

combinations during the auction as determined by the Auctioneer. Bids on tracts, PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 61± acre unit. There will be open bidding on all tracts and

tract combinations and the total property may compete.

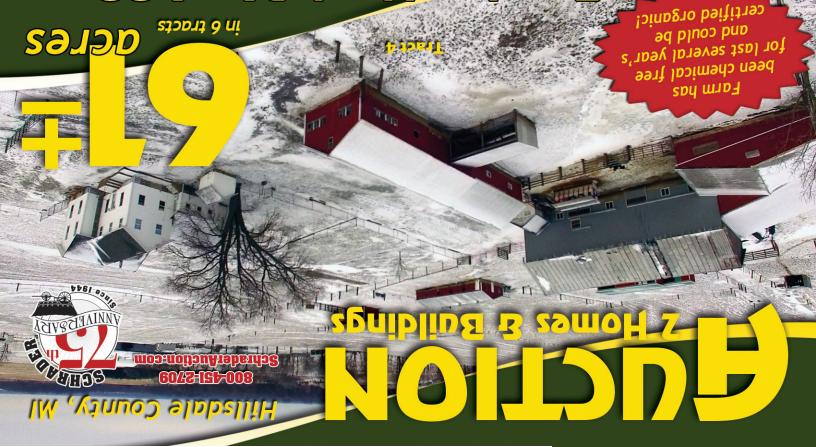
Premium. DOWN PRYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL DIPON FINANCIMS, so be usen you have arranged financing, if needed, and are capa-ble of paying cash at closing buckarse Agreements at the auction site immediately following the close of the auc-tion. All final bid prices are subject to the Sellert's acceptance or rejection. FUNDENCE OF TILE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

ount of the purchase price.

POSSESSION: Possession is at closin on Tracts 2-5, and 30 days after the auction, with the balance of the real estate purchase price due at closing.

FIGL ESTRETARS: Real estate taxes will be the responsibility of the Buyer(s) be-ginning with taxes due in 2019 and thereafter.
Real, ESTRETARS: Real estate taxes will be the responsibility of the Buyer(s) be-ginning with taxes due in 2019 and thereafter.
PROPERTY USPECTION: Each potential Bidder is responsible for conducting, at diggeree correnting the property inspection dates have been scheduled and will be staffed with auction personnel. Further, Select on State and all responsibility of Bidder's safety during any physical inspection of the property. No party shall be demend an invite of the poperty inspection of the property. No party shall be over. The type of survey performed shall be at the Select populates are approximate and have been estimated based on current legal descriptions and/or aerial photos.
Verify the of survey performed shall be at the Select soph half (SOS) of the copret of the survey performed real scheduled shall seat the Select of the survey on by vising the insurance. Combination purchases will need to and sufficient for pro-demenda in insurance. Combination purchases will need the Select of the survey on by a segmet of the Seller.

of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right or 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. **ANY aNVOUNCEMENTS ANDS THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** 



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CORPORATE OFFICE:

Auction held at Camden Missionary Church Outreach Center

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ONLINE BIDDING AVAILABLE

## Tuesday, March 26 = 6:00 pm

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to bid online. For online bidding information, call

Schrader Auction Co. - 800-451-2709.



**PROPERTY LOCATION:** 9698 W Territorial Rd, Montgomery, MI 49255. Located 11 miles east of Fremont, IN on (SR 120) Territorial Rd, or 2 miles west of Camden Rd to Mead Rd then south 4 miles to Territorial Rd.

tracts

**AUCTION LOCATION: Camden Missionary Church Out**reach Center, 611 W Bell St (Camden Rd), Camden, MI 49232.

## TRACT DESCRIPTIONS:

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**TRACT 1: 10± ACRES** - 2 story home built in 2004. Hardwood trim and 4 bedrooms on full basement with a walkout, wrap around porch. Also, has an attached 36 x 40, 2 bedroom living quarters. Outbuildings include a  $32 \times 44$  horse barn with lean-to, a 50 x 100 pole barn with 16' eaves,  $30 \times 100$  lean-to, and all concrete floors. Building has truck dock and large concrete, outside pad. There is a  $38 \times 96$  calf barn with side curtains having stone floor for drainage, and frontage on Territorial Rd.

**TRACT 2: 10± ACRES** with frontage on Territorial Rd and Mead Rd.

**TRACT 3: 7± ACRES** pasture or tillable land with frontage on Territorial Rd.

**TRACT 4: 13** $\pm$  **ACRES -** 2 story, 4 bedroom, 1 1/2 bath home with LP gas furnace. A 36 x 70 bank barn with 32 x 70 leanto, 26 x 56 barn with lean-to, and a 28 x 54 pole type barn.

**TRACT 5: 11± ACRES** pasture or tillable land with farm pond and frontage on Territorial Rd.

**TRACT 6: 10± ACRES, "SWING TRACT"** pasture ground and some wooded ground. This is a swing tract and must be bought by an adjoining land owner or in combination with other auction tracts.

This farm has been chemical free for the last several year's and could be certified organic! Sellers are willing to sign appropriate paperwork.



**OWNERS: Rudy B and Barbra B Schwartz** 

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