

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts and as a total 80± 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, 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. The balance of the purchase price is due at closing.

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, upon approval by Prairie Ronde 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: Schradler 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 question 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. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

SCHRADER
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Kalamazoo Co. • Schoolcraft, MI



AUCTION

Monday, January 27 • 6:00pm

held in the Schoolcraft High School Cafeteria

PRIME KALAMAZOO LOAM

SCHRADER
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#80±

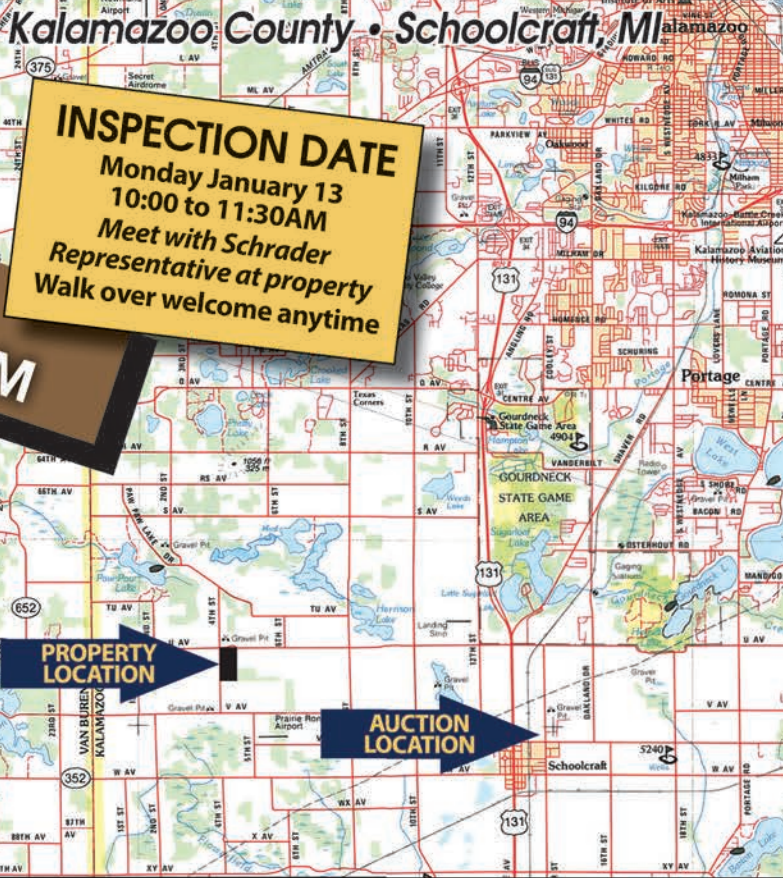
80± Acres PRIME KALAMAZOO LOAM

AUCTION

Monday, January 27 • 6pm

PROPERTY LOCATION: U Ave. W and 4th Street, Prairie Ronde Twp., Schoolcraft MI. Go north of Schoolcraft approximately 2 miles to U Avenue, go west 4.5 miles to property.

AUCTION LOCATION: Schoolcraft High School Cafeteria, 551 E Lyons Street, Schoolcraft MI (go east at McDonalds).



TRACT DESCRIPTIONS:

TRACT 1: 80± acres.
 Approximately 1320' frontage on U Avenue and 2640' frontage on 4th Street. Approximately 69 acres tillable, 62.02 FSA acres, prime Kalamazoo Loam. Approximately 1300' of new 6" IPS pipe, all in ground wire run for well and pump at north pivot.

TRACT 2: New 2013 Reinke KWIK TOW 631' 4 tower towable system, booster pump, 14.9x24 tires, auto stop. Can not be combined with Tract 1 owned by Robert Gibson.

OWNERS:
 William & Denise Schultz



Sale Managers:

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