

LAND AUCTION

Edwardsburg, MI
5 Wooded Building Sites
Eagle Lake

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 5 individual tracts and as a total 20.9± acres.

DOWN PAYMENT: Ten percent (10%) down payment on the day of auction with the balance in cash at closing. The 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 Seller's acceptance or rejection.

BUYER'S PREMIUM: A 3% Buyers Premium will be added to the bid price to determine the contract purchase price.

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 Onawa Township and the proposed land division.

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: Schradder 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.

SCHRADDER
Real Estate and Auction Company, Inc.

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



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					

SEPTEMBER 2012

Edwardsburg, MI
Eagle Lake

LAND AUCTION

The Forest at Eagle
5 Building Sites

20.9±
Acres



- Wooded Building Sites
- Close to Elkhart & South Bend
- Mature Timber
- Zoned R-1

12

Monday, September 17 • 6pm

Held at Eagle Lake Elementary School

SchradderAuction.com

800-691-7653

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LAND AUCTION

Edwardsburg, MI
Eagle Lake

The Forest at Eagle

5 Building Sites

Monday, September 17 • 6pm

20.9[±]
Acres

PROPERTY LOCATION:

South side of Eagle Lake at

Edwardsburg, MI. **DIRECTIONS:** 2.5

mile east of Edwardsburg OR 2 mile west of Adamsville on US 12 to South Shore Drive (Marine sign) go north to property. Property borders South Shore Drive and 8th Street

AUCTION SITE: Eagle Lake Elementary School, go North of US 12 on Brady Rd. to Avenue C go west to site.

- Edwardsburg Public Schools
- Mature Timber on all Tracts
- Zoned R-1
- Eagle Lake Access

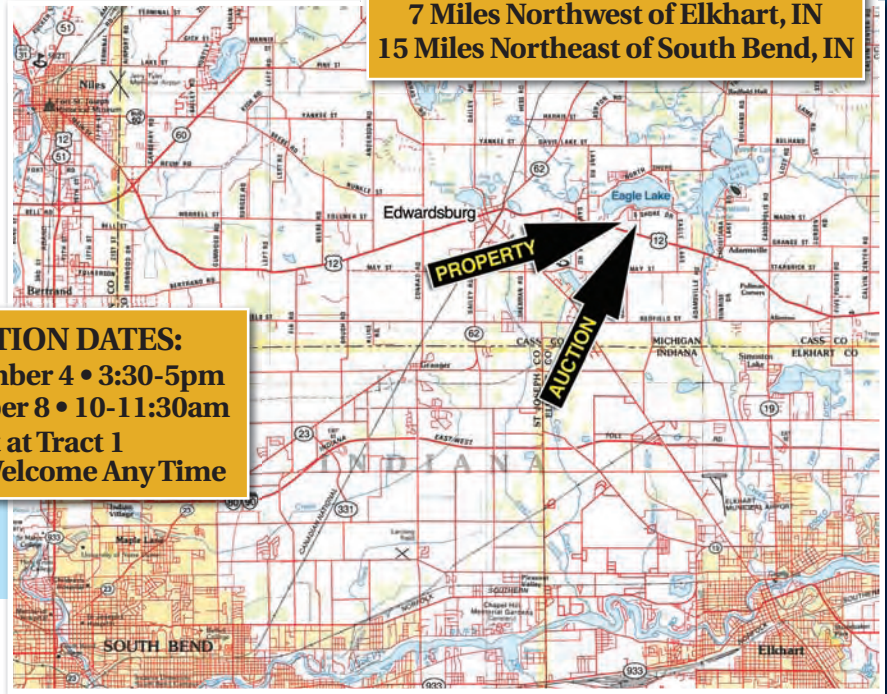
INSPECTION DATES:

Tues. September 4 • 3:30-5pm

Sat. September 8 • 10-11:30am

Meet at Tract 1

Walkovers Welcome Any Time



TRACT 1: 4.76+- Acres, 71.8' frontage on South Shore Drive plus Out Lot A. all wooded.

TRACT 2: 4.72+- Acres, 66' easement off Out Lot B to South Shore Drive, all wooded

TRACT 3: 4.90+- Acres, 66' frontage on 9th Street with easement to Tract 4, all wooded.

TRACT 4: 4.61+- Acres, 66' easement off 8th Street, all wooded

TRACT 5: 3.32+- Acres, 66' Frontage on 8th Street

TRACTS 1-5 all have right of way to Eagle Lake on the North 127' part of the Private Park on South Shore Drive

OWNERS: Jeffrey Van Belle & Gary Sanders
574 298 2752

AUCTION MANAGERS: Ed Boyer 584-215-7653 & Ted Boyer 574-215-8100

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. www.schraderauction.com

