



Walter Urbanski Estate AUCTION

Real Estate, Farm Equipment, Vehicles & Personal Property



REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts and as a total 10+ acres.

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 land at closing.

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

APPROVALS: Sale and closing shall be contingent upon approval by Pokagon 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.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share the survey expense 50:50.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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
Real Estate and Auction Company, Inc.

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70750 Union Road, Union, MI

AUCTION MANAGERS:

Ed Boyer 574-215-7653
& Ted Boyer, 574-215-8100
800-691-7653

AUGUST 2012						
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	31	

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*Real Estate, Farm Equipment,
Vehicles & Personal Property*



31819

**URBANSKI
FARM**

SCHRADER
Real Estate and Auction Company, Inc.

10± ACRES

31819 PEVINE ST.,
DOWAGIAC, MI
CASS COUNTY

SATURDAY, AUGUST 25

9 AM: Household & Personal Property • 11 AM: Real Estate
11:30 AM: Farm Equipment, Vehicles & Personal Property



Walter Urbanski Estate AUCTION

Real Estate, Farm Equipment,
Vehicles & Personal Property

SATURDAY, AUGUST 25

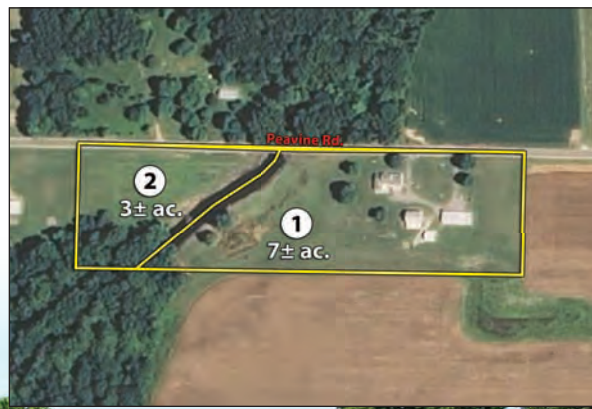
11:00 AM: REAL ESTATE

PROPERTY LOCATION: 31819 Pevine St. Dowagiac MI. 49047

DIRECTIONS: South of Dowagiac on M/51 3 miles or North of Niles on M/51 11 miles to Pevine St. go west 1 3/4 miles to sale site.

TRACT 1: Remodeled older country home on 7± acres. Approx. 2075 sq. ft. 2 story, 3 bedroom, 2 bath, large 2 stall garage, Lenox Pulse 21 LP gas, central air, water softener, 200 amp, service, Gaurdian Gen. System, 100 gal. water heaters, Shop approx. 80'X33' pole barn with butcher shop, Barn approx. 36'X30' with 18'X36' lean to overhead door

TRACT 2: 3± acres. Approx. 400' frontage Peavine St. and approx. 400' frontage on Dowagiac River.



11:30 AM: FARM EQUIPMENT, VEHICLES & PERSONAL PROPERTY

TRACTORS, VEHICLES:

JOHN DEERE: 4020 Diesel, Power shift, 1 remote, 3PT, 540X1000pto, Wide front, Front weights, Roll guard with canopy, 18.4-34 tires, HRS 9674, SN • **JOHN DEERE:** 3020 Diesel, Power shift, Front weights, Narrow front, 1 remote, 3PT, 540X1000pto, 16.9-34 tires, Roll guard with canopy, shows 0091HRS, SN.T113P081437R • **JOHN DEERE:** 4300 HST, 4X4, 2 remote, 3pt, PTO, Wheel weights, Roll bar with canopy, 5X19.5NHS Tires, N HRS 1357, SN333681 • **JOHN DEERE:** Commercial 60 Belly Mower • **JOHN DEERE:** 5 FT Snow blower • **IH Farmall:** H, 1 Remote, PTO, Narrow front, Fenders, Weights, Loader with 42in bucket • **IH Farmall:** C, PTO, Weights, Narrow front, Woods 59 Belly mower, SN2234, 18.4/34 Snap on duals • **JOHN DEERE:** Gator HPX, 4X4, Roll bar, Windshield, Roof, Lights, Mirrors, HRS275 • **2003 DODGE:** Ram 1500 Hemi, Laramie, with extras, 63803miles • **2002 Cadillac 32.V North Star V8,** leather Interior, AM FM Radio with CD player, AC, 94,286 miles

