

TERMS AND CONDITIONS

PROCEDURE: Tracts 1-6 will be offered in individual tracts. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

APPROVAL 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.

DEED: Seller will provide a warranty deed.

EVIDENCE OF TITLE: Seller will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 15 days after proof of merchantable title and approval of splits according to Porter Township ordinances.

TOWNSHIP ORDINANCES: The Girl Scouts of Northern Indiana-Michiana REAL ESTATE TAXES.

has a not-for-profit status; there are currently no taxes on the property. Buyer assumes all future tax liability upon closing.

DITCH ASSESSMENTS: The Buyer shall pay any ditch assessments after closing.

SURVEY: The Seller shall determine any need for a new survey. Any new survey provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, or except on tracts or combinations of tracts of 17 acres or less, or on Tract 1 or combinations including Tract 1. The survey costs shall be shared 50:50 between Buyer(s) and Seller.

EASEMENTS: The sale of the property is subject to any and all easements of record. A perimeter title drainage easement shall be given to buyers of building sites and existing homes.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement.

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. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company.

SCHRADER Real Estate & Auction Co., Inc.

950 N. Liberty Dr., Columbia City, IN 46725
 AUCTION MANAGERS - Lee Beer 574-518-9109,
 Gary Bailey or Cannon Troutner 800-659-9759

NOVEMBER 2011

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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2022 Acres Offered in 6 Tracts
 Lawton, Michigan • Van Buren Co.
 #AC63001504, #AU09200000, #AU11000100

Land Auction
 Camp Showdasee

Monday, November 21 • 6pm
 Auction Held at the Miracle Camp & Retreat Center

- Retreat/Wildlife, Hunting & Recreation
- Potential Building Sites
- Banksion Lake Frontage
- Mature Hardwood Trees
- Camp Opportunities
- Create Your Own Wildlife Sanctuary

Welcome to
 Camp Showdasee



2022 Acres Offered in 6 Tracts



Southwest of Kalamazoo
 South of Lawton
 West of Schoolcraft

Land Auction
 Camp Showdasee
 Lawton, Michigan • Van Buren Co.

Camp Shawadasee Land Auction 202⁺ Acres

Lawton, Michigan • Van Buren Co. Offered in 6 Tracts

Monday, November 21 • 6pm



PROPERTY LOCATION: 81830 23rd St. Lawton, MI 49065. From the south side of Schoolcraft, at the intersection of SR 131 and West W Avenue, travel west on West W Ave. to 23rd Street, turn north to property on the west side of the road. From Lawton, take Co Rd 354 Southeast to 23rd St. to property.

AUCTION LOCATION: *Miracle Camp and Retreat Center.* Travel west 1 mile from the auction property intersection of 80th Ave. and 23rd St. to the entrance of *Miracle Camp.* Auction will be held in the Bankston Dining Hall.

TRACT INFORMATION

PARCEL: #80-16-013-006-10, #80-16-014-009-00

TRACT #1: 89+/- acres, wooded with frontage on 23rd St. Includes a home with 2 car garage, maintenance building, dining hall/kitchen, lodges, health center, shower house and multiple tent camping areas. Excellent potential for ongoing camp or private retreat, or your new home. The possibilities are endless!!!!

TRACT #2: 8+/- acres. Wooded, rolling, potential building site with frontage on 23rd St.

TRACT #3: 8+/- acres. Wooded, rolling potential building site on a corner parcel with frontage on 23rd St. and 80th Ave.

