



Personal Property @ 10AM

EQUIPMENT

- **JD 5020**, Syncro range trans, 2 remote, 3 pt, pto, cast wheels, 24.5-32 tires, hrs. unknown, SN T323R013721
- **CASE 850** torque converter dozer, 3 way 9' blade, 19" tracks, rops, 4027 hrs.
- **Warner Swasey**, Ford power, forklift LM model 12002-4, 16.9x 24 tires, SN 122336 D
- **JD 230** disk, approx. 22', black gang, hyd fold
- **JD F1450** plow, 5 bottom trip, in furrow
- **Kewanee** cultimulcher, solid wheels 15'
- **Celli AGIT K305** tiller, 10', 3 pt., pto, SN ZN612465
- **1988 Dodge Ram**, LE 250, Power Ram, 4x4, V8 gas, flat bed, 45464 mi., 7 1/2' Meyer snow plow
- **Dodge** tail gate
- **Tire chains** for tractor

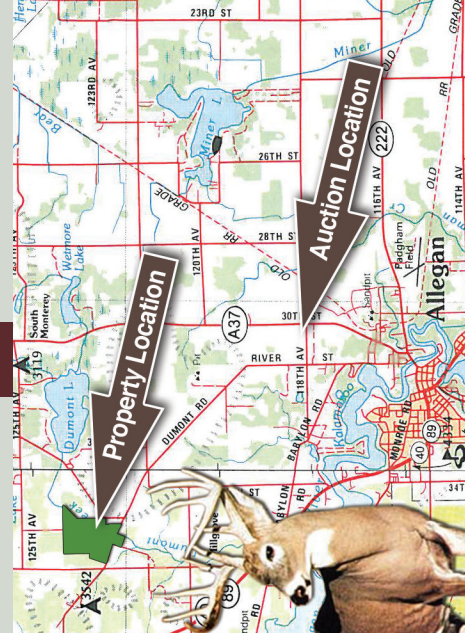
RECREATIONS AND GROUNDS CARE

- **Mac Gregor Sail Boat**, 26', Suzuki 40, D.O.H.C. electronic fuel injection engine, cabin, sink, shower, table, toilet, Mac Gregor boat trailer w/ Titan brake control
- **House Boat**, steel construction, 41' twin Chrysler V8's, full living quarters, 4 axle trailer

- **Hot tub**
- **Gravelly** walk behind commercial mower, snow blower, and tiller
- **Huskee 1846** lawn tractor
- **Ranch King 38"** lawn sweeper
- **Golf clubs**

SHOP AND HOUSEHOLD

- **Excalibur** cherry picker
- **Ausco** upright floor jack
- **Craftsman** 1/2 hp bench grinder and wire wheel
- **K-Lift** pallet jack
- **Roto-Hoe** Cult and shred shredder
- **Craftsman** radial arm saw
- **Wagner** Staticoater
- **Air tank**
- **6- Sections** of roller conveyor
- **Metal** work bench on caster
- **2-carts** on casters
- **Baldor** 24 V electric motor 20 hp
- **Misc.** electric motors
- **Farm King** heater
- **Lots** of steel file cabinets
- **Service manager's** desk
- **Saw** horses
- **Screws** and bolts
- **Ladders**
- **Heating** and electrical supplies, building supplies, misc household supplies, furniture, lights and globes



194± Acres
 3575 Dumont Rd., Allegan, Michigan

SCHRADER
 Real Estate and Auction Company, Inc.
 CORPORATE HEADQUARTERS:
 900 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

NOVEMBER 2013

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

Follow us on:

SchraderAuction.com

dum - 753

3575 Dumont Road, Allegan, Michigan



194± Acres

- **Large Building** with Living Quarters
- **95± Tillable Acres**
- **90± Wooded Acres**
- **Productive Soils**
- **Great Hunting & Recreation Land**



