

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 1 tract as a total 19+ 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: 2013 taxes shall be paid by the Buyer.

APPROVALS: Sale and closing shall be contingent upon approval by Mottville 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: An existing legal description will be used to convey the property. No new survey will be completed.

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.



Corporate Headquarters:
950 N. Liberty Dr., Columbia City, IN 46725

Michigan Office:

70750 Union Road, Union, MI

AUCTION MANAGERS:

Ed Boyer 574-215-7653

& Ted Boyer,

574-215-8100

800-691-7653



White Pigeon, Michigan • St. Joseph Co.

Land Auction

19.14± Acres

MARCH 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		3	4	5	6	7
		10	11	12	13	14
		17	18	19	20	21
		24	25	26	27	28
		31				
						1
						2
						8
						9
						15
						16
						22
						23
						29
						30

800.451.2709



SchraderAuction.com

Southwestern Michigan • St. Joseph Co.

Land Auction

White Pigeon, Michigan

- 686' Frontage on US 131
- Zoned Commercial
- Adjacent to Recent Development
- Mostly Tillable Farmland

19.14± Acres



Monday, March 25 • 7pm

Held at Mancino's Restaurant - White Pigeon, MI

White Pigeon, Michigan • St. Joseph Co.

Land Auction

19.14± Acres

Monday, March 25 • 7pm

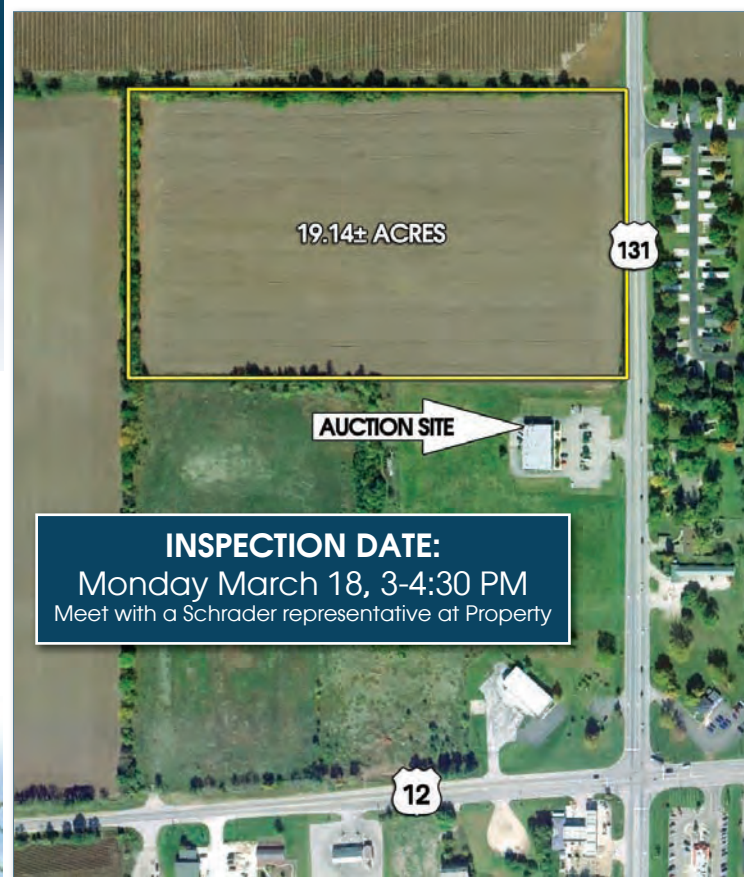
PROPERTY LOCATION: 68522 US 131 White Pigeon, MI 49099 3/8 mile north of US 12 on US 131 just north of MANCINOS



AUCTION LOCATION: MANCINOS Restaurant 68674 US 131 White Pigeon, MI. 1/4 mile north of US 12 on US 131

PROPERTY DESCRIPTION: 19.14± Acres with approx. 686' of frontage on US 131. Elston Sandy Loam soils - all fillable. To be sold in one tract. Zoned commercial.

EXCELLENT LOCATION - 4 Mile North of 80-90 Toll Road at Middlebury Exit



INSPECTION DATE:
Monday March 18, 3-4:30 PM
Meet with a Schrader representative at Property



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

OWNERS: MOSES & CONNIE TROYER



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