

540[±]

acres

Karnemaat Farms

Auction

Gratiot County • Central, MI

Monday, November 19

6 PM

Tracts 1-10

Open House

Auction Site

Tracts 11-14

Auction Location:

Breckenridge High School Cafeteria,

700 Wright St., Breckenridge, MI

48615.

Property Location:

TRACTS 1-10, 400± ACRES:

North of M 46 on N. Wisner Rd., west side of Breckenridge. Sections 12-13 Bethany Twp. Between N Wisner Rd. and N. Allen Rd.

TRACTS 11-14, 140± ACRES:

West of Ithaca on W. Washington Rd. 5 miles to Ely Hwy. (CR 543) go south 3/4 mile to W. Fillmore Rd., go west 1 mile to Pendell Rd., go south 3/8 mile to property. Section 12 New Haven and Section 7 Newark.

Terms & Conditions

PROCEDURE:

The property will be offered in 14 individual tracts and as a total 540 acres.

DOWN PAYMENT:

Ten percent (10%) down payment on the day of auction with the balance in cash at closing. If the irrigation is sold separately from the real estate, 100% payment is due on the day of sale. 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

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

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. With Tenants right to 2012 crops.

REAL ESTATE TAXES:

Seller shall assume 2012 taxes.

APPROVALS:

Sale and closing shall be contingent upon approval by Bethany and New Haven 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,

at the Breckenridge High School Cafeteria

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Schrader

Real Estate and Auction Company, Inc.

Corporate Headquarters:

950 N. Liberty Drive

Columbia City, IN 46725

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MICHIGAN OFFICE:

7075 Union Road, Union, MI 49130

800-691-7653

AUCTION MANAGERS:

Ed Boyer - 574-215-7653

Ted Boyer - 574-215-8100

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NOVEMBER 2012

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NOVEMBER 2012

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Gratiot County • Central, MI

540[±]
acres

*Karnemaat
Farms*

Auction Monday, November 19 • 6 PM
at the Breckenridge High School Cafeteria

HIGHLY PRODUCTIVE SOILS
TILLABLE, TILED FARM LAND • WOODS
VALLEY 8000 SERIES IRRIGATIONS & PUMPS



OWNERS: Kent & Kimberly Karnemaat,
Tom & Julie Karnemaat,
Karnemaat Farms LLC

AUCTION MANAGERS:
Ed Boyer, 574-215-7653
Ted Boyer, 574-215-8100
MI office, 800-691-7653

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. 260-244-7606
www.SchraderAuction.com



Auction Location:

Breckenridge High School Cafeteria,
700 Wright St., Breckenridge, MI 48615.

Inspection Dates:

MONDAY, OCTOBER 29TH, 10-11:30,
MONDAY, NOVEMBER 12TH, 10-11:30.

Meet with a Schrader representative at Bethany
Twp. Hall, 9958 Blair Rd., St Louis, MI.
WALK OVERS WELCOME

Property Location

TRACTS 1-10, 400± ACRES:

North of M 46 on N. Wisner Rd., west side of
Breckenridge. Sections 12-13 Bethany Twp. Between
N Wisner Rd. and N. Allen Rd.

TRACT 1: 80± acres. Approximately 1/2 mile
frontage on N. Allen Rd. and approximately 1/4 mile
frontage on Jefferson Rd. Mostly tillable, tilled, 12"
gravel pack well, 10" plastic pipe to pivot.

TRACT 2: 80± acres. Approximately 1/2 mile
frontage on N. Wisner Rd. and approximately 1/4 mile
on Jefferson Rd. Tiled. Approximately 6 acres wooded.

TRACT 3: 40± acres. Approximately 660' frontage
on N. Allen Rd. and approximately 660' frontage on N.
Wisner Rd. Tiled. Approximately 16 acres wooded.

TRACT 4: 2007 Valley 8000 Series Irrigation,
7 tower plus long corner, CAMS box, drops, low
pressure, 1545' total length.

TRACTS 5: 2007 JD 6068T, 100KW Gen. set,
submersible pump, 750 GPM, fuel tank.

TRACTS 1-5: 200± acres. 171.53 FSA tillable acres,
136.14 irrigated acres, highly productive soils, tilled,
1- wind tower.

