



950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709 • 260-244-7606

Sale Managers:

Ted Boyer 574-215-8100 • Ed Boyer 574-215-7653

#AC63001504, #AU10800060

AUCTION TERMS & CONDITIONS

AcS91
PROCEDURE: The property will be offered in individual tracts or as a total of 136.4 acres. Bid on individual tracts, boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.
DOWN PAYMENT: 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. The final bid price are subject to the Sellers' acceptance or rejection.
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(s).
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
POSSESSION: Possession on or before 30 days after closing or sooner, if possible.
REAL ESTATE TAXES: Seller shall pay the 2015 taxes, buyers responsible for 2016 and beyond taxes.
APPROVALS: Sale and closing shall be contingent upon approval by Bethel and Bronson Township and the proposed land division and compliance with Public Act 591.
DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE

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Tractor, Sprayer, Disk, Baler, Hay Rake, Plow, Wagons, Poly Tanks, many more items!



MONDAY, MARCH 28
REAL ESTATE • 6 PM at Dearth Community Center
FARM EQUIPMENT • 1 PM at 644 Sikorski Rd., Bronson, MI

Branch County, Michigan
LAND & Farm Equipment AUCTION
136.4[±] Acres
offered in 6 tracts

High Productive Soils
Level to gently Rolling



Branch County, Michigan
LAND AUCTION
136.4[±] Acres
offered in 6 tracts
& FARM EQUIPMENT

High Productive Soils
Level to gently Rolling



FARM EQUIPMENT AUCTION
Tractor, Sprayer, Disk, Baler, Hay Rake, Plow, Wagons, Poly Tanks, many more items!
HELD AT THE FARM - 1 PM
644 Sikorski Rd., Bronson, MI



Branch County, Michigan
FARM EQUIPMENT • 1 PM
Dearth Community Center
REAL ESTATE • 6 PM
MARCH 28
MONDAY,
644 Sikorski Rd., Bronson, MI



136.4[±] LAND AUCTION
Branch County, Michigan
offered in 6 tracts

MARCH 2016

SUN	1	2	3	4	5
MON	6	7	8	9	10
TUE	11	12	13	14	15
WED	16	17	18	19	20
THU	21	22	23	24	25
FRI	26	27	28	29	30
SAT	31				



SCHRADER
schraderauction.com
800-451-2709
ONLINE BIDDING AVAILABLE

TRACT 3

TRACTS 1 & 2

TRACTS 5

LAND & Farm Equipment AUCTION

Branch Co., MI

Southern Michigan
6 Miles North of IN Line
Bethel & Bronson Townships

644 Sikorski Rd., Bronson, MI

136.4± Acres

offered in 6 tracts

LAND AUCTION • MONDAY, MARCH 28 • 6 PM

AUCTION LOCATION: *Dearth Community Center*, Branch County Fairgrounds (south side of Fairgrounds) Coldwater, MI

PROPERTY 1 DIRECTIONS: East of Bronson on US 12 to Parham Rd. S. go south 2 miles to Property. *Sec. 19 Bethel ID# 100-019-300-005--99 & Sec.24 Bronson ID# 090-024-400-020-00 Townships. 46.4± Acres.*

TRACT 1: 27± ACRES, Approx. 800' Frontage on S. Parham Rd. Approx. 18.3 Tillable Acres, Balance Wooded.

TRACT 2: 19.4± ACRES, Approx. 800' Frontage on S. Parham Rd. Approx. 12.5 Tillable Acres, Balance Wooded.

PROPERTY 2 DIRECTIONS: East of Bronson on US 12 to Parham Rd. S. go south 2.5 miles to Kosmerick Rd. go east 2.2 miles to Brooks Rd. go north ¼ mile to Property. *Sec. 20 Bethel Township. 35± Acres.*