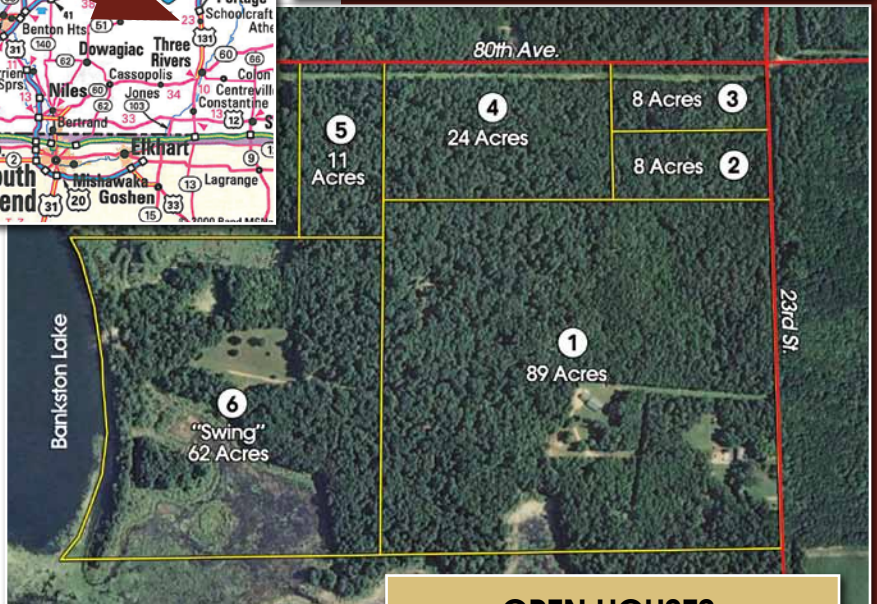
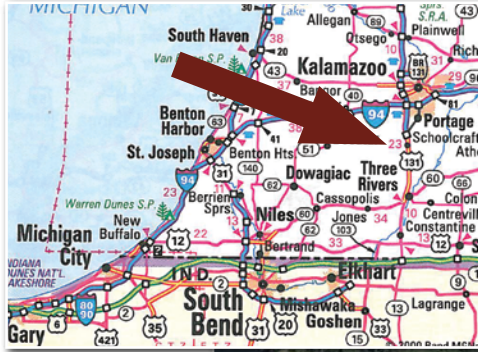
TRACT #4: 24+/- acres. Excellent wooded parcel for recreation, hunting, or potential building site. Frontage on 80th Ave.

TRACT #5: 11+/- acres. Wooded, excellent hunting, recreation, or potential building site with frontage on 80th Ave.

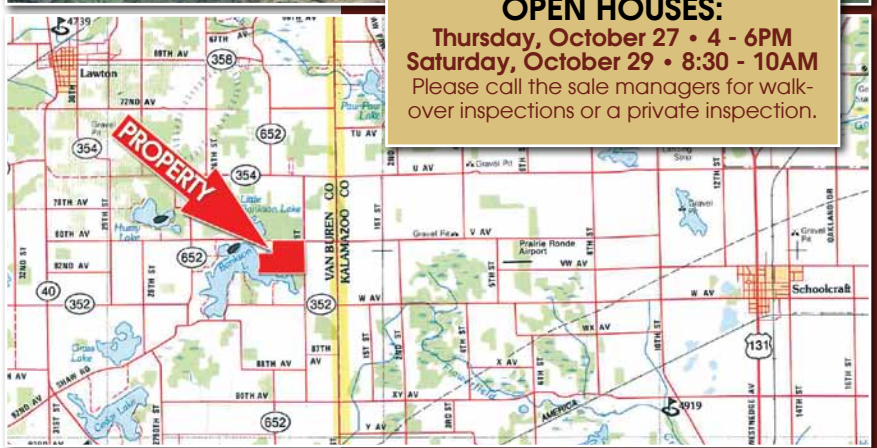
TRACT #6: "Swing". 62+/- acres. This tract has frontage on beautiful Bankston Lake, with a beach, pier, boat house, and limitless recreational and/or hunting possibilities. Combine with Tract 5 for access from 80th Ave., or combine with Tract 1 for a beautiful camp or very private retreat with access from 23rd St.

OWNER: Girl Scouts of Northern Indiana-Michiana

AUCTION MANAGERS: – Lee Beer 574-518-9109, Gary Bailey or Gannon Troutner 800-659-9759



OPEN HOUSES:
Thursday, October 27 • 4 - 6 PM
Saturday, October 29 • 8:30 - 10 AM
 Please call the sale managers for walk-over inspections or a private inspection.



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