TRACT 6: 105± acres. Approximately 1/2 mile
frontage on Jefferson Rd. and approximately 660' on
N. Wisner Rd. Approximately 90 acres tillable, tilled,
approximately 30 acres irrigated, 6" well and pump
building, tied to large well by 10" plastic pipe on Tract



1. 1- wind tower and 1- substation located on
this Tract.

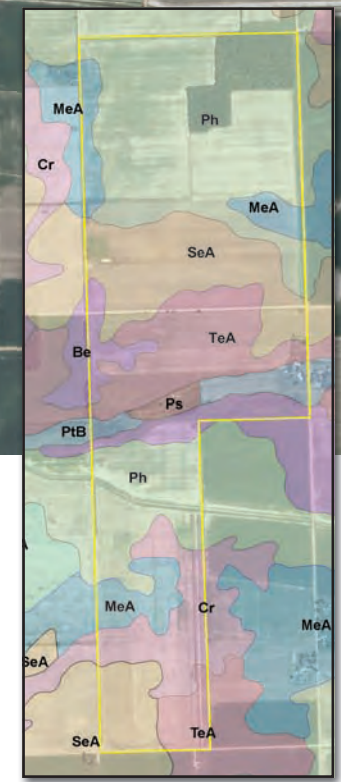
TRACT 7: 2007 Valley 8000 Series Irrigation,
4 tower, towable, CAMS box, drops, 649', low
pressure.

TRACT 8: JD 4045T, 60 KW gen set,
submersible pump, 6" Soft hose.

TRACT 9: 90± acres. Approximately 1320'
frontage on Madison Rd. 89.09 FSA tillable
acres, tilled, 8" plastic pipe from Tract 6 to
supply water for irrigation,

**TRACT 10: 2007 Valley 8000 Series
Irrigation,** 7 tower plus long Corner, blue box,
drops, 1550' total length, low pressure.

TRACTS 6-10: 200± acres. Approximately 179
acres tillable, approximately 110 acres irrigated,
highly productive soils, tilled, 1- wind tower and
1- substation.



SOIL TYPES	
Sym.	Soil Name
Ph	Parkhill loam
SeA	Selfridge loamy sand
TeA	Tedrow loamy sand
MeA	Metamora-Capac sandy loam
Cr	Corunna sandy loam
Be	Belleville loamy sand
PtB	Plainfield loamy sand
Ps	Pitts



Property Location

TRACTS 11-14, 140± ACRES:

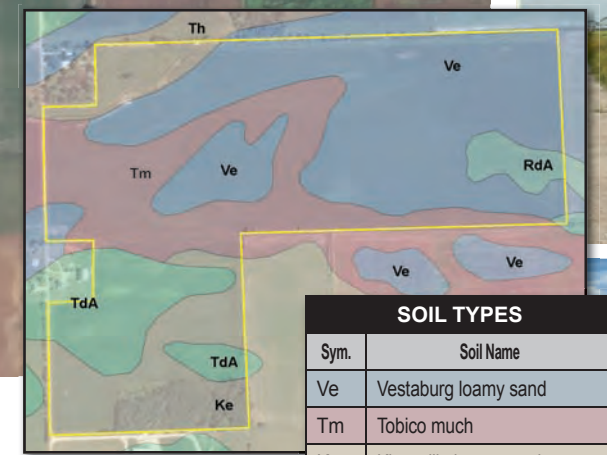
West of Ithaca on W. Washington Rd. 5 miles to Ely Hwy.
(CR 543) go south 3/4 mile to W. Fillmore Rd., go west 1 mile
to Pendell Rd., go south 3/8 mile to property. Section 12 New
Haven and Section 7 Newark.

TRACT 11: 140± acres. 132.87 FSA tillable acres, approx. 1700' frontage on
Pendell Rd., gently rolling to level, productive soil. 2- 600' horizontal wells tied
together for 1 pump, 8" plastic pipe to pivots.

TRACT 12: 2007 Valley 8000 Series Irrigation, 7 towers, Blue Box, 1303'
total length, low pressure.

TRACT 13: 2007 Valley 8000 Series Irrigation, 5 tower, Blue Box, 1017' total
length, low pressure.

TRACT 14: 2007 JD 4045D, 40KW, Cornell pump.



SOIL TYPES	
Sym.	Soil Name
Ve	Vestaburg loamy sand
Tm	Tobico much
Ke	Kingsville loamy sand
TdK	Tedrow loamy sand
Th	Thomas much
RdA	Riverdale loamy sand

