

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 1 tract as a total 25.97± 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, or immediate possession with an extra 10% down payment.
REAL ESTATE TAXES: 2013 taxes shall be paid by the Buyer.
APPROVALS: Sale and closing shall be contingent upon approval by LaGrange 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 approx-

imate. 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 Drive
 Columbia City, IN 46725
 800-451-2709

MICHIGAN OFFICE:
 70750 Union Road, Union, MI 49130
 800-691-7653

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

MAY 2013						
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	

**25.97±
acres**

Cass County • Southwestern, MI

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Cass County • Southwestern, MI

**25.97±
acres** - 24.11 FSA Mostly Tillable Farmland

Land Auction

MONDAY, MAY 20 • AT 6:00 PM

at the Wayne Township Hall, Dowagiac, MI



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**25.97±
acres**

Cass County • Southwestern, MI

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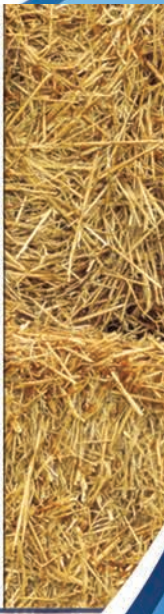
Cass County • Southwestern, MI

**25.97±
acres** - 24.11 FSA Mostly Tillable Farmland

Land Auction

MONDAY, MAY 20 • AT 6:00 PM

at the Wayne Township Hall, Dowagiac, MI





SCHRADER
 Real Estate and Auction Company, Inc.
 Ed Boyer 574-215-7653
 Ted Boyer 574-215-8100
 800-451-2709 • 260-244-7606 • Schraderauction.com

OWNER: DIANE JANSSEN

PROPERTY DESCRIPTION:
 25.97± acres with 857' frontage on Glenwood Rd. 24.11 FSA tillable acres. Soils are Kalamazoo Loam and Riddles Sandy Loam. All in grass hay at present time. Immediate possession possible. To be sold in one tract.

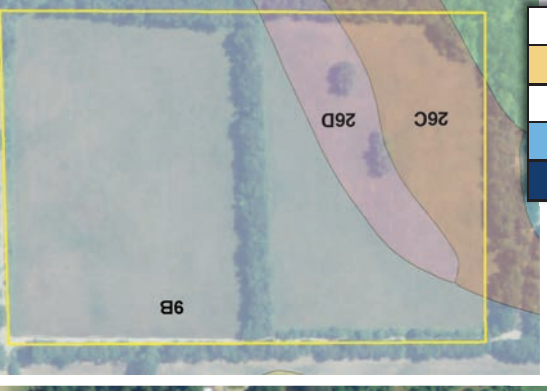
AUCTION LOCATION:
 Wayne Township Hall, 53480 Glenwood Rd, Dowagiac, MI at the corner of Marcellus Hwy, and Glenwood Rd.

PROPERTY LOCATION:
 56400 Glenwood Rd, Cassopolis, MI 49031. 3 miles east of Dowagiac, MI on Dutch Settlement St. to Glenwood Rd, go south 3/8 mile to the property.

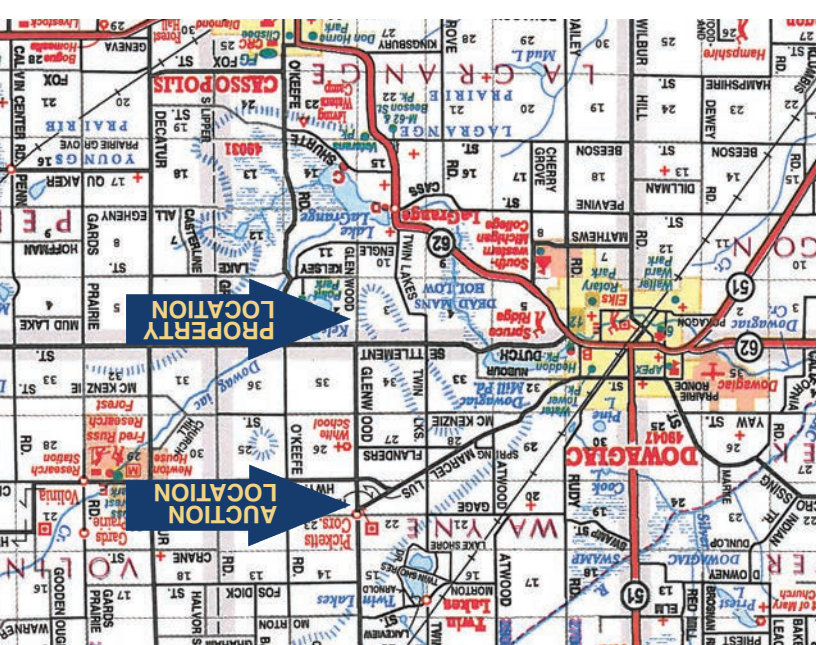
25.97± acres
Land Auction
MONDAY, MAY 20 • 6 PM
 Cass County, MI
 Southwestern, MI



SOIL TYPES	
Symbol	Soil Name
9B	Kalamazoo loam
26C	Riddles fine sandy loam
26D	Riddles fine sandy loam



Inspection Date:
 Monday, May 13, 3-4:30 PM
 Meet with a Schradar representative at Property - walkovers at any time.





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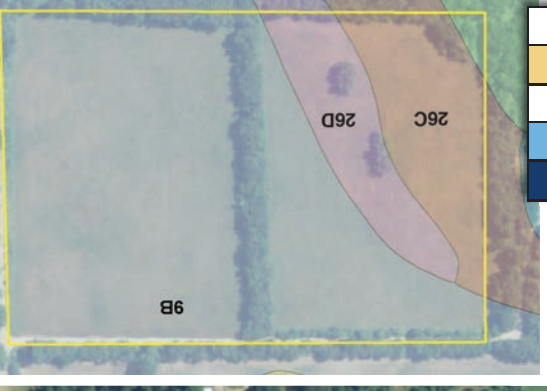
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Land Auction
25.97± acres
 Cass County, MI



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