

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts & as a total 79.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance 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, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.

APPROVAL 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 Sellers acceptance or rejection. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Seller will provide a Warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of the auction. So be sure if you are financing that there will be no delays. Sellers shall not be responsible for any closing incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Prorated to Date of closing.

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.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: Buyer & Seller will share the cost of the new survey 50/50. There will be no survey if all 3 tracts are sold together.

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

AGENCY: Schrader Real Estate & 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.**

Calhoun County - North of Burlington, MI

LAND AUCTION

Monday, March 30 • 6pm



AUCTION MANAGER:

Edward D Boyer • 574.215.7653
#6501225192

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3% Buyer's Premium

Schrader Real Estate and Auction Company, Inc.

Corporate Headquarters:

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

79.5± acres

Offered in 3 Tracts

Calhoun County - North of Burlington, MI

LAND AUCTION

Monday, March 30 • 6pm

- Productive Tillable Land
- Woods
- Potential Building Sites



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79.5± acres

Offered in 3 Tracts



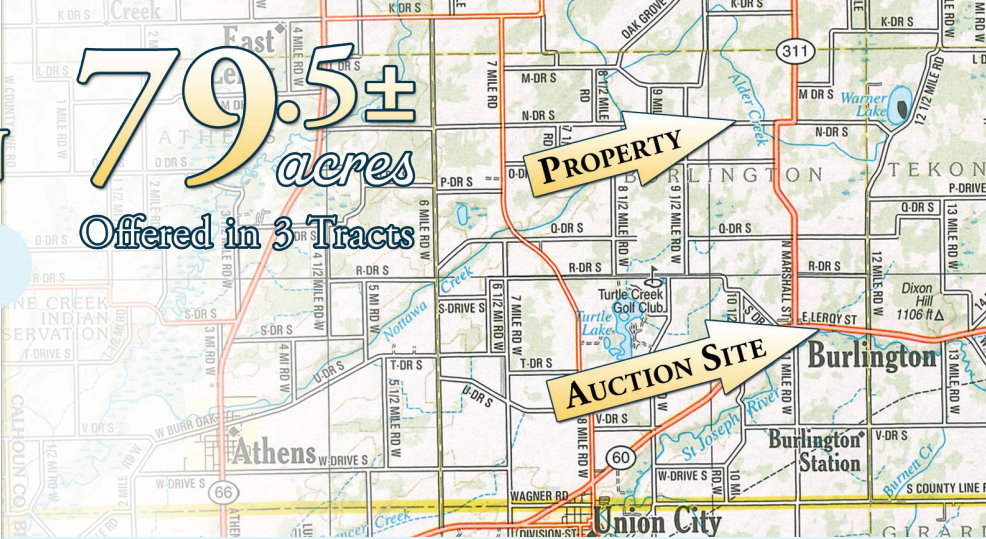
Calhoun County - North of Burlington, MI

LAND AUCTION

Monday, March 30 • 6pm

79.5± acres

Offered in 3 Tracts



AUCTION LOCATION: The Burlington Church of God, 300 E Leroy St, Burlington, MI 49029

PROPERTY LOCATION: From M60 and 11 Mile Road (311) in Burlington turn north on 11 Mile Rd. 2.79 Miles to N Drive turn West .62 mile on North side of the road.

TRACT 1 - 39.5± ACRES: This parcel offers approximately 37.5± wooded acres of wildlife, recreation and many mature hardwoods. Approximately 290' of road frontage.

TRACT 2 - 23± ACRES: This parcel is nearly all tillable productive farmland, and a great potential building site. Approximately 100' of road frontage.

TRACT 3 - 17± ACRES: Nearly all tillable productive land, and a great potential building site. Approximately 500' of road frontage.



INSPECTION DATES: Call the Sale Manger for private inspections.



Taken from Tract 1

OWNER: Reuben & Barbara Graber

AUCTION MANAGER: Ed Boyer • 574.215.7653



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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.

