

Auction

2 Homes & Buildings

Hillsdale County, MI

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MARCH 2019

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CORPORATE OFFICE:
950 N. Liberty Dr.,
Columbia City, IN 46725

800-451-2709

Schraderauction.com

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 61.2 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on tracts, tracts and combinations and the total property may compete.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 2% buyer's premium.

DOWN PAYMENT: 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 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. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

CLOSING: The targeted closing date will be approximately 30 days after the auction, with the balance of the real estate purchase price due at closing.

POSSESSION: Possession is at closing on Tracts 2-5, and 30 days after closing on Tract 1.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the buyer(s) beginning with taxes due in 2019 and thereafter.

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 stated with auction personnel. Further, seller disclaims any and all responsibility for bidder's 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 tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Seller and successful bidder shall each pay half (50/50) of the cost of the survey. The type of survey performed shall be at the seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schradet Real Estate & 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 Seller 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 the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Auction

2 Homes & Buildings

Hillsdale County, MI

800-451-2709
SchradetAuction.com



61+ acres
in 6 tracts

Tuesday, March 26 - 6:00 pm

Auction held at Camden Missionary Church Outreach Center

Farm has been chemical free for last several years and could be certified organic!

2% Buyer's Premium
ONLINE BIDDING AVAILABLE

Tract 4

Hillsdale County, MI

61± acres
in 6 tracts

AUCTION

2 Homes & Buildings

Tuesday, March 26 - 6:00 pm

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.

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

TRACT DESCRIPTIONS:

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 x 44 horse barn with lean-to, a 50 x 100 pole barn with 16' eaves, 30 x 100 lean-to, and all concrete floors. Building has truck dock and large concrete, outside pad. There is a 38 x 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± ACRES - 2 story, 4 bedroom, 1 1/2 bath home with LP gas furnace. A 36 x 70 bank barn with 32 x 70 lean-to, 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.



INSPECTION DATES:

Thursday, March 7
3-4:30pm

Saturday, March 9
9:30-11:00am
Meet a Schrader
Representative at Tract 1



Visit our
Website
for More
Photos!



**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.

OWNERS: Rudy B and Barbra B Schwartz

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