



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

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

OCTOBER 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		

260-244-7606 or 800-451-2709

CORPORATE HEADQUARTERS:
950 N Liberty Dr, Columbia City, IN 46725

SCHRADER
Real Estate and Auction Company, Inc.

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts and as a total 60± 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.
BUYER'S PREMIUM: There will be a 3% Buyer's Premium added to the high bid to determine the contract sales 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.

Large Country Home
Horse Facilities with Training Track
Productive Soils
Harper Creek Schools
Within 1 Mile of Binder Park Zoo
Excellent Location Near Shopping, Dining and Churches

60 ± acres
offered in 2 tracts



REAL ESTATE AUCTION
BATTLE CREEK, MICHIGAN
MONDAY, OCTOBER 28 at 6PM



60 ± acres
offered in 2 tracts
BATTLE CREEK, MICHIGAN
REAL ESTATE AUCTION

POSSESSION: Possession of land at closing, with tenants between Buyer(s) and Seller.
REAL ESTATE TAXES: Seller shall assume 2013 taxes, rights to 2013 crop.
APPROVALS: Sale and closing shall be contingent upon approval by Emmett Township and the proposed land division and compliance with Public Act 591, as to all parcels sold. All right-of-ways of record and without grants of further division boundaries are being sold subject to any existing easements and 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 sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections 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.

MONDAY, OCTOBER 28 at 6PM

BATTLE CREEK, MICHIGAN

REAL ESTATE AUCTION

60[±] ac offered in 2 tracts

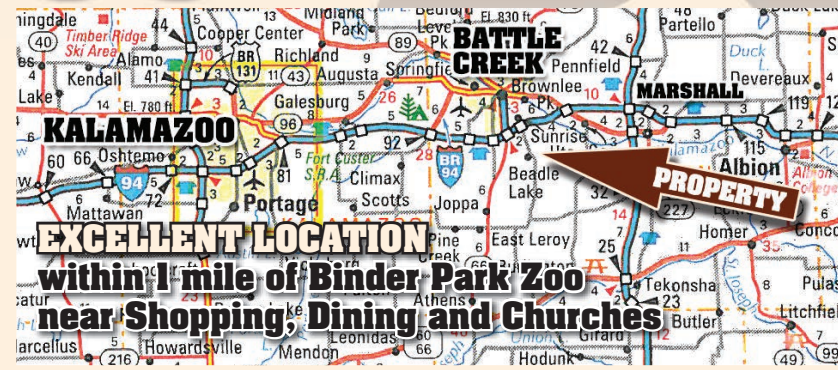
PROPERTY LOCATION: 8401 Division Drive Battle Creek, MI 49014. Go east of Battle Creek on I 94 to Exit 100 Beadle Lake Rd. go south 2.5 mile to Division Drive (at Binder Park) go east continue on gravel rd. for ¼ mile to Property.

AUCTION LOCATION: Home Grange #129 at B Drive South and 9 ½ mile N/W corner. Directions from property: Go west on Division Dr. to 8 Mile Rd. go south B Drive South go east 1.5 mile to 9 ½ Rd.

TRACT 1: 50[±] acres, 330'± Frontage on Division Dr. 44[±] acres open land mostly tillable, 6[±] acres wooded, major part of training track.

TRACT 2: 10 acres, 660'± Frontage on Division Dr. Large Country Home 3000 plus sq.ft. above ground level living space, 1694sq.ft. basement, total finished area 4700 sq.ft. plus, large screened in porch, 6 bedrooms, 3 ½ bathrooms, radiant heat plus a corn and pellet stove, fire place, many unique features, attached 2 stall garage, 5 out buildings hip roof barn with stalls and lean to, pole shed, 2 stables, shed, part of training track. Approximately 5 Acres tillable.

3% buyers premium



OPEN HOUSE MEET A SCHRADER REPRESENTATIVE AT THE HOME ON TRACT 2.
Sat., Oct. 12, 10:00am - 11:30am • Mon., Oct. 14, 4:00pm - 5:30pm



www.schraderauction.com

800.451.2709
SCHRADER
Real Estate and Auction Company, Inc.

OWNER: Living Trust of John J. Smith; **CO-TRUSTEES:** Barbara S. Merlihan, Karen T. Hale

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