

**REAL ESTATE TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 1 tract as a total of 3± acres. There will be open bidding during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 3% of the bid amount on the Real Estate.

**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 day of closing, immediately following the closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be pro-rated to the date of closing. The Buyer shall pay all thereafter.

**APPROVALS:** Sale and closing shall be contingent upon approval by Kinderhook 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.**

**PERSONAL PROPERTY TERMS:**

Non Real Estate Items - Cash, Check with Proper ID day of sale, if not sold with RE. Mastercard or Visa accepted with a 4% convenience fee for credit card usage.



950 N. Liberty Dr., Columbia City, IN 46725

**SALE MANAGERS:**

**Ted Boyer 574-215-8100 &**

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**3± acres**  
Branch County, MI

real estate & personal property  
**AUCTION**  
423 E Southern Rd., Coldwater, MI, 49036

	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



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**3± acres**  
Branch County, MI

*Excellent well maintained Home and  
Tails A Wagging Pet Resort & Spa pet  
grooming and kennel, Plus Pole Building*



ONLINE BIDDING AVAILABLE for Real Estate Only



Entrance  
TAILS A WAGGING  
★ 517-238-8886 ★  
Pet Resort & Spa



real estate & personal property **AUCTION**

**SATURDAY, JUNE 16 • 1 PM** 423 E Southern Rd., Coldwater, MI, 49036

**3± acres**  
Branch County, MI

real estate & personal property **AUCTION**

**SATURDAY, JUNE 16 • 1 PM** 423 E Southern Rd., Coldwater, MI, 49036

**3± Acres Excellent well maintained Home and Tails A Wagging Pet Resort & Spa pet grooming and kennel, Plus Pole Building**

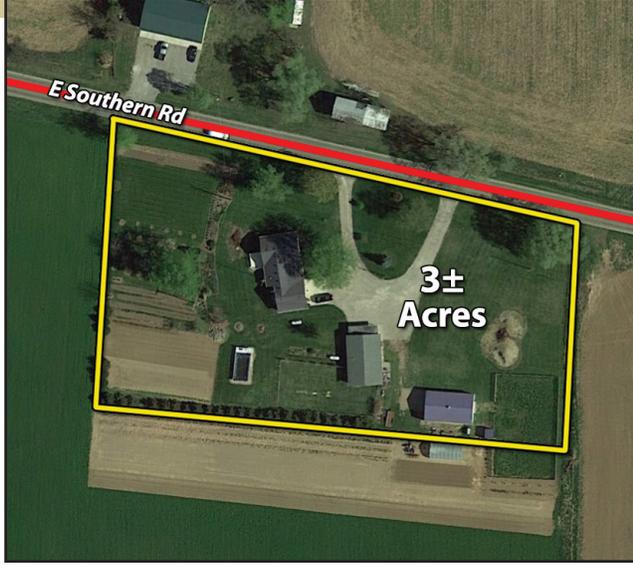
**AUCTION LOCATION:** 423 E Southern Rd., Coldwater, MI 49036.  
**DIRECTIONS:** I-69 south of Coldwater or north of Angola, IN to Exit 3 at Kinderhook, MI take Copeland Rd west to South Angola Rd go south ¾ mile to E Southern Rd. at Silver Lake go east ½ mile to sale site.

**HOME:** Georgian Style Ranch, 1,568 sq ft, 2½ Baths, 3 Bedrooms, Porch, Deck, Forced air propane Heat, Central Air, Build in Appliances, Full Basement w/9' Ceiling, Attached 2 Stall Garage w/ large Loft, 12'x24' Above Ground Pool, Nice Landscape Shrubs/Hedges, Fruit Trees and Garden Area.

**PET SALON:** Pole Style Building, 5 Rooms, could have many uses if you didn't want to continue with the pet grooming.

**POLE BUILDING:** Nice Pole building w/ Cement Floor, 2 Large Doors & Passage Door.

**AUCTION NOTE:** Real Estate will sell at 1:00pm and Personal Property will sell 1:30pm or just after R.E. Do not miss this Great Property!



**PET EQUIP • FARM EQUIP • LAWN & GARDEN • PERSONAL PROPERTY**

**EDEMCO 975 Hyd. Grooming Table • (4) 6' Kennels • (2) 5' Kennels • (1) 6 piece SS Stalls 74" Tall, Upper & Lower Tempered Glass Complete w/Premium Wilson Art Panels • (1) 5 piece SS Stalls 74" Tall, Upper & Lower Tempered Glass Complete w/Premium Wilson Art Panels • GE side by side Refrigerator • Maytag Washer & dryer • 9 Cage Unit • 3 Cat play pens • Display Racks • Misc. Equip. & Supplies • JD 1530 Diesel Tractor 16.9x28, 3pt, Pto, Dif. Lock, Single Remote, shows 585 hrs., has approx. 2100 hrs, SN# 158512L w/ JD 145 Loader, 72" Mat. Bucket • IH 274 Off-Set Diesel, 3pt, Pto, Drawbar, Grill Gard, 2348 hrs, SN# 2130007J008120 w/ IH 144 Single Row Cult. • IH 510 Plow, 3 Bottom, Semi mount • IH 53 4 Row Cult. • JD 506 Rotary Cutter, 6' 3pt. • JD 22 Hay Crimper, 7' Pull Type, Steel Rolls • Tarter Tiller, 6' 3pt. • TSC Post Hole Digger, 3pt. • 300 gal. Pull Sprayer w/ Boom & Cent. Pump • Shop Built 1 Row Cult. 3pt. Danish Tine • Running Gear • Green House 17'X 32' w/ equip. • EZ-Go Golf Cart, 6 new batteries • IH 782 Garden Tractor, Hydro, Power Steering, Mower Deck • (2) Troy Built Horse, Rear Tillers 22" • Solar Sprayer, w/ Boom & Hand gun • Generac 5000CPH Pressure washer 2000lb. • Poly Wheel Barrow • Werner Fiber Glass Step Ladder • Torch Set w/ cart • Lawn Roller • Misc. Horse equip. • HD Pipe Gates • Misc. Tools & supplies**

**See More Photos Online!**

**OWNERS:** Patrick & Susan Wilczynski • Pat's Cell 517-227-6469  
**SALE MANAGERS:** Ted Boyer 574-215-8100 • Ed Boyer 574-215-7653  
ed@boyerpig.net • auctions@schraderauction.com

**OPEN HOUSE & INSPECTION DATES:**  
Sun., May 27 • 2-4pm  
Sat., June 2 • 10am-Noon



**ONLINE BIDDING AVAILABLE for Real Estate Only**

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 online bidding information, call Schrader Auction Co. - 800-451-2709.

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