

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the date of closing. The Buyer(s) to closing. Contact Auction Company to receive complete Compliance Plan for Transfer of Property.

Buyer's responsibility to complete the Lenawee County Health Department Compliance Plan prior rently NOT IN COMPLIANCE with the Lenawee County Health Department's Guidelines. It will be the POSSESSION: Possession of farm land is at closing. For Tract 1, The home's well and septic are curlenders costs shall be paid by the Buyer(s). after the auction. The cost for an insured closing will be shared 50/50 between Buyer & Seller. All

CLOSING: Balance of purchase price is due in cash at closing, which will take place approx. 30 days Title Insurance will be the responsibility of the Buyer(s).

record. It shall be the Buyer'(s) option to purchase Title Insurance if desired. The cost of the Owner's EVIDENCE OF TITLE: Seller agrees to provide marketable title to the property, subject to matters of ways, leases, & easements of public road & utilities.

DEED: Seller shall provide a Warranty deed. Real Estate sold subject to all rights of way, legal hightiable. All final bid prices are subject to the Seller's acceptance or rejection.

ment to Purchase Real Estate & Addendum. The terms of this agreement & addendum are non-nego-APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agree-BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.

corporate check immediately negotiable. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO of tracts. The down payment may be made in the form of Cash or cashiet's check or a personal or DOWN PAYMENT: 10% Cash down payment at close of auction for individual tracts or combination manner resulting in the highest total sale price.

by the auctioneer. Bids on the tracts & the total property may compete. The property will be bid in the 85± unit. There will be open bidding on all tracts & combinations during the auction as determined PROCEDURE: The property will be offered in 4 tracts, any combination of the 4 tracts or as a total AUCTION TERMS & CONDITIONS:

satisfying the requirements of the local authorities in connection w/ any future use, improvement pre-approved by the Lenawee County Plan Commission. Each Buyer assumes all responsibility for BUILDING SITES: None of the auction tracts and/or potential sell-offs have been reviewed or

these remaining installments. Contact Auction Manager for Pro-rated amounts. due for the Bailey lile reconstruction on this farm. The Buyer(s) will pay a pro-rated amount towards

COUNTY DRAINS: The Lenawee County Drain Commissioners office shows remaining installments ed leases, if any will be assigned to the Buyer.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recordland at any other time at your own risk & being careful to respect the tenant farmers' growing crops. tion dates have been scheduled & will be statfed w\ auction personnel. Please feel free to inspect the independent inspections, investigations, inquiries, & due diligence concerning the property. Inspec-PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own

event that the entire property sells to one buyer there shall be no survey. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres. In the The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer & Seller. new boundaries are created by the tract divisions in the auction. Any need for a new survey will be SURVEY: The Seller shall provide a new survey where there is no existing legal description or where

mated based on current legal descriptions and/or aerial photos. ACREAGE: All tract acreage, dimensions, & proposed boundaries are approximate & have been esti-DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing. +DRA contract expires in 2024.

& against any recapture due as a result of termination or non-compliance after closing. The current ment(s) which shall be transferred to & assumed by the Buyer. Buyer shall hold harmless Seller from shall pay all thereafter. The property is subject to unexpired Farmland Development Rights Agree-

PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. ANA Laberisions of the auctioneer are final. ANY ANAOUNCEMENTS MADE THE DAY OF THE SALETENKE preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company reserve the right to for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction express or implied or arising by operation of law, including an warranty of merchantability or fitness contained in the sale documents, Seller & the Auction Company make no warranty or representation, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions this brochure are approximate. Except for any express warranties set forth in the sale documents, rors, or omissions is assumed by the Seller or the Auction Company. All sketches & dimensions in in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, erconcerning the property is made by the Seller or the Auction Company. The information contained being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, of utilities, assurance of building permits, driveway permits or water & septic permits. The property is agent are not assuming any responsibility for warranty of any specific zoning classifications, location De based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller & materials is subject to the Terms & Conditions outlined in the Purchase Agreement. Your bids are to DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related

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tive use or improvement. Buyer's obligation to acquire the purchased tract(s) is not contingent upon after closing w/ respect to any permit or approval that Buyer may need in connection w/ any prospecor health department. Sellers & Auction Company shall have no obligation or responsibility before or other approval or permit from the plan commission, planning department, building department and/ or development of the purchased tract(s), including any requirement for lot or plat approval or any

Rescheduled Farm Auction

Monday, October 19 • 6pm

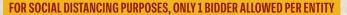






85[±]Acres

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



- 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 <u>not</u> 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.























Ridgeville Rd

Online Bidding Recommended For Social Distancing Purposes

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.

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