

MONDAY, FEBRUARY 27 • 6:00 PM

# Land Auction

SCHRADER  
Real Estate and Auction Company, Inc.

- PRODUCTIVE SOILS
- Level to Rolling - has been part of a golf course for many years
- 4 Building Sites, 2 Nice Wooded
- Zoned Agricultural District

81±  
Acres

ALTO, MI • KENT CO.

18 miles Southeast of Grand Rapids  
Lowell School System

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FEBRUARY 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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			8	9	10	11
5	6	7	14	15	16	17
12	13	14	21	22	23	24
19	20	21				
26	27	28				



Sale Managers:  
Ed Boyer 574-215-7653  
Ted Boyer 574-215-8100  
6505261770, 6501225192

800-451-2709  
260-244-7606

950 N. Liberty Drive  
Columbia City, IN 46725

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OFFERED IN 4 TRACTS



ONLINE BIDDING  
AVAILABLE

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# 81<sup>±</sup> Acres

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Lowell School System

ALTO, MI • KENT COUNTY

18 miles southeast of Grand Rapids

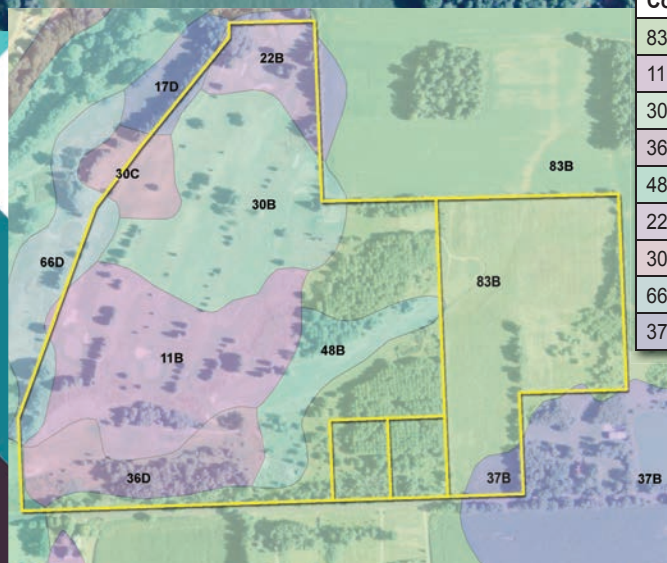
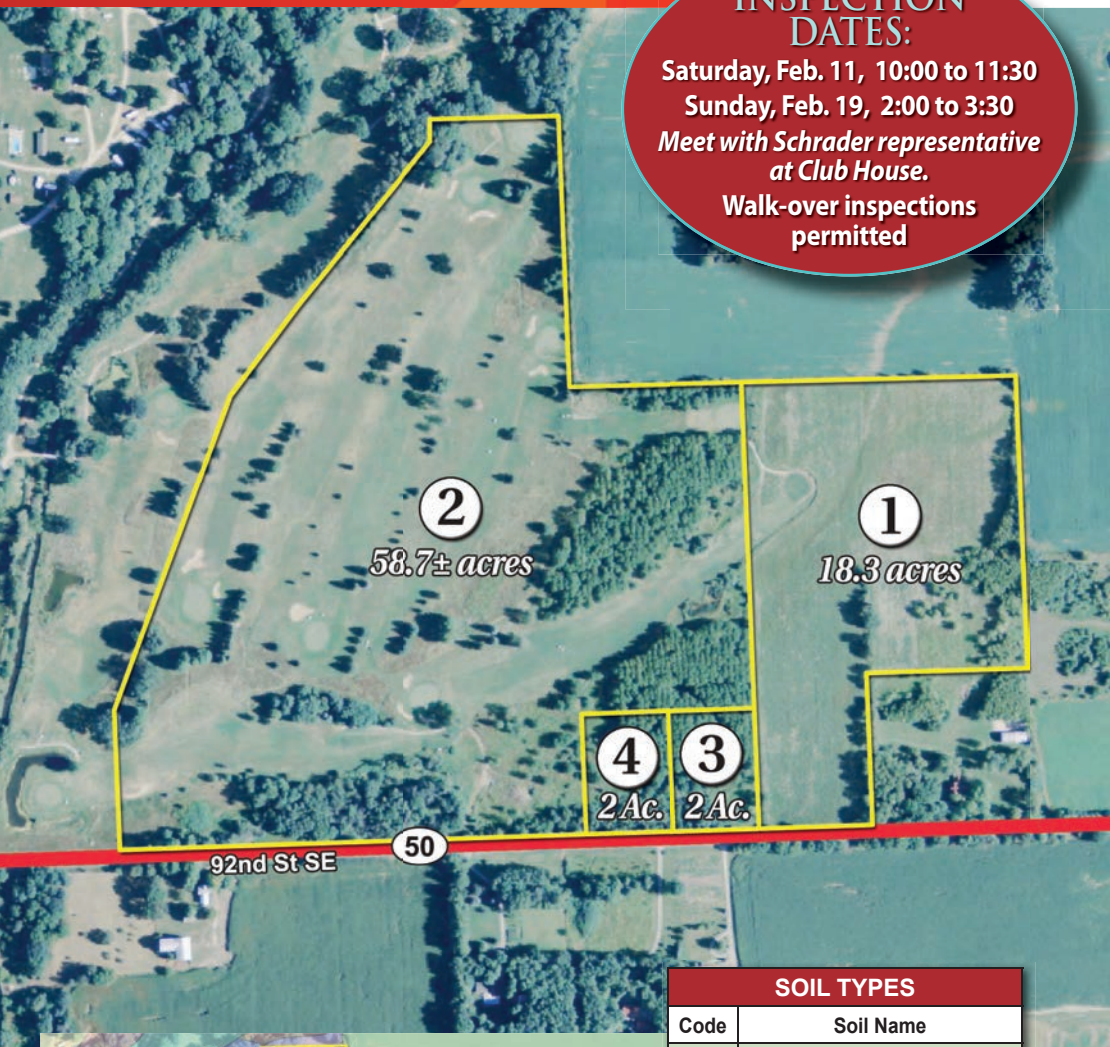
### INSPECTION DATES:

Saturday, Feb. 11, 10:00 to 11:30

Sunday, Feb. 19, 2:00 to 3:30

Meet with Schrader representative at Club House.

Walk-over inspections permitted



SOIL TYPES	
Code	Soil Name
83B	Marlette loam
11B	Owosso-Marlette sandy loams
30B	Spinks loamy sand
36D	Marlette loam
48B	Metea loamy sand
22B	Oshtemo sandy loam
30C	Spinks loamy sand
66D	Boyer loamy sand
37B	Capac loam

### PROPERTY & AUCTION LOCATION:

TYLER CREEK CAMPGROUND, 13495 92<sup>nd</sup> St. SE (M 50) Alto, MI 49302. Go south of I 96 (exit 52) Lowell/Alto exit, on M 50 approx. 7 mile to property. Auction held in Club House.

**TRACT 1: 18.3± Acres.** 303' Frontage 92<sup>nd</sup> St. (M 50). Level to gently rolling. Nearly all tillable with land prep. Possible Organic Certification on this tract.

**TRACT 2: 58.7± Acres.** Approx. 1390' Frontage on 92<sup>nd</sup> St. (M 50). Gently rolling to rolling land. Remove the landscape trees and prep land, it will be mostly tillable.

**TRACT 3: 2± Acres.** 250' Frontage on 92<sup>nd</sup> St. 350' deep. Great wooded building site.

**TRACT 4: 2± Acres.** 250' Frontage on 92<sup>nd</sup> St. 350' deep. Great wooded building site.

**OWNER: TYLER CREEK CAMPGROUND, LLC;**  
Rick Rookstool Manager

### SALE MANAGERS:

Ed Boyer 574-215-7653 & Ted Boyer 574-215-8100  
ed@boyerpig.net

**SCHRADER**  
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800-451-2709

[www.SchraderAuction.com](http://www.SchraderAuction.com)

### LIVE ONLINE AUCTION BIDDING

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



### AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 4 individual tracts or as a total of 81± 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.

**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 Bowne 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.

**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 Sellers 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions 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.**