

Online Bidding Recommended

- Home and Buildings
- Productive, Tillable Acres
- Wooded Acres

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Real Estate and Auction Company, Inc.  
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85+ Acres  
Offered in 4 Tracts,  
Combinations of Tracts,  
and as a Whole

# Rescheduled Farm Auction

Lenawee County, Michigan

Monday, October 19 • 6pm



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October						
SU	M	TU	W	TH	F	SA
25	26	27	28	29	30	31
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Offered in 4 Tracts,  
Combinations of Tracts,  
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Corporate Headquarters:  
950 N Liberty Drive  
Columbia City, IN 46725

Real Estate and Auction Company, Inc.  
**SCHRADER**



## AUCTION TERMS & CONDITIONS:

**PROCEEDURE:** The property will be offered in 4 tracts, any combinations during the auction as determined and against any recapture due as a result of termination or non-compliance after closing. The current shall pay all thereafter. The property is subject to unexpired farmland Development Rights Agree-

**DOWN PAYMENT:** 10% cash down payment at close of auction for individual tracts or combination of tracts. The down payment may be made in the form of cash or cashier's check or a personal or corporate check immediately negotiable. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.

**APPROVAL OF BID PRICES:** At the close of the auction, Buyer(s) will be required to execute an Agree-

**DEED:** Seller shall provide a Warranty deed. Real Estate sold subject to all rights of way, legal high-

**EVIDENCE OF TITLE:** Seller agrees to provide marketable title to the property, subject to matters of way, leases, & easements of public road & utilities.

**CLOSING:** Balance of purchase price is due in cash at closing, which will take place approx. 30 days after the auction. The cost for an insured closing will be shared 50/50 between Buyer & Seller. All lenders costs shall be paid by the Buyer(s).

**POSSESSION:** Possession of farm hand is at closing. **For Tract 1:** The homes well and septic are cur-

**BUYER'S NOT IN COMPLIANCE** with the Lenawee County Health Department's guidelines. It will be the Buyer's responsibility to complete the Lenawee County Health Department Compliance Plan prior to closing. Contact Auction Company to receive complete Compliance Plan for transfer of Property.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be pro-rated to the date of closing. The Buyer(s)

**DITCH ASSESSMENTS:** Buyer(s) shall pay all ditch assessments due after closing.

**ACREAGE:** All tract acreage, dimensions, & proposed boundaries are approximate & have been est-

**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. The cost of the survey will be split 50/50 between Buyer & Seller.

**PROPERTY INSPECTION:** Each potential bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspec-

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements, existing record-

**COUNTY DRAINS:** The Lenawee County Drain Commissioners office shows remaining installments due for the Bailey. The reconstruction on this farm. The Buyer(s) will pay a pro-rated amount towards these remaining installments. Contact Auction Manager for Pro-rated amounts.

**BUILDING SITES:** None of the auction tracts and/or potential sell-offs have been reviewed or pre-approved by the Lenawee County Plan Commission. Each Buyer assumes all responsibility for

satisfying the requirements of the local authorities in connection w/ any future use, improvement

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials is subject to your inspection. All real estate is sold "as is" without physical warranty. Seller & agent are not assuming any responsibility for warranty of any specific zoning classification, location in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, er-

**PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



Lenawee County, Michigan

# Rescheduled Farm Auction

Monday, October 19 • 6pm



**Inspection Dates**  
Monday, October 5  
from 4-7pm

**FOR SOCIAL DISTANCING PURPOSES, ONLY 1 BIDDER ALLOWED PER ENTITY**

## Tract 1: Home, Buildings, 24± Acres

This tract offers a 3,300 sq.ft. two-story home, with 8 bedrooms, large kitchen & family room. The home has vinyl construction windows throughout. There is a large productive garden plus grapes, black raspberries, & fruit & nut trees. This tract has over 1,325' of road frontage along Ridgeville Rd & approximately 800' along Munson Hwy. An 8" tile was run south of the house to county tile. The home's well and septic are currently **NOT IN COMPLIANCE** with the Lenawee County Health Department's guidelines. It will be the Buyer's responsibility to complete the Lenawee County Health Department Compliance Plan prior to closing. Contact Auction Company to receive complete Compliance Plan for transfer of property. There are several buildings as follows: A new 40'x80' pole building built in 2017, a 3,456 sq.ft. implement barn built in 2015, & several misc. livestock/equipment barns & sheds, plus corn crib. The schoolhouse, privy, & horse shed are not included.

## Tract 2: 21± Acres

This tract has approximately 680' of road frontage. It is comprised of mostly Glynwood loam with some Brookstone & Morley loam soils. There are approximately 5± acres of woods in the back. **Combine Tracts 1 & 2 for a complete 45± acre farm with great deer hunting & productive soils. There are new 8" & 10" tiles that run across the west part of Tract 1 & 2 into the 15" drain.**

## Tract 3: 29± Acres

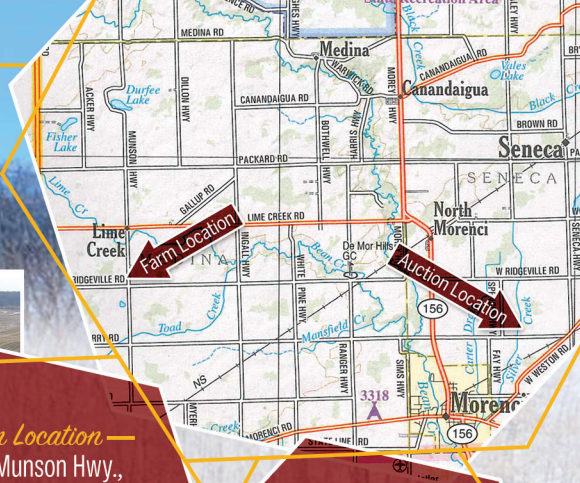
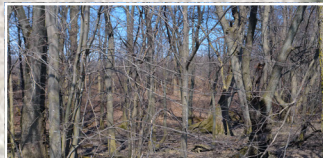
This tract has approximately 950' of road frontage. The soils are mostly Glynwood soils with some Pewamo & Morley loam soils. There are approximately 8± acres of woods to the back of tract.

## Tract 4: 11± Acres

This tract is mostly all tillable with approximately 365' of road frontage. The soils in the front are mostly Morley loam with Brookston loam & some Glynwood loam in the center to the back. **Combine Tracts 3 & 4 for a potential buildable site with woods for great deer hunting & some of the best tillable & well drained acres on the farm. Call Auction Manager for county drain tile payment balance: Buyer(s) will be responsible for part.**

**Online Bidding Recommended  
For Social Distancing Purposes**

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.



## Farm Location

10900 Munson Hwy.,  
Hudson, MI

## Auction Location

Held At Morenci Sportsman  
Club • 8972 W. Mulberry Road,  
Morenci, MI

# 85± Acres

Offered in 4 Tracts,  
Combinations of Tracts,  
and as a Whole



4  
11± acres



3  
29± acres



2  
21± acres



1  
24± acres

Ridgeville Rd

Munson Hwy

**Seller:** Samuel & Keturah Delagrange

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