FARM EQUIPMENT:

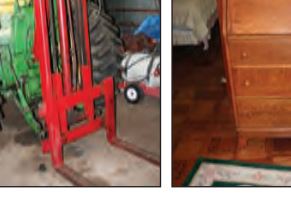
JOHN DEERE: 65 Blades, 3PT, 8FT • **Bush Hog:** RDTH84, 3PT, PTO, Finnish Mower, 4 rubber caster wheels • **COSMO-180** Spin Spreader, 3PT, PTO • **3PT Single tine ripper** • **11Ft pull type drag** • **Post hole digger** • **Remote Cylinders** • **2 above ground fuel tanks with pumps** • **Cement mixer** • **Transfer Pump**

BUTCHER SHOP EQUIPMENT:

Biro-3334 meat Band saw SS • **Globe-gravity** feed slicer SS • **Butcher Boy** grinder SS, Scales • **Plastic** in paper meat wrappers • **Meat ID stamps** • **Butcher block** • **Tappen refrigerator** • **Funnels** and miscellaneous butcher tools

LAWN AND GARDEN:

SIMPLICITY: 5216, Lawn tractor • **QUALITY FARM AND FLEET:** 2 wheel sprayer, 6ft boom, wand, 3 1/2 horsepower, Fimco pump • **CRAFTSMAN:** Rotor tiller 7 horse power 19in, dual rotating tines • **STIHL:** HT101 Tree Trimmer • **VECTOR:** XLC Weed Whacker 6 horse power Tecumseh • **Single axel Trailer** HYD dump wood sides • **Single axel flatbed trailer** • **Lawn cart** • **TORO:** S-200 Snow Blower • **SOLO:** Backpack spreader • **3 chain saws** • **Lawn roller** • **Lawn aerators** • **Walk behind cultivator** • **Shovels, rakes, forks,** and miscellaneous garden equipment



SHOP TOOLS:

CRAFTSMAN: Tool box, wrenches, sockets, screw drivers, and other hand tools • **Air compressor** and air tools • **Battery chargers** • **Floor jacks,** Bottle jacks, pressure washer, ladders, welder, and other tools and supplies

9 AM: HOUSEHOLD & PERSONAL PROPERTY

HOUSEHOLD, FURNITURE, ANTIQUES, AND COLLECTABLES:

SINGER: Treadle sewing machine • **WHIRLPOOL:** Washer and Dryer Duet steam front load, storage under stand • **HAMMOND:** Organ and bench • **PANISONIC:** VIERA 42in flat screen TV • **Oak** entertainment center • **Antique Love seat** • **Combination desk cabinet** • **2 Silverwear sets** with storage case • **Cedar chest** • **Dining room table** and chairs • **Bar stools** • **3 recliners** • **Couch** • **Mantle clock** • **Floor lamp** style world globe • **Tables, Benches, Beds, Dressers,** and stands, End tables, Rocking chair, storage shelves and cabinets, rugs, TV's, Collectables, Large vase • **Deep freezer** and refrigerators • **Plates, Bowls, Glasses, Utensils, Microwave, Toaster,** and other kitchen type items

SALE MANAGERS: Ed Boyer, 574-215-7653 & Ted Boyer, 574-215-8100

OWNER: WALTER J. URBANSKI ESTATE, Personal Representative: Candy Oudman, Chemical Bank



800-451-2709 • 260-244-7606

SchraderAuction.com

INSPECTION DATES:

Saturday, August 4 • 10-11:30 AM & Saturday, August 11 • 10-11:30 AM