Auction

WEDNESDAY, NOVEMBER 6

Personal Property @ 10AM

Real Estate @ 6PM

SCHRADER
 Real Estate and Auction Company, Inc.
 www.SchraderAuction.com

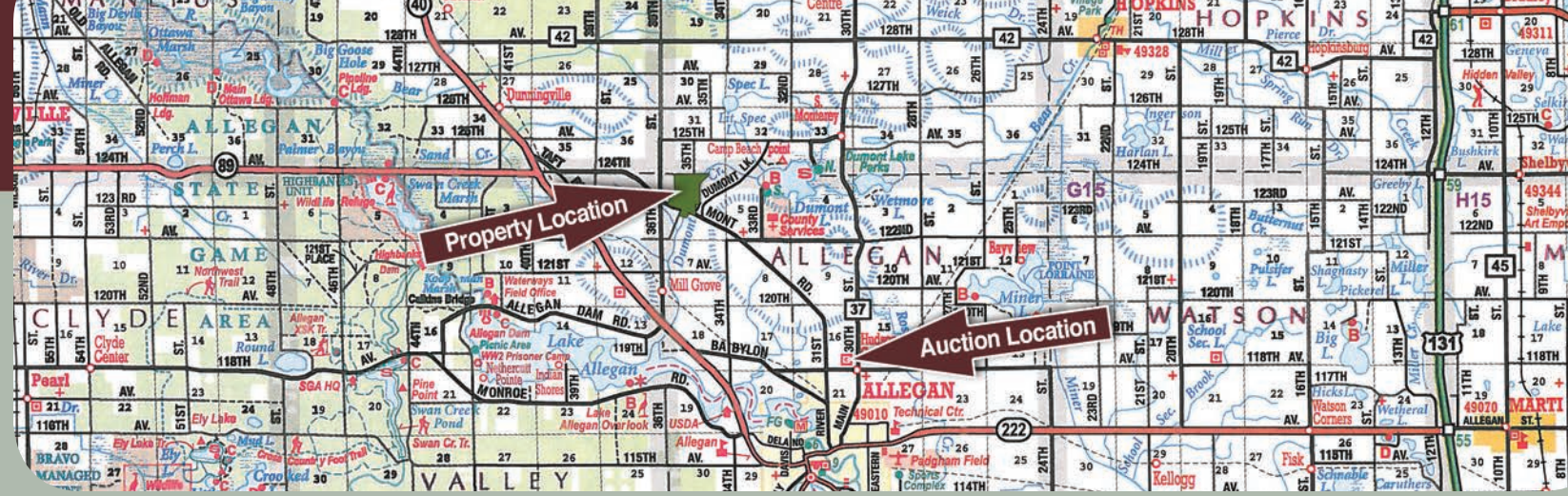
194[±] Acres

3575 Dumont Road
Allegan, Michigan

- Large Building with Living Quarters
- 95[±] Tillable Acres • Productive Soils
- Great Hunting and Recreation Land • 90[±] Wooded Acres

Auction

WEDNESDAY, NOVEMBER 6
Personal Property @ 10AM • Real Estate @ 6PM



Real Estate @ 6PM

Property Location:

3575 Dumont Road, Allegan, MI 49010. Northwest of Allegan on M 40 M 89 approx. 5 mile to 124th Ave. Dumont Road (where M 89 goes west) go east 2.5 mile to site.

Real Estate Auction Location:

3037 118th Ave. Allegan, MI 49010. North of Allegan 1 mile on A 37 to 118th Ave. go west 400'. From Property go Southeast on Dumont Rd. 3 mile to 118th Ave. go east 900'.

Tract Descriptions:

TRACT 1: 64[±] Acres. Approximately 1720' frontage on Dumont Road. 8000 plus sq. ft. building with living quarters, 2 baths, kitchen and 5 rooms, 2 overhead doors. Approximately 41[±] acres tillable, 31.42 FSA acres at present time, approximately 15 acres open balance wooded.

TRACT 2: 75[±] Acres. Approximately 1000' frontage on Dumont Road. Approximately 43.4 FSA tillable acres, balance wooded.

TRACT 3: 44[±] Acres. 66' frontage on 35th Street, all wooded, great hunting and recreation land.

TRACT 4: 11[±] Acres. Approximately 700' frontage on Dumont Road. 7.43 FSA tillable acres, balance wooded.

