

Lake County - Baldwin, MI
Real Estate & Personal Property

AUCTION

10± Acres
offered in 1 Tract



*Beautiful Setting!
Excellent Home and Buildings*



SATURDAY, MAY 16

10AM - Recreation & Long Guns • Tractor & Care Taker Equip • Shop Tools
11AM - 10± Wooded Acres with Log Home



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SATURDAY, MAY 16



Offered in
1 Tract
10± Acres

*South of Cadillac • East of Jackson
Northwest of Big Rapids*

AUCTION

Real Estate & Personal Property
Lake Co. MI

MAY 2015

Sun	3	4	5	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	
Mon																														
Tue																														
Wed																														
Thu																														
Fri																														
Sat																														

800-451-2709

www.SchraderAuction.com

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P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725
Sale Managers:
Ed Boyer • 574-215-7653
Ted Boyer • 574-215 8100
#AC63001504; #AU10800060

AUCTION

Real Estate & Personal Property
Lake County, MI

Offered in
1 Tract
10± Acres

Real Estate & Personal Property **10[±]** Tract Acres

AUCTION

Saturday, May 16

Lake County, MI

10AM - Recreation & Long Guns • Tractor & Care Taker Equip • Shop Tools • 11AM - 10[±] Wooded Acres with Log Home

AUCTION LOCATION: 131 E. 20th St. Baldwin, MI 49304

AUCTION DIRECTIONS: North of Baldwin, MI 3 miles on US 10 & M 37 to W. 24th St. (where US 10 goes west) go east 2.5 miles to S. Forman Rd. go north .5 mile to 20th St. go east to Sale Site.

TRACT DESCRIPTION

10[±] WOODED ACRES W/ LOG HOME, 4 out buildings, 330.58 Frontage on E. 20th St. Log Home approx. 1500 sq.ft. 30'x50' 2 bedroom, 1bath, loft w/ storage area on each side, nice kitchen & living area, LP heat, 2014 pellet stove, nice porch area. 2014 pole building 46'x50'x14', electric, concrete floor, 1 overhead, passage door, 2 stall garage, elect. heated, concrete floor w/lean to, overhead & passage doors. Garage 12'x18' overhead door, concrete floor, Log well house 8'x10' w/elect.



AUCTIONEERS NOTE: Due to the untimely death of Parks Wilson. Mrs. Wilson is going to sell their Home and a lot of their personal property. Everything has been well maintained and kept inside. If you want quality don't miss this auction.

ONLINE BIDDING AVAILABLE
on Real Estate Only

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.

OPEN HOUSE DATES:

Sunday, May 3 • 1-2:30 pm
Saturday, May 9 • 1-2:30 pm

Meet with a Schrader Representative at the Property

RECREATION AND LONG GUNS

- 2013 Gillgetter Pontoon, w/ Tohatsu 4 stroke tilt engine & Trailer, Like New
- 2007 Cruiser 5th Wheel Camper, Fully Furnished, Excellent Condition
- 1990 SeaNymph 16' Alum. Fishing Boat, w/Honda 4 stroke, fish finders, cover & Trailer
- 1968 Mutt M151 A1, 4x4, 4 cyl, Off Road Vehicle, SN# 25 0738
- 23 Long guns, Shot Guns, Rifles, Black Power, Muzzle
- For more details, see our website
- Exabliber Axiom SML 6845 Crossbow, new
- Liberty LX 25 Gun Safe, 1200F.
- (2) Hog Roasters; 1 large, 1 smaller



OWNER: GRACE A. WILSON LIVING TRUST
P.O.A.; Tina M. Higgins
SALE MANAGERS: Ted Boyer 574 215 8100
Ed Boyer 574 215 7653 • ed@boyerpig.net

SCHRADER
Real Estate and Auction Company, Inc.
800.451.2709
www.schraderauction.com



JD COMPACT TRACTOR & CARE TAKER EQUIP.

- 2004 JD 4320 Compact, MFWD, Diesel, Power Rev. 714 hrs. 17.5L24 R. Tires, 10-16.5 F. Tires, ROPS, 3pt, pto, remote
- JD 400X QT Loader w/Bucket & Fork Att. SN# LV4320P 132021
- Husqvara GT2254 Lawn Tractor, 22hp. ELS, w/mower
- 2014 Mantis Classic 4 Tiller/Cult
- Troybilt Rear Rototiller

TIMBER & WOODWORKING EQUIP. SHOP TOOLS

- 1990 Wood-Mizer LT30G24 Band Saw Mill, Portable saw mill, excellent condition
- (2) Stihl Chain Saws
- Grizzly Woodworking Tools: G1148 15" Band Saw, G1021 15" Planer, G1182ZH 6" Jointer, G1014Z 6" Belt/9" Disc sander, G1035 1/2 hp Shaper, G04444Z Table Saw, 2000 Dust Collector
- (2) Craftsman Tool Boxes, Drill press floor model • Torch Set • Power Tools • Hand Tools • Coleman lanterns • Lots of misc. tools and supplies

HOUSEHOLD

- Ethen Allen Walnut Hutch, large
- Ethen Allen Walnut Bedroom Set, 5 piece
- Oak Table w/ 2 leaves & 4 chairs
- China - Carlion Japan Corsage 481, 12 place seating
- (12)± Glass Oil Lamps, sample pictured
- (2) Redwing Crocks, #8 & #8 w/handles
- Lowell Stoneware Crock, # 10 oak leaf & nut
- Old Safe 23Wx33H w/8 wooden draws
- VINDEX - Special antique sewing machine
- Household furnishings • Wall Hangings • Mounted Deer, Fox, Coyote • glass ware
- Christmas decorations • Beds
- Lots of boxes not opened at this time

A lot more pictures at schraderauction.com



REAL ESTATE TERMS AND CONDITIONS:
PROCEDURE: The property will be offered in 1 individual tract as a total 10[±] 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.
REAL ESTATE TAXES: Prorated to date of closing.

APPROVALS: Sale and closing shall be contingent upon approval by Cherry Valley 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

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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.
PERSONAL PROPERTY TERMS AND CONDITIONS: Paid in Full Day of Sale

