

REAL ESTATE AUCTION TERMS & CONDITIONS

DOWN PAYMENT: Ten percent (10%) down payment on the day of auction with the balance in cash at closing. The down payment may be made 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.

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 Sellers' acceptance or rejection.

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

CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.

POSSESSION: Possession of home at closing.

REAL ESTATE TAXES: Taxes shall be prorated to the date of closing.

APPROVALS: Sale and closing shall be contingent upon approval by Ontwa Township and the proposed land division and compliance with Public Act 591, as to all parcels sold. All real estate is being sold subject to any existing easements and right-of-ways of record and without grants of further division rights under Public Act 591.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

DISCLAIMER & 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 questions 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.



SCHRADER
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Edwardsburg, MI

Cass County

Real Estate & Personal Property AUCTION



70766 Brande Creek Dr., Edwardsburg, MI

- 3 Bedroom, 1,630S.F. Brick Ranch
- Finished Lower Level, Large Family Room



SATURDAY, JUNE 23 Personal Property 9AM
Home 10AM



Plus!

Antiques & Collectibles
Furniture, Appliances & Housewares

Sports & Recreation
Lawn Equipment & Shop Tools



OPEN HOUSE:
Sat. June 2 • 10-11:30am
Sun. June 10 • 2-3:30pm



Edwardsburg, MI Cass County

Real Estate & Personal Property AUCTION

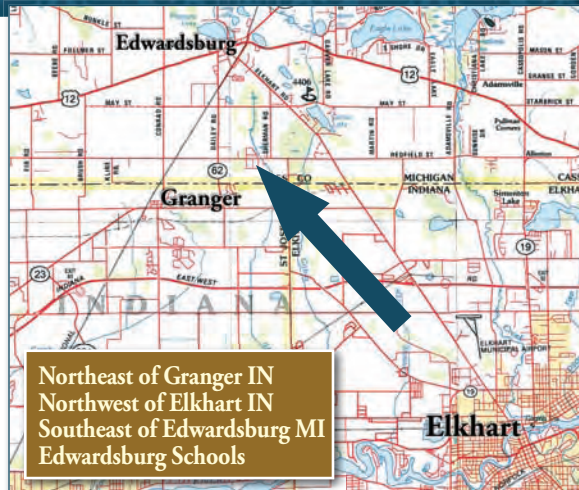
SATURDAY, JUNE 23 Personal Property 9AM
Home 10AM

LOCATION: 70766 Brande Creek Drive
Edwardsburg, MI. Redfield Woods Sub.

DIRECTIONS: Go south of
Edwardsburg, MI on M62 go 2 mile to
Redfield St. go east ¾ mile to Brande
Creek Dr. go north to home OR go north
of Elkhart, IN SR 19 (Cassopolis St.) to
MI state line turns into M205 go ½ mile
to curve go straight onto Cassopolis Rd.
than go west on Redfield St. 5 ½ miles to
Brande Creek Dr. go north to home.

REAL ESTATE: LOT 84, Redfield Woods - 10:00AM

Brick Ranch style home approx. 1630 sq. ft. on main level, an approx.
1600 sq. ft. lower level, 3 bedrooms, 2 baths, kitchen w/dining area,
plus 3 season room on main level, large family room with fireplace &
kitchenette & kitchenette on lower level, NG Lennox Elite HE furnace,
central air, 200 amp. Service large 2 stall attached garage, fenced back
yard, with small storage building.



PERSONAL PROPERTY - 9:00AM

ANTIQUES & COLLECTIBLES: Remington typewriter • Wood
Highchair • Wood School Desk • toys • Rug Beater • Cabbage cutter
• Wall Phone • Shoe Last • Grinding Stone • Childs Rocker • potty
chair • 20 gal crock • 5 gal crock • Record player & records • milk
cans • oil lanterns • misc. collectibles • wooden wheels • saws • irons
• large trunk • Singer sewing • Childrens Singer sewing



FURNITURE, APPLIANCES, HOUSEWARES: Lg. Oak dining
table, 6 chairs, 2 ext. leaves • Oak Roll top desk • Oak china cabinet,
4' • TV stand • 2-metal files • Wood bench • book shelves • Floor
lamp • magazine rack • 2- couches • 2-loveseats • 2-matching
recliners • 3-matching end tables • end table • throw pillows • lamps
• matching dresser draws 1/w mirror • bed stand • king size brass
bed • desk chair on wheels • misc. straight chairs • Storage cabinet
• wood rocker • Magic Chef Microwave • Purolator • elect. Hand
mixer • crock pot • blender • 3- TV • iron • 3- vacuums • copper
refrigerator • glassware • Tupperware • set of dishes • set of china •
drinking glasses • serving dishes • bake ware • pots & pans • canister
set • window hanging • cook books • books • crafts • wall clocks •
wicker baskets • ironing board • luggage • curtains • craft & sewing
supplies • holiday decorations • picture frames • Singer sewing
machine in cabinet • many items not listed



SPORTS & RECREATION: 8' Wood Toboggan • 3- runner sleds
• tennis rackets • 2- women's Bicycle's • Nordic track-sequoia • AB
lounge sport



LAWN EQUIPMENT: Simplicity 4212 hydro lawn tractor with
bagger att. • Troy Bilt Tuff cut 220 self propelled walk behind mower
with bagger • Snapper push mower • lawn roller • spring tine lawn
groomer • Craftsman weed trimmer • Yard Machines weed trimmer
• Snapper 2100 leaf blower • Stihl 025 gas chain saw • Remington
elect. Chain saw • gas cans plastic & metal • seeder • 2 wheel 8'
utility trailer, wood sides • Troy Bilt 5521 snow blower • Craftsman
Yard vacuum 4.5 hp • Old wood handle steel garden cultivator •
elect hedge trimmer • garden hose • chains • scoop shovel, snow
shovels, brooms, lawn rakes, forks, watering cans, sprinklers, hedge
trimmer



SHOP TOOLS: Forney elect. Stick welder • torch set old steel
wheel wood cart • ladders • tool boxes • k-Mart creeper • car ramps
• battery charger • lumber • old hand tools, ext cords, pry bar, paint
gun, old wood level • mics. shop supplies • table saw



Visit www.schraderauction.com for more info.

OWNER: Lenard Schur Estate

AUCTION MANAGERS:

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