

**TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 1 individual tract and as a total 42 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.

**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 and have been estimated based on current legal descriptions and/or aerial photos.

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 immediately with an extra five percent (5%) down payment.

**REAL ESTATE TAXES:** Buyer shall assume 2014 taxes.

**APPROVALS:** Sale and closing shall be contingent upon approval by Coldwater 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 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 question as to the person's credentials, fitness, etc. All decision of the Auctioneer are final.

**STOCK PHOTOS:** Wildlife photos are for illustrative purposes only.



**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

**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

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**OCTOBER 2013**

|     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|
| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
| 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  |     |     |



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**REAL ESTATE AUCTION**  
Wednesday, October 30 - 6pm  
at the Dearth Community Center

**SCHRADER**  
Real Estate and Auction Company, Inc.



Branch County  
Michigan

**42 ±** ACRES

800.691.7653  
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Branch County, Michigan

**42 ±** ACRES

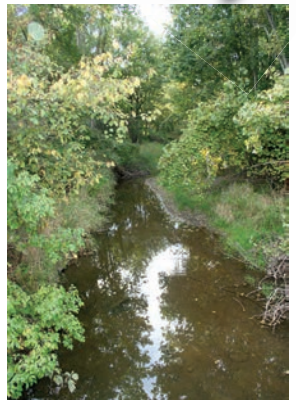


Branch County, Michigan  
**REAL ESTATE AUCTION**

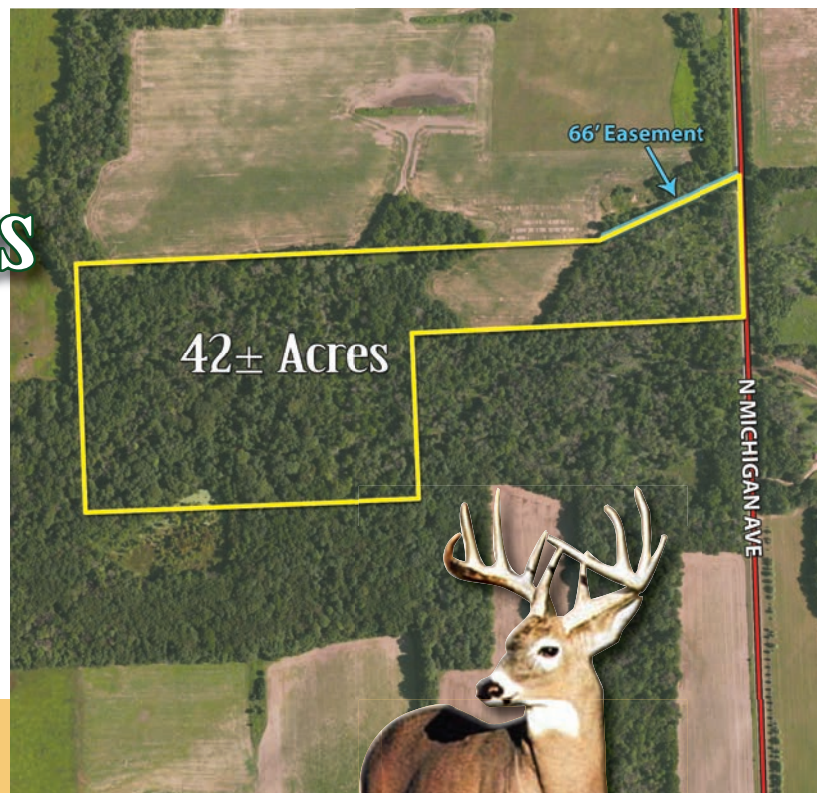
**Wednesday, October 30  
 at 6:00 pm**

PROPERTY LOCATION: North of Coldwater, MI on I-69, 3.5 miles to Jonesville Road, go west .5 mile to Michigan Avenue, go south 3/8 mile to site, OR south of M 60 at Tekonsha on I-69, 9 mile to Jonesville Road, go west .5 mile to Michigan Avenue, go south 3/8 mile to site.

AUCTION LOCATION: Dearth Community Center, Garfield Avenue, south side of Branch County Fair Grounds.



**42± Acres**



**INSPECTION DATE:**  
**SATURDAY, OCTOBER 19**  
 10:00 to 11:30 AM  
*Walk over anytime with a call to 574-215-7653*

- Great Hunting and Recreation Land with Year Round Stream
- Gently Rolling
- Approximately 560' Frontage on N. Michigan Avenue
- Approximately 35 Acres Wooded and 7 Acres Open Land - New seeding of Alfalfa in 2012

*Property to be sold in one Tract.*

OWNERS:  
 CHAD & KAITLYN SEXTON

SALE MANAGERS: Ed Boyer 574-215-7653 [ed@boyerpig.net](mailto:ed@boyerpig.net)  
 Ted Boyer 574-215-8100