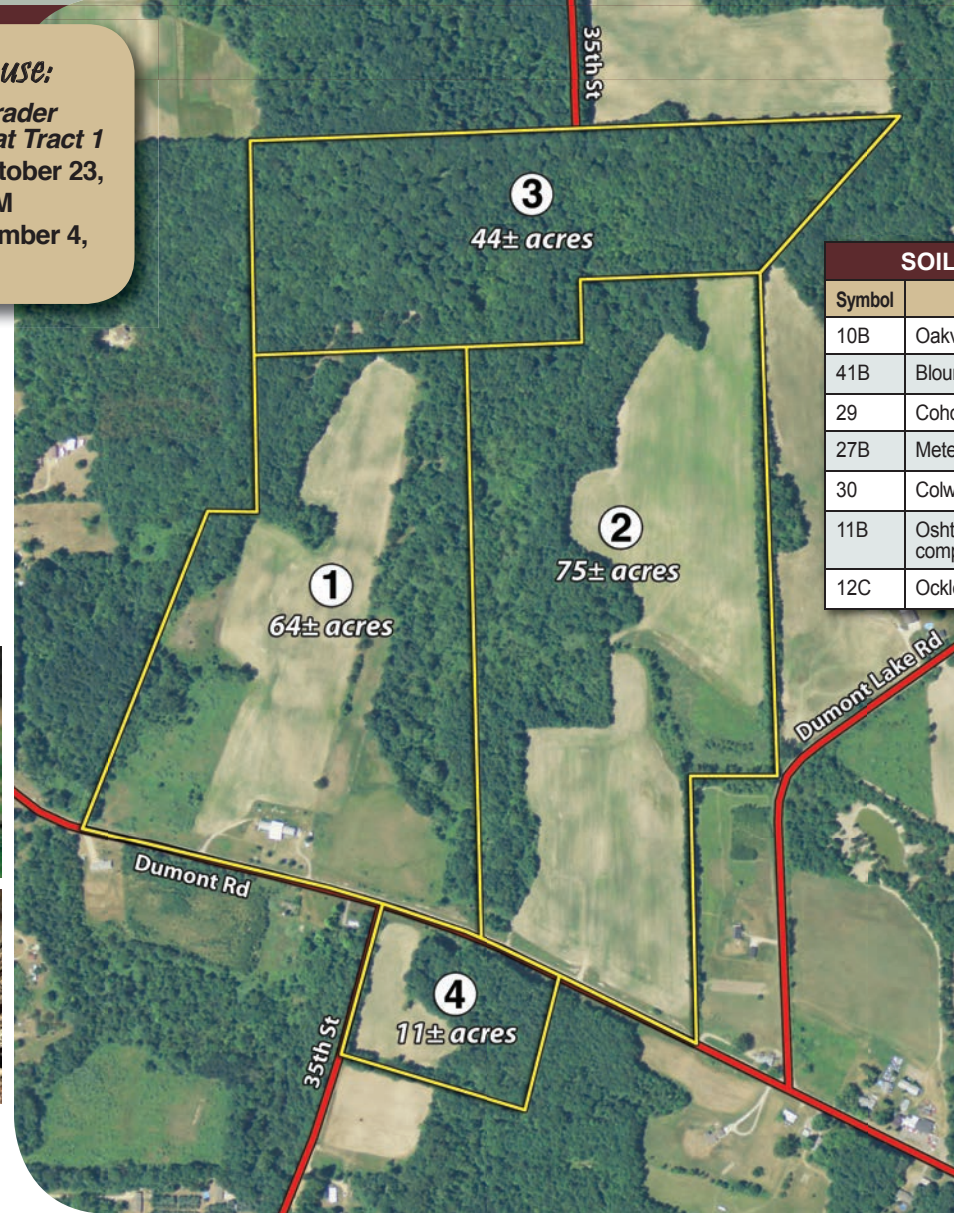
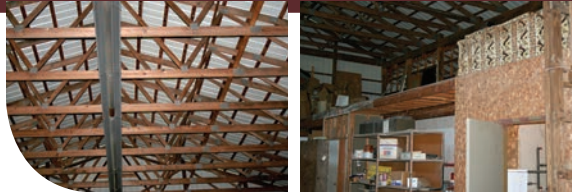
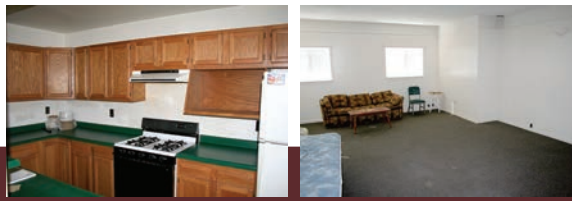
Owner: AWC Holding Inc.

