

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be predetermined. Bids on individual tracts, tract combinations, or the entire property may compete.

BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction, with the balance due in cash at closing. The down payment may be 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 PRICE: The successful bidder(s) will be required to enter into a Purchase Agreement immediately following the close of the auction. The final bid price is subject to the Sellers' acceptance or rejection.

DEED: Sellers will provide Warranty Deed(s).

EVIDENCE OF TITLE: Sellers will provide title

insurance in the amount of the purchase price. **CLOSING:** Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the buyer(s) securing financing.

POSSESSION: At closing, subject to Seller finishing the current groups by approximately July 1st. Contact Auction Company for details.

REAL ESTATE TAXES: Seller to pay all taxes due and payable before the auction.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Seller disclaims any and all responsibility for Bidder's 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.

DITCH ASSESSMENTS: Buyer(s) shall pay any ditch assessments due after closing, if any.

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 survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages on bare land tracts only.

EASEMENTS: The sale of the property is subject to any and all easements of record.

AGENCY: Schrader Real Estate & 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 is 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 express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well, is made by the Auction Company, its agents, or Sellers. Each potential Bidder is responsible for conducting independent inspections, investiga-

tions, 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 accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions are approximate. Except for express warranties set forth in the sale documents, purchaser(s) assume all risks thereof and acknowledge that Seller and the Auction Company make no warranty or representation, express or implied, including any warranty of merchantability or fitness for a particular purpose. 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 or fitness. 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.

Online Only

REAL ESTATE auction

Colon, Michigan • St. Joseph County

23[±] Acres
In 3 Tracts with
2 Finishing Barns

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

800.451.2709 • 260.244.7606

AUCTION MANAGER:

Kevin Jordan • 800-451-2709

Kevin Ray Jordan, 6502397357

Schrader Real Estate and Auction

Company Inc., 6505397356



FEBRUARY 2026						
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

Bidding Opens: Mon, February 16 at 8 AM
Bidding Closes: Wed, February 18 at 5 PM

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Phone bidding available with prior registration

Income producing property with assumable contract

Tillable Land | Potential Building Sites



4% Buyer's Premium

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Any bids in the last minute will trigger an extension

Phone bidding available with prior registration

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PROPERTY LOCATION: Located 4 miles west of Colon on M-86 or north of Sturgis on M-66, 10 miles to M-86, then east 1 mile on the south side of the road. Watch for signs.

This is an online only Real Estate Auction. You may bid over the Internet at schraderauction.com or by phone by registering on the website or by contacting the Auction Company in advance.

TRACT DESCRIPTIONS:

TRACT 1: 5± ACRES of tillable land with Elmdale and Oshtemo sandy loam soils. A thick fencerow along the east side provides natural cover for wildlife. With approximately 350 feet of frontage on M-86, this parcel offers excellent potential for a future building site.

TRACT 2: 5± ACRES including two 220' x 40' finishing barns, each with 44 pens and a total capacity of 1,188 head per barn. The barns are equipped with automatic feeders, waterers and automated ventilation systems. Both barns include true 8-foot-deep manure pits with speed control ventilation and multiple agitation ports, which are rarely used. Four 12-ton feed bins in good condition are included. The current contract generates \$82,000± annually and is assumable by the new owner. Manure application acres are available if needed. Property includes a dedicated driveway with direct access to M-86.

TRACT 3: 13± ACRES, mostly tillable, with a swale along the west side and established fencerows on the south and west boundaries. This tract offers approximately 140 feet of frontage on M-86 ROW and could make a great setting for a country home or small farm.

SELLERS: Nathan and Karen Yoder, Wilbur Yoder
SALES MANAGER: Kevin Jordan, 800-451-2709

OPEN HOUSE / INSPECTION DATE:

Saturday, January 24 • 9am-11am

Saturday, February 14 • 9am-11am

Monday, February 16 • 3pm-5pm

When coming to look at the hog barns on Tract 2, please wear booties and clean outer gear.
Call Auction Manager with questions.



AUCTIONEER'S NOTE:
Seller is more than willing to assist in making a smooth transition with the new owner and provide any assistance needed.



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