



51850 M 40 N, Marcellus, MI
Cass County, Michigan

offered in
4 Tracts

36.73 ± Acres

- 3840sq. Log Home
- Potential Building Sites
- Woods with Great Hunting & Recreation
- 1 mile North of Marcellus on M 40



Real Estate
& Personal Property
AUCTION
Saturday, August 3

Auction Held On Site
10AM: Personal Property to sell
12PM: Real Estate



Saturday, August 3 • On Site
10AM: Personal Property to sell • 12PM: Real Estate



- 3840sq. Log Home
- Potential Building Sites
- Woods with Great Hunting & Recreation
- 1 mile North of Marcellus on M 40

Real Estate
& Personal Property
AUCTION

51850 M 40 N, Marcellus, MI
Cass County, Michigan
SCHRADER
Real Estate and Auction Company, Inc.



Follow us on:

31	30	29	28	27	26	25
24	23	22	21	20	19	18
17	16	15	14	13	12	11
10	9	8	7	6	5	4
3	2	1				
SAT	FRI	THU	WED	TUE	MON	SUN

AUGUST 2013



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

950 North Liberty Dr., Columbia City, IN 46725
phone: 260-244-7606 • 800-451-2709
email: auctions@schraderauction.com



SCHRADER
Real Estate and Auction Company, Inc.

REAL ESTATE TERMS & CONDITIONS
PROCEDURE: The property will be offered in 4 individual tracts and as a total 36.73+ 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, the 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 real estate at closing.
REAL ESTATE TAXES: Taxes shall be prorated to the date of closing.
APPROVALS: Sale and closing shall be contingent upon approval by Marcellus Township and the proposed land division and compliance with Public Act 591, as to all parcels sold. All real estate is being sold 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: No new survey, owner has current survey.
AGENCY: Schradler Real Estate & Auction Company, Inc. and its Agents reserve the right to preclude any person from bidding, if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.
ANNOUNCEMENTS MADE THE DAY OF THE SALE
TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
PERSONAL PROPERTY TERMS:
Cash, Check, MasterCard • Visa with 3% convenience fee on Credit Card purchases. All items sold "As-Is".
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 question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.
ANNOUNCEMENTS MADE THE DAY OF THE SALE
TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
PERSONAL PROPERTY TERMS:
Cash, Check, MasterCard • Visa with 3% convenience fee on Credit Card purchases. All items sold "As-Is".
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 question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.

Real Estate AUCTION

Cass Co., Michigan

Open House & Inspection:

SATURDAY, JULY 13, 10-11:30AM
SATURDAY, JULY 20, 10-11:30AM

Meet with Schrader Representative at Tract 1

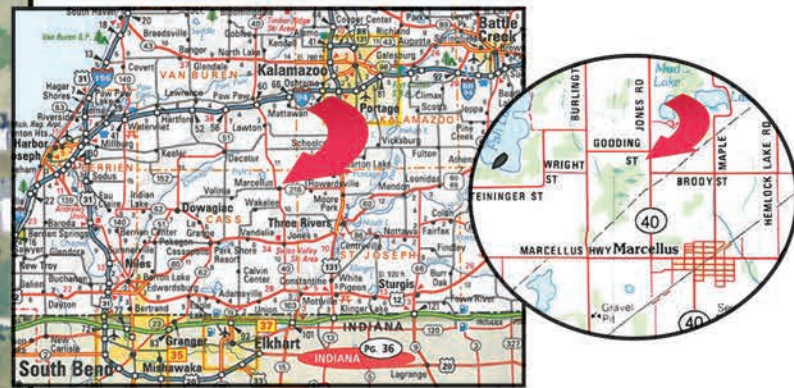
SATURDAY, AUGUST 3 • On Site

Real Estate to Sell at 12PM

36.73 ± Acres

offered in 4 Tracts

51850 M 40 N, MARCELLUS, MI • (1 mile North of Marcellus on M 40)



3 Bedroom 2 Bath Log Home with walkout!

TRACT 1: 25.34+- acres 818.12' frontage on M 40 3840 sq.' Log Home 1632 sq.' main level, 1632sq.' lower level with walkout, 576sq.' upper level, 3 bedroom, 2 bath, plus 320sq.' deck at main level, excellent well built home Shop building 51'X54' heated and insulated used for general repair and welding bus., 40'X64' pole building used for storage. Mostly wooded great for hunting and recreation.

TRACTS 2,3,4: 3.66+- acres 342.73+- frontage on Gooding St. each with a total of 10.97+- acres.



FARM EQUIPMENT:

John Deere 3020, diesel, power shift, 3 pt, pto, 540 x1000, 1 remote, 15.5x38, 2291 hrs. on engine, 3791 total hrs on tractor, SN73360R • John Deere 148 Loader, 7' bucket, w/fork att. • John Deere 8' Blade, 3 pt, fully adj. • John Deere RWA disk, 11', hyd. lift • John Deere 3 bottom plow, mounted • John Deere RG Cultivator, RG, 2 row • John Deere 314 Garden Tractor, hydro, 48" deck, tiller • Fimco Sprayer, 10' wand att. • Wilson Party Wagon/for group rides, running gear • King Cutter Rotary cutter, 3 pt, 6' • 15.5x38 tire chains • Buzz Saw • Herd Seeder, PTO • Herd Seeder, elect. • Wood Splitter, 3 pt, hyd, heavy duty

SHOP EQUIPMENT:

Miller welder, Millermatic, 200 wire welder, plus alum gun • Miller Tig Welder DIALARC HF, plus cooler • Portable welding table, heavy duty, vice • Iron Crafter, iron worker • Delta Model 9 horizontal Ban Saw • Chicago Drill press • Yale ¼ Ton hoist • Budget ½ Ton Hoist • Genarac Impact 36 generator • Chicago Ban Saw, 24" • Portapower • 2- Milwaukee Grinders • B.F. Barns Co, 14 drill press • Air Hose, 150' • Air Hose reel • Hyd. press • Several log chains • Trailer light tester • Wood lathe • Metal for welding • Metal rack • Trailer axles & related parts • John Deere & other service Manuals, old • Lots of misc. parts, tools & supplies for shop • Wooden work benches

MAPLE SYRUP AND COOKING EQUIPMENT:

Leader Evaporator Co 2'x6' maple syrup evaporator plus all tanks, tubes, buckets, sold as complete unit • Large BBQ Rotisserie • 3- Chief Smokers

CAMPING SUPPLIES:

Military Tent, 6 sided 12'x14' wall • Military Tent 16'x32' • 2- Vestrand tents 16' • Warm Morning Space Heater • 9- Coleman Space Heaters • Paddle Boat Trailer • Ice Shanty

LUMBER AND FENCE POST:

Lots of misc. lumber, oak, pine, ash, 800' rough cut • 5- white pine outdoor bench logs • Lots of Steel Post

HOUSEHOLD:

New Hide-a-bed couch • Wood Love seat & chair • 2- kitchen tables with chairs, 1 round, 1 rectangle • Other items to numerous to mention

Bring a friend, we will be running 2 rings on personal property • OFF ROAD PARKING

OWNERS: Parks B. & Grace A Wilson

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

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709
schraderauction.com

Personal Property
AUCTION

