

