

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 tracts, any combination of the 3 tracts or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on the tracts and the total property may compete. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% Cash down payment at close of auction for individual tracts or combination of tracts. The down payment may be made in the form of Cash or cashier's check or a personal or corporate check immediately negotiable. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. All terms of this agreement and addendum are non-negotiable. All final bid prices are subject to the Seller's acceptance or rejection.

DEED: Seller shall provide a Warranty deed. Real Estate sold subject to all rights of way, legal highways, leases, and easements of public road and utilities.

EVIDENCE OF TITLE: Seller agrees to provide marketable title to the property, subject to matters of record. It shall be the Buyer's(s) option to purchase Title Insurance if desired. The cost of the Owner's Title Insurance will be the responsibility of the Buyer(s).

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before August 28, 2020. The cost for an insured closing will be shared 50/50 between Buyer and Seller. All lenders costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the date of closing. The Buyer(s) shall pay all thereafter.

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be

staffed with auction personnel. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

Building Sites: None of the auction tracts and/or potential sell-offs have been reviewed or pre-approved by the Branch County Plan Commission. Each Buyer assumes all responsibility for satisfying the requirements of the local authorities in connection with any future use, improvement or development of the purchased tract(s), including any requirement for lot or plat approval or any other approval or permit from the plan commission, planning department, building department and/or health department. Sellers and Auction Company shall have no obligation or responsibility before or after closing with respect to any permit or approval that Buyer may need in connection with any prospective use or improvement. Buyer's obligation to acquire the purchased tract(s) is not contingent upon obtaining any such permit or approval.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific

zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. The property is being sold on an "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. 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**



950 North Liberty Dr.
Columbia City, IN

AUCTION MANAGER:
Jerry Ehle

866-340-0445 / 260-749-0445

#AC63001504, #AU19300123, #6505397356

JULY 2020

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	31	



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866-340-0445



19[±]
ACRES

offered in 3 tracts
or combinations

711 WHIPPLE
ROAD
BRONSON, MI

Located just 3
miles north of
Orland, Indiana.
- Off of Rieron Road



866-340-0445

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ONLINE BIDDING AVAILABLE

HOME, BUILDINGS, HUNTING GROUND, POND, AND 19± ACRES

FARMSTEAD AUCTION
Monday, July 27th, @ 6:00 PM



HOME, BUILDINGS, HUNTING GROUND, POND, AND 19± ACRES

FARMSTEAD AUCTION

Monday, July 27th, @ 6:00 PM

AUCTION HELD AT THE AMERICAN LEGION, ORLAND POST 423 • 6215 N SR 327, ORLAND, IN

- Great mini farm • Wetlands • Hunting • 2 Acre Building Site • 2 Story Home
- Large Barn and 3 Car garage • 9 Acres of deer and duck hunting property

FARMSTEAD AUCTION

Monday, July 27th, @ 6:00 PM

19[±]
ACRES

offered in 3 tracts
or combinations

Property Location: 711 Whipple Road, Bronson, MI
Located just 3 miles north of Orland, Ind. Off of Rierson Road

**Auction held at the American Legion,
Orland Post 423 • 6215 N SR 327, Orland, IN**



TRACT 1: 2 Story Home, Large Barn, Large 3 Car Plus Garage, 8 Acres ± And Pond! - This could be a fantastic horse or 4H farm! The home is a two story 3 – 4 bedroom classic farm home. One bedroom on the main level and two bedrooms upstairs with bonus pass through bedroom or very large closet.

2 STORY HOME:

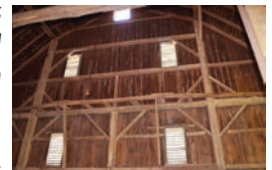
The home features a very large kitchen with modern custom oak cabinets plus bump out breakfast nook. There is a huge living room with large windows facing the farm. *The home has the following updates: Newer windows • Updated plumbing and wiring • New metal roof • New well pump and pressure tank • Barn recently painted • New metal on outbuildings*

BARN:

The barn is a 44 x 36 hip roof frame barn with metal siding and roof. There is a hay loft above and plenty of storage area on the main level. The lower level is completely open with dirt floor. Great opportunity for horse stalls or livestock pens.

GARAGE:

The garage is 20 x 64 with three overhead garage doors plus a large area on one end with swinging end door. There is also a 10 x 12 shed plus a well pump shed. The wildlife pond is included below the barn and possible pasture.

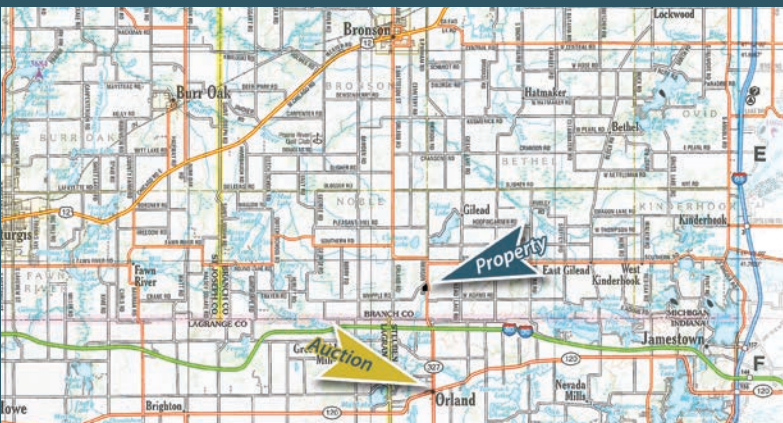


TRACT 2: A 2± Acre Building Site! - This tract is a very private and secluded site next to tract one and overlooking Tract 3. Add it to Tract 3 for your very own private hunt club! There is approximately 245 feet of road frontage and is shielded by a large stand of pines along the road.

TRACT 3: 9± Acres of Deer and Duck Hunting Property! - The access is off of Rierson Road with a landing to park off of the road. The entire tract is made up of wetlands and hardwoods. There is approximately 625 feet of road frontage along this tract. Add this tract to either Tracts 1 or 2 to complete those properties.

**OPEN HOUSE DATES TO
PREVIEW THE PROPERTY:**
Wednesday, July 8 From 5 – 7pm Or
Sunday, July 12 From 2 – 4pm ...or call
Auction Manager For Private Showing!

**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.



SELLER:
KIRKBROOKE FARMS

Real Estate Broker:
Schrader Real Estate and Auction Company, Inc.
- MI Real Estate Broker Lic. #6505397356

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866-340-0445 **AUCTION MANAGER:**
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