



3% Buyer's Premium

real estate

AUCTION

HILLSDALE COUNTY, MI



SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGER:

Jon Shaw • 517-945-3142

Jonathan Aiden Shaw, 6501458992

Schrader Real Estate and Auction Company Inc,
6505397356



800.451.2709

SchraderAuction.com

SEPTEMBER 2025						
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				



HILLSDALE COUNTY, MI

Auction held onsite: 10760 French Rd., Litchfield, MI 49252

Country home on 2.28± acres

3 bed, 1.5 bath, 2,160 sq ft

Excellent investment opportunity



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AUCTION

TUESDAY, SEPT. 23 • 6 PM



HILLSDALE COUNTY, MI
Country home on 2.28± acres
3 bed, 1.5 bath, 2,160 sq ft
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AUCTION
TUESDAY, SEPT. 23 • 6 PM

**Auction held onsite: 10760 French Rd.,
 Litchfield, MI 49252**

INSPECTION DATES:
Thursday, September 11th • 2-4pm
Tuesday, September 16th • 2-4pm

PROPERTY DESCRIPTION:

Discover the opportunity to own this 2,160 sq ft, 3-bed-room, 1.5-bath home set on a spacious 2.28± acre lot. Tucked away in a peaceful, rural setting, this property offers the perfect canvas for renovation enthusiasts or those looking to create their dream country retreat. Outside, the large detached garage and expansive acreage provides room for gardening, recreation, outbuildings, or even future expansion. Whether you're looking to restore its charm or reimagine it entirely, this property has the bones and the land to make it truly special. The house has a new front porch just installed and fresh paint throughout the house. With a little work, this could be the perfect blend of comfort, privacy, and potential. Don't miss your chance to bring this diamond in the rough back to life. Ideal for investors, DIYers, or homesteaders.



SELLER: JACOB WAGLER

AUCTION MANAGER: JON SHAW, 517-945-3142



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 Schrader Auction Co. - 800-451-2709.

REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 tract.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for the individual tract. The down payment may be made in the form of cashiers 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. All final bid prices are subject to the Sellers acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.

DEED: Property to be conveyed by General Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: At closing.

REAL ESTATE TAXES: Real Estate taxes will be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, 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 w/ auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. **ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

AGENCY: Schrader Real Estate and Auction Company, Inc. 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

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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 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 question as to the persons 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.**