SALE MANAGERS: Ed Boyer 574-215-7653 ed@boyerpig.net
Ted Boyer 574-215-8100

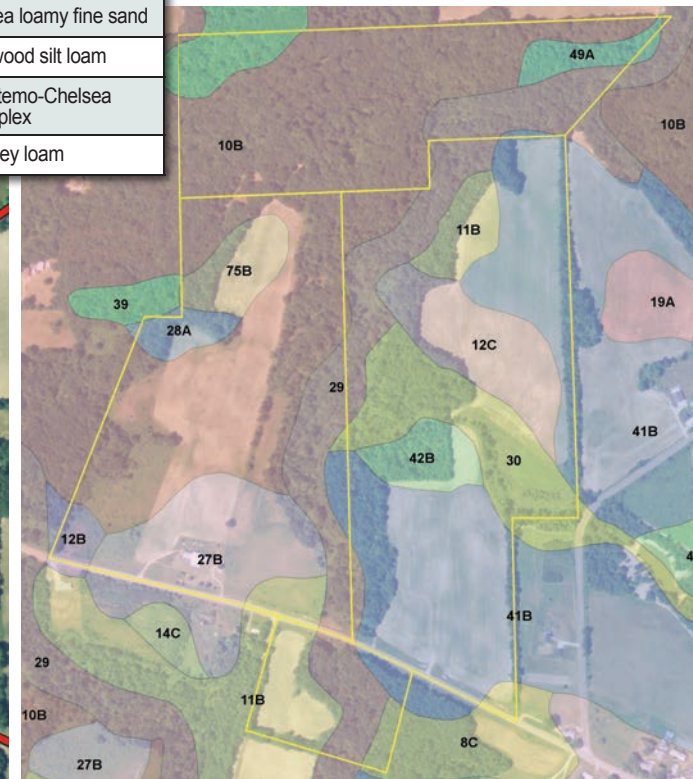
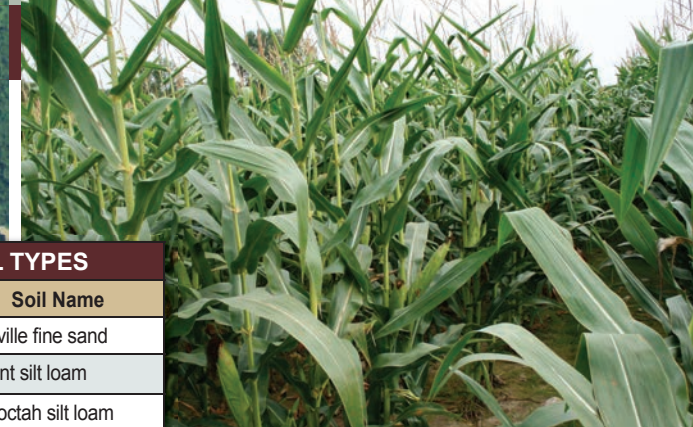
SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. **SchraderAuction.com**

Open House:

Meet a Schrader representative at Tract 1
Wednesday, October 23,
3:30-5PM
Monday, November 4,
1-3PM



SOIL TYPES	
Symbol	Soil Name
10B	Oakville fine sand
41B	Blount silt loam
29	Cohoctah silt loam
27B	Metaea loamy fine sand
30	Colwood silt loam
11B	Oshtemo-Chelsea complex
12C	Ockley loam



REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 individual tracts and as a total 194[±] 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, with tenants rights to 2013 and 2014 crops.
REAL ESTATE TAXES: Seller shall assume 2013 taxes.
APPROVALS: Sale and closing shall be contingent upon approval by Allegan

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: 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, 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.

PERSONAL PROPERTY TERMS: Cash or good check w/ photo ID. All items sold "AS IS". Not responsible for accidents. Announcements made day of sale take precedence over printed material or any other oral statements made.