

TERMS & CONDITIONS

PROCEDURES: The property will be offered in 1 individual tract and as a total 58± 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 or possession for 2014 crops with another 10% down payment. **REAL ESTATE TAXES:** Buyer shall assume 2014 taxes. **APPROVALS:** Sale and closing shall be contingent upon approval by Antwerp Township and the proposed land division and in 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 or 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 Seller. **AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. **DISCLAIMER & ABSENCE OF WARRANTY:** 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

SCHRADER
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725

Sale Managers:

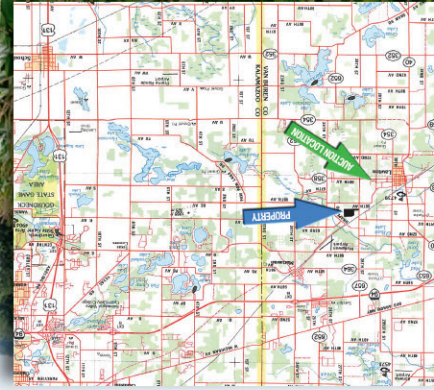
Ed Boyer - 574 215 7653
Ted Boyer - 574 215 8100
Email: ed@boyerpig.net
#AC63001504, #AU10800060



Follow us on:



SchraderAuction.com
800-451-2709



ONLINE BIDDING AVAILABLE



MONDAY, APRIL 14 • 6:00 PM
Van Buren Co • Antwerp Township • Southwestern MI



APRIL 2014						
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			

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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. **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.**

MONDAY, APRIL 14 • 6:00 PM

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Will Sell in One Tract

Future Development Possibilities

Immediate Possession Available For Spring Planting

AUCTION LOCATION: Lawton High School cafeteria. 101 Blue Pride Dr. Lawton use south drive off Third St. (CR 358)

PROPERTY LOCATION: 64819 CR 657 Lawton, MI 49065.

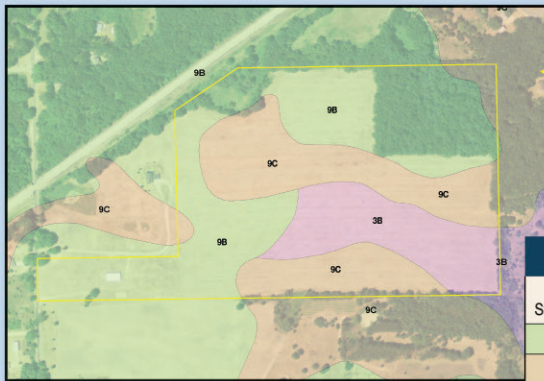
DIRECTIONS: M 40 to Lawton to Third St. (south CITGO Station) go east 1.5 mile (past Lawton High School) to CR 657 (28th St.) go north 1 mile.

Approx. 11 mile southwest of I-94 & 131 at Kalamazoo.

58± Acres. Approx. 240' frontage on CR 657. Approx. 41± tillable acres, approx. 16± acres wooded. Steel structure building, approx. 40'x70', 2 sliding doors, 1 passage door. To be sold in one Tract.



INSPECTION DATE:
Monday, March 31
3:30 - 5:00 PM
Meet with a Schrader Representative at the property for additional auction information.
Walk overs welcome at other times.



SOIL MAP	
Soil Symbols	Name
9B	Plainfield Sand 0-6% slopes
9C	Plainfield Sand 6-12% slopes
3B	Coloma Loamy Sand 0-6% slopes



OWNER: Vicki D. VanDenBerg Revocable Trust



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

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Email: ed@boyerpig.net



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