

TERMS AND CONDITIONS - REAL ESTATE:
PROCEDURE: The property will be offered in 5 tracts, any combination of tracts or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following

the close of the auction. Seller reserves the right to reject any and all bids.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession at closing.
REAL ESTATE TAXES: Real Estate taxes will be prorated to the day of closing.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: A new perimeter survey will be completed

if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.
AGENCY: Schrader Real Estate & Auction Co. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express, 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 conduct of his or

her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

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INGHAM COUNTY, MICHIGAN

80.79+ Acres AUCTION

OFFERED IN 5 TRACTS

 ONLINE BIDDING AVAILABLE

NOVEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	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		

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80.79± Acres

OFFERED IN 5 TRACTS
 INGHAM COUNTY, MICHIGAN

AUCTION

Wednesday, November 29 • 6pm Held On-Site

Real Estate & Restaurant Equipment

- 10 Hole Working Golf Course with Club House
- Large Country Home
- Restaurant and Pizza Equipment
- Between Lansing & Ann Arbor

 ONLINE BIDDING AVAILABLE





80.79± Acres Real Estate & Restaurant Equipment AUCTION

OFFERED IN 5 TRACTS Wednesday, November 29 • 6pm 3202 & 3252 Heeney Rd. Stockbridge, MI 49285

TRACT 1: 75± Acres, approx. 750' frontage on Heeney Rd approx. 67 possible acres tillable, nice creek running thru the south east corner, level to gently rolling, 3 small ponds, very nice, well kept golf course.

TRACT 2: SWING TRACT 2.4± Acres approx. 55' frontage on Heeney Rd approx. 2,000 sq.ft. utility building over head door cement floor wood burner w/ 540 sq.ft. lean-to, approx. 432 sq.ft. utility building cement floor over head door, mostly tillable and level. "Swing Tract" must be purchased either Tract 1, 3, or 4 or an adjoining land owner.

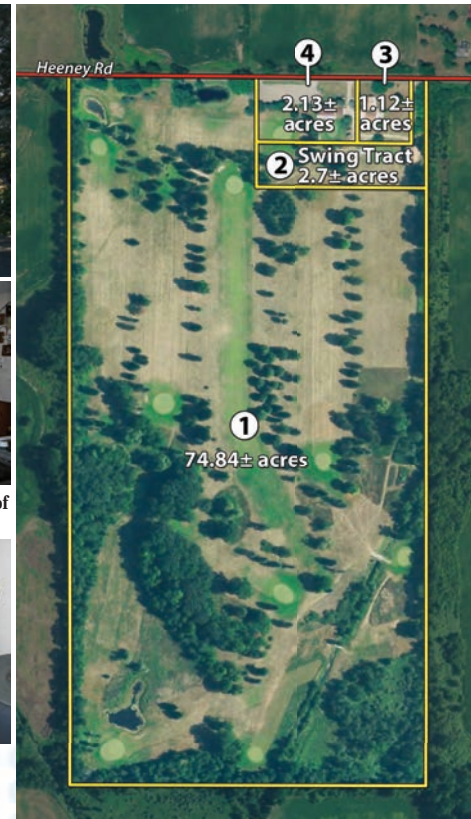
TRACT 3: 1.12± Acres 200' frontage on Heeney Rd large country home, two story approx. 2,227 sq.ft. 84 sq.ft. porch 294 sq.ft. deck and 1,200 sq.ft. attached garage 1,284 sq.ft. cement basement 2 bedroom 1 1/2 bath payne hie lp furnace central air appliances included.

TRACT 4: 2.13± Acres 380' frontage on Heeney Rd club house approx. 1,800 sq.ft. large asphalt parking lot.

TRACT 5: S.S. Restaurant & Pizza Equipment located in Club House.

OWNER: R 7 LLC, Rick Rookstool Manager

DIRECTIONS: West of Stockbridge M 52 to Morton Rd, go west 1 mile, at curve turns into Heeney Rd. Approximately 1.5 to Willow Creek Golf Course. (Between Lansing and Ann Arbor.)



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:
 Sunday, November 12 • 2-4 PM
 Wednesday, November 22 • 3-5 PM
 Meet a Schrader Rep. at the Club House
 Walk-over inspections permitted