

Eaton County
Charlotte, MI

LAND AUCTION **87[±]** Acres

Offered in 4 Tracts



950 North Liberty Dr., Columbia City, IN 46725

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

phone: 260-244-7606 • 800-451-2709

email: auctions@schraderauction.com

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Eaton County
Charlotte, MI

87[±] Acres LAND AUCTION

Offered in 4 Tracts

**HIGHLY PRODUCTIVE
FLAT TO GENTLY
ROLLING LAND**



Monday, November 18 • 6:00PM

87[±] Acres

LAND AUCTION

Offered in 4 Tracts

Monday, November 18 • 6:00PM

4095 S. Ainger Rd.
Charlotte MI • Eaton County

PROPERTY LOCATION: 4095 S. Ainger Rd., Charlotte MI 48813

DIRECTIONS: Exit 51 on I-69 (north exit at Olivet) go north on Ainger Rd. approx. 6 mile to the corner of Five Point Hwy. and Ainger Rd.

Olivet School System.

AUCTION LOCATION: Olivet High School Cafeteria, 255 First St., Olivet MI 49076

TRACT 1: 42± ACRES, approx. 39 acres tillable, approx. 1100' frontage on Five Point Hwy.

TRACT 2: 42± ACRES, approx. 20 acres tillable, approx. 1500' frontage on Five Point Hwy.

TRACT 3: 1.4± ACRES mostly tillable, approx. 240' frontage on Ainger Rd.

TRACT 4: 1.4± ACRES mostly tillable, approx. 240' frontage on Ainger Rd.

OWNERS: Ronald Haun & Elizabeth Hopkins

SALE MANAGERS:

Ed Boyer • 574-215-7653 • ed@boyerpig.net

Ted Boyer • 574-215-8100

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 individual tracts and as a total 87 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 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 property at closing, with Tenant's right to 2013 crops

REAL ESTATE TAXES: Buyer shall assume 2014 taxes.

APPROVALS: Sale and closing shall be contingent upon approval by Walton 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 decision of the Auctioneer are final.

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

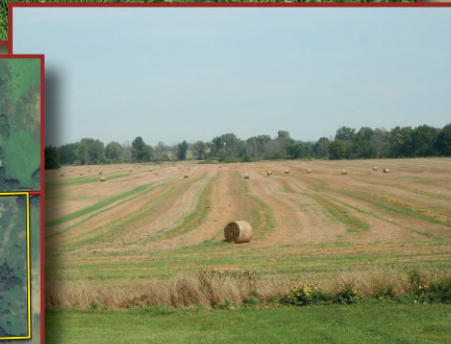
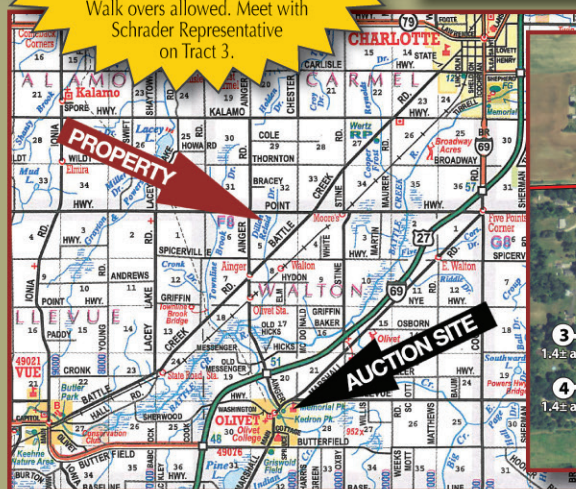
INFORMATION

DATE:

Sunday, November 10th

2:00 to 4:00PM

Walk overs allowed. Meet with
Schrader Representative
on Tract 3.



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SCHRADER
Real Estate and Auction Company, Inc.