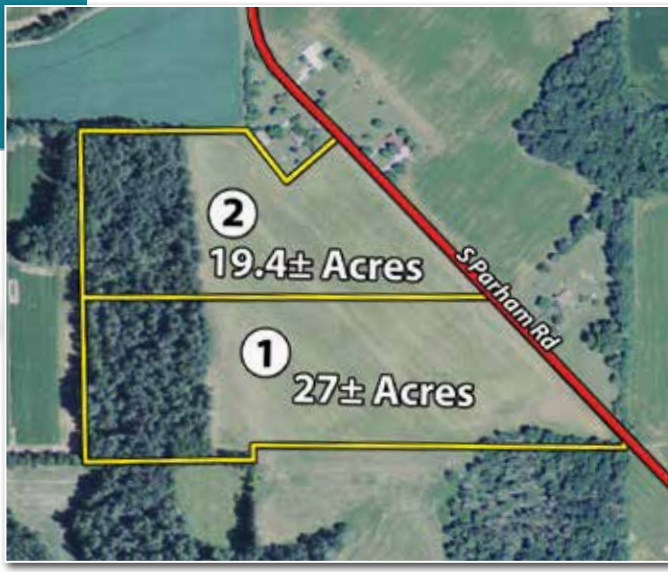
TRACT 3: 18± ACRES, 242.5' Frontage on Brooks Rd. 13.34 FSA Tillable Acres, Balance Wooded. *ID# 100-020-400-029-99*

TRACT 4: 17± ACRES, Approx. 165' Frontage on Brooks Rd. 13.48 FSA Tillable Acres, Balance Wooded. *ID# 100-020-400-025-99*

PROPERTY 3 DIRECTIONS: South of Bronson on Matteson St. (Orland Rd.) 2.5 miles to Kosmerick Rd. go west .5 mile to Property. 832 Kosmerick Rd. Bronson, MI. *Sec. 26 Bronson Township 55± Acres, ID# 12-090-026-100-010-00.*

TRACT 5: 42± ACRES, Approx. 1900' Frontage on Kosmerick Rd. Prairie River runs east to west thru the property, 29.49 FSA Tillable Acres, Balance Wooded. **Cannot be combined with any other Tract.**

TRACT 6: 13± ACRES, Approx. 1000' Frontage on Kosmerick Rd. Prairie River runs across north edge of Property, 10.98 FSA Tillable, Balance Wooded. **Cannot be combined with any other Tract.**



Tracts 1 & 2



Tract 3



Tract 4



Tract 5



Tract 6

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.



INSPECTION DATES:
Monday, March 21 • 3:00 pm - 4:30 pm
Saturday, March 26 • 10:00 am - 11:30 am
Meet with a Schrader Rep. at 644 Sikorski Rd.



FARM EQUIPMENT • MONDAY, MARCH 28 • 1 PM

AUCTION LOCATION: *Farm Equipment & Related Items*, 644 Sikorski Rd. Bronson, MI 49038.

FARM EQUIPMENT & RELATED ITEMS

- **JD 7800 Tractor**, MFWD, PS, 18.4R42 Duals, 14.9R30 fronts, Starfire 300, 3pt, 540/1000, 3 Remote, 12 front wts, 5393 hrs, 1996, SN RW7800P015012
- **TOP AIR Sprayer**, 800 gal. Poly, Tandem axle, 40'Hyd. Fold Boom, Foamer, Pto Pump, Light Kit
- **Case IH Cushion Gang Disk**, 20', 7.5 spacing, Hyd fold, Scrapers, w/Remlinger Leveler
- **JD 336 Sq. Baler**, 5' Pickup, Rear bale Chute
- **NH 256 Hay Rake**
- **IH 720 Plow**, 6 bottom, Spring Reset, Onland
- **NI 326 2 row Picker**, Husking bed, SN 282616
- **(3) Gravity Wagons**, 2 large w/exts, 1 smaller w/exts, Adj. Tongues
- **Arts-Way 450 Grinder Mixer**, Loading Auger, Swing discharge Auger
- **Farm Fans AB8B-1-230-LP Grain Dryer**, SN 8245
- **(5) 2500 gal. Poly Tanks**, 1 w/ approx 2500 gal. of 28% Nit.
- **Kawasaki Mule 3010**, 4X4, Manual Dump Box, Windshield, Roof, Radio, Rear Hitch



OWNER: Debra Sikorski
SALE MANAGERS: Ted Boyer, 574-215-8100 or Ed Boyer, 574-215-7653 • ed@boyerpig.net

SCHRADER
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