy one Tract or total property!*



Tract 3



Tract 1

**MONDAY,
SEPTEMBER 19
6:00 PM**

Held at Dowagiac High School Cafeteria

ONLINE BIDDING
AVAILABLE

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Tract 5 & 6



Tract 4

Real-Estate
AUCTION **86.5+** Acres
6 Tracts

MONDAY, SEPTEMBER 19 • 6PM

PROPERTY LOCATION: 60730 S. M 51, Dowagiac, MI at Pokagon MI. 5 Miles South of Dowagiac on M 51 OR 7.5 Miles North of Niles on M 51

AUCTION LOCATION: Dowagiac High School Cafeteria N. Paul St., Dowagiac, MI. Enter at west side parking on N. Paul St.

TRACT 1: 28± ACRES, Frontage on M 51, approx. 23± acres tillable, balance wooded, approx.1400' Frontage on Pokagon Creek.

TRACT 2: 33± ACRES, Frontage on M 51, 1300' Frontage on Wells St., approx. 21± acres tillable, balance wooded, approx. 900' Frontage on Pokagon Creek.

TRACT 3: 3± Acres, 440' Frontage on M 51, approx. 440' deep on north side, approx. 500' Frontage on Pokagon Creek. Country home, approx. 2,000 sq. ft. plus basement, rear deck, 14' x 20' car port, 3 bedrooms, 1 1/2 bath, appliances, Nat. Gas forced air heat, AC unit, large 24' x 27' detached garage.

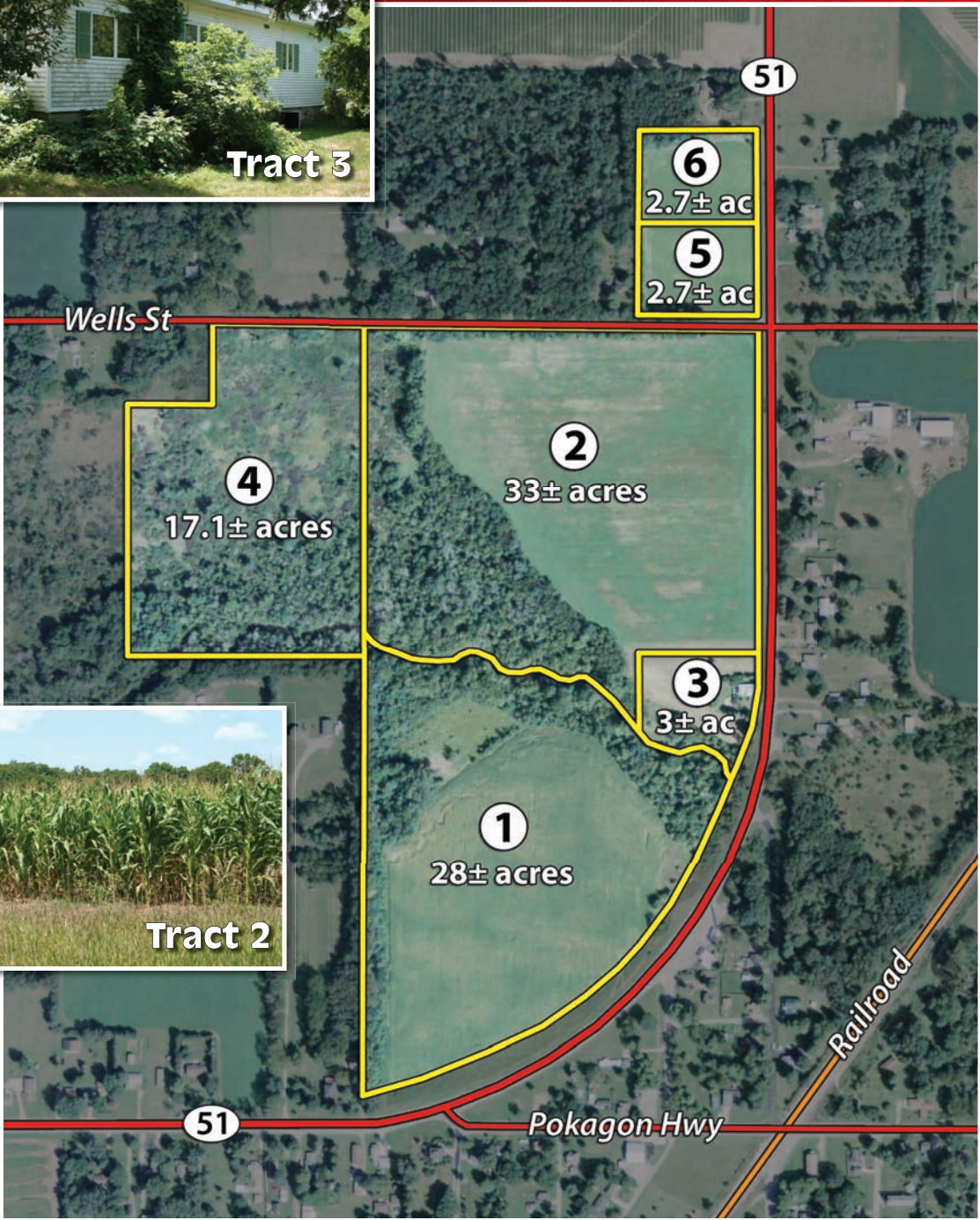
TRACT 4: 17.1± Acres, 501' Frontage on Wells St., all wooded, approx. 600' Frontage on Pokagon Creek at south side of property, great recreation area.

TRACT 5: 2.7± Acres, 304' Frontage on M 51, 392' Frontage on Wells St., all tillable, great lot.

TRACT 6: 2.7± Acres, 304' Frontage on M51, all tillable, great lot.



Tract 3



Tract 2

OWNERS: Charona M. Lewellen, Dawn Engelsman, Tenants in Common

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

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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 Schrader Auction Co. - 800-451-2709.



Tract 3



Tract 3



Tract 3



Tract 3

AUCTION TERMS & CONDITIONS
PROCEDURE: The property will be offered in 6 individual tracts or as a total of 86.5± acres. Bid on individual tracts, any combination of tracts or on the entire property. There will be 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, 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. 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 on or before closing with tenants rights to 2016 crop.
REAL ESTATE TAXES: Seller shall pay the 2016 taxes, buyers responsible for 2017 and beyond taxes.
APPROVALS: Sale and closing shall be contingent upon approval by Pokagon 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 share the survey expense 50:50.
AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.
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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.