

NILES, MI • BERRIEN CO.

REAL ESTATE AUCTION

SATURDAY, AUG. 19TH • 11AM

211[±]
ACRES
IN 6 TRACTS
120[±] TILLABLE
LAND

- Sportsman's paradise retreat
- 8 miles from Notre Dame Campus
- 1.5 hours from Chicago
- Private Hunting and Fly Fishing
- Skeet Range • 2,200 Sq. Ft. Home
- 45' by 100' heated pole barn
- Large Timber Woods • Secluded
- Crop Land rental income
- Concrete Underground Wine/Root Cellar



ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709

www.schraderauction.com

PROPERTY LOCATION
214 S. Philip Rd. Niles, MI

AUCTION LOCATION
Signal Point Golf Club
1475 Signal Point Dr. Niles, MI

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AUGUST 2017

Sun	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
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Wed																											
Thu																											
Fri																											
Sat																											

Paul File • 298-208-1260
Nick File • 269-605-9743

AUCTION MANAGERS

950 North Liberty Dr.
Columbia City, IN 46725

CORPORATE HEADQUARTERS

SCHRADER
Real Estate and Auction Company, Inc.
#6505397356



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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.



Auction Location: Signal Point Golf Club 1475 Signal Point Dr. Niles, MI 49120

Property Location: 214 S. Philip Rd. Niles, MI 49120

Tract 1 - (45[±] acres) Secluded ranch home with 2 bedrooms and 2.5 baths in Niles, MI. on 45 +/- acres with private trout ponds and a huge heated 100' by 45' pole barn with build in man cave! Half Mile long private Drive. Enjoy excellent big & small game hunting along with great fishing on the property. Come check out the professional skeet range set up on the grounds. The home has a total of 2,200 Sq. Ft. plus a nice screened in patio with built in outdoor grill/patio. There is a guest house on property that has 2 bedrooms and 1 Bath. The 45[±] acres is diverse with features like mature trees, high ground, variety hunting, trapping and exploring along the private trout ponds. Road Frontage off of Phillips Rd.

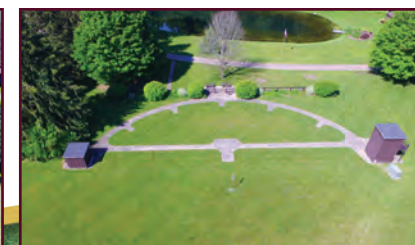
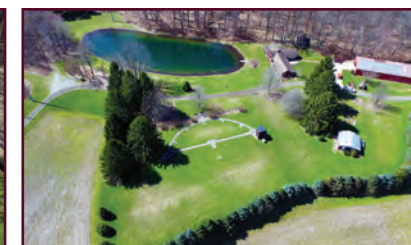
Tract 2 - (46[±] acres) This tract has 33[±] tillable acres. With tree lines for hunting. Multiple building locations. Great Development potential. Road frontage off of Niles Buchanan Rd.

Tract 3 - (49[±] acres) This tract has some rolling hills with mature trees on high ground with some tillable acres. Woods is very secluded due to the railroad isolating the property. This Tract would be great to build a home or for a hunting retreat. Road Frontage off of Phillips Rd

Tract 4 Swing Tract (19[±] acres) 16[±] tillable acres. Property has rolling hills running through it. Has a pond that would be great for waterfowl hunting. ****This is a swing tract and must be purchased by an adjoining landowner or combined with other auction tracts providing road access.**

Tract 5 Swing Tract (24[±] acres) This Swing tract offers many opportunities. It has a nice Trout Pond running through middle of property. Mature woods with great large and small game hunting. This tract has a large well to maintain ponds depth and keep water cool. ****This is a swing tract and must be purchased by an adjoining landowner or combined with other auction tracts providing road access.**

Tract 6 Swing Tract (28[±] acres) Mostly tillable acres. Very secluded. ****This is a swing tract and must be purchased by an adjoining landowner or combined with other auction tracts providing road access.**



OPEN HOUSE/INSPECTION DATES:
Tuesday, July 17th from 6-8pm
Saturday, July 22nd from 11am-2pm
Saturday, August 5th from 11am-2pm
Meet a Schrader Representative at the home on Tract 1 for more auction information

AUCTION TERMS AND PROCEDURES
PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.
DOWN PAYMENT: 10% of the accepted bid as down payment on the day the auction with balance in cash at closing. The down payment may be in the form of cash, cashiers 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.**
APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.
DEED: Seller shall provide a warranty deeds.
EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.
CLOSING: Possession is immediate on home on Tract 1. Vacant Land Possession shall be given at closing, subject to Tenants Rights to harvest the 2017 crop. **POSSESSION:** at closing or with an additional 10% down for immediate possession.

REAL ESTATE TAXES: Pro-rata to day 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 acreage is approximate and has 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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.
EASEMENTS: The sale of the property is subject to any and all easements of record.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase

Agreement. Tract acreage has been estimated based on aerial photographs. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including any warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**

• Owners: BCMI • Auction Managers: Paul & Nick File • 269-605-9743 • 298-208-1260

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