

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts & as a total 77± acre unit. There will be open bidding on the 2 tracts & combination of the 2 tracts during the auction as determined by the Auctioneer.

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

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & 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. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction or as soon thereafter, as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing.

REAL ESTATE TAXES: Seller shall pay all of 2025 real estate taxes due & payable. Buyer will be responsible for Summer 2026 taxes & all taxes due thereafter.

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

ACREAGE: All tract acreage, dimensions, & proposed boundaries are approximate & 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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate and Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

**77±
acres**

Offered in 2 Tracts

AUCTION MANAGERS:

Drew A Lamle • 260.609.4926

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#6501225192

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ONLINE BIDDING AVAILABLE

800.451.2709 3% Buyer's Premium

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**77±
acres**

Offered in 2 Tracts

- 75 Tillable Acres
- 700 gpm Irrigation Well
- Drip Irrigation Infrastructure
- (2) Pole Type Buildings



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Schrader Real Estate and Auction Company, Inc. | Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #6505397356

6± Mi. from Benton Harbor • Berrien County, MI

Land Auction Wednesday, April 1 • 11am



6± Mi. from Benton Harbor
Berrien County, MI

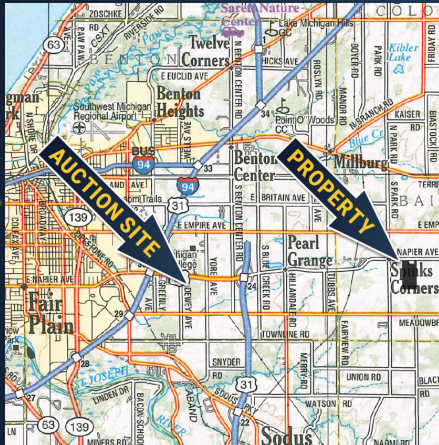
Land Auction



Wednesday, April 1 • 11am

77± acres

Offered in 2 Tracts



AUCTION LOCATION:

Lake Michigan Gardens,
2584 E Napier Ave, Benton
Harbor, MI 49022

PROPERTY DIRECTIONS:

From the interchange of US
31 & Napier Ave, travel east
on Napier Ave for 3 miles &
the property will begin on the
south side of the road.



SELLER: Hop Head Farms LLC
AUCTION MANAGERS:

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6± Mi. from Benton Harbor
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Land Auction



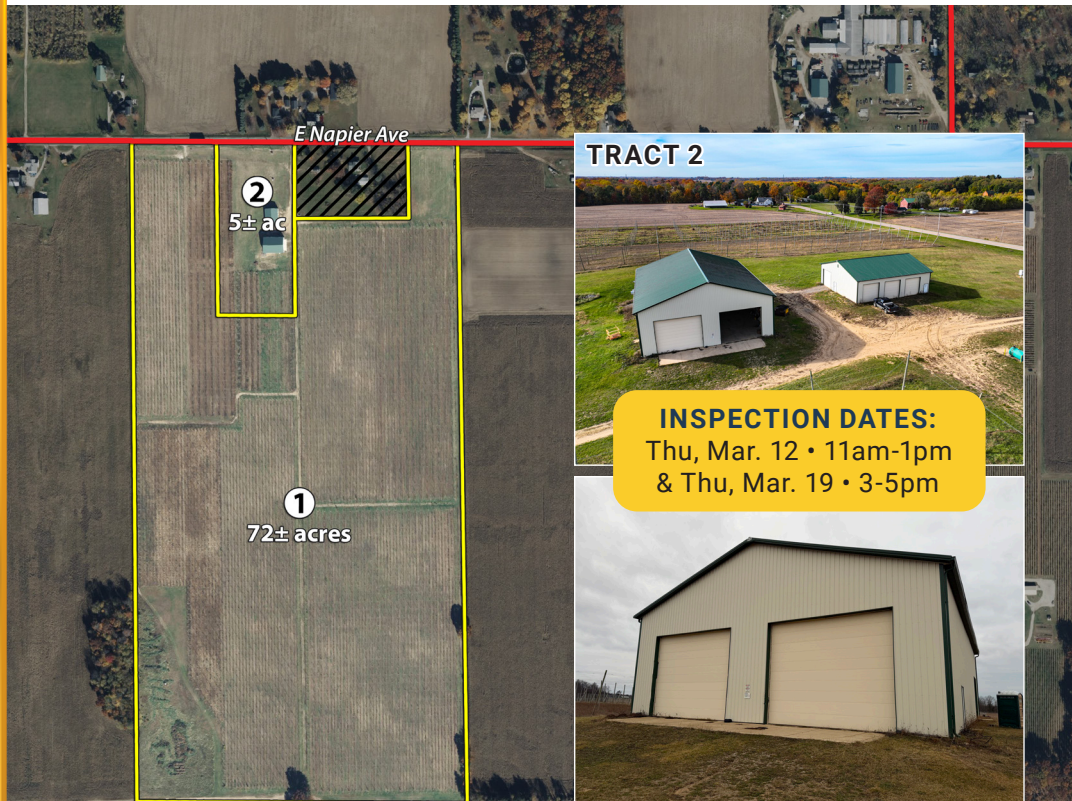
**ONLINE
BIDDING
AVAILABLE**

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.

TRACT 1: 72± ACRES of productive tillable farmland featuring Spinks Fine Sandy loam soils. This tract has been in Hops production the past 7 years. The sellers are in the process of removing the Hop production infrastructure. The removal of the poles, cables, & drip irrigation lines will be completed prior to the auction & be restored back to tillable land.

TRACT 2: 5± ACRES with two pole type buildings. The first is a 60'x80'x22' building with concrete floors. The east end of the building has (2) 19'x11 1/2' power overhead doors. This building also features in-floor drains. The second building is a 56'x48'x15' 8" pole type building. The east side of the building was used for fertilizer application & storage. There are power garage doors on either end acting as a drive through. The east half of the building was used for equipment storage & has access by (3) power garage doors. Both buildings were constructed in 2016. Contact the auction company for blueprint specs for both buildings.

IRRIGATION: The irrigation well is located on the north end of Tract 2. The well application states that it pumps 700 gpm. In order to continue to use the drip irrigation infrastructure for the tillable land, Tracts 1 & 2 must be purchased together as a unit.



TRACT 2

INSPECTION DATES:
Thu, Mar. 12 • 11am-1pm
& Thu, Mar. 19 • 3-5pm

Wednesday, April 1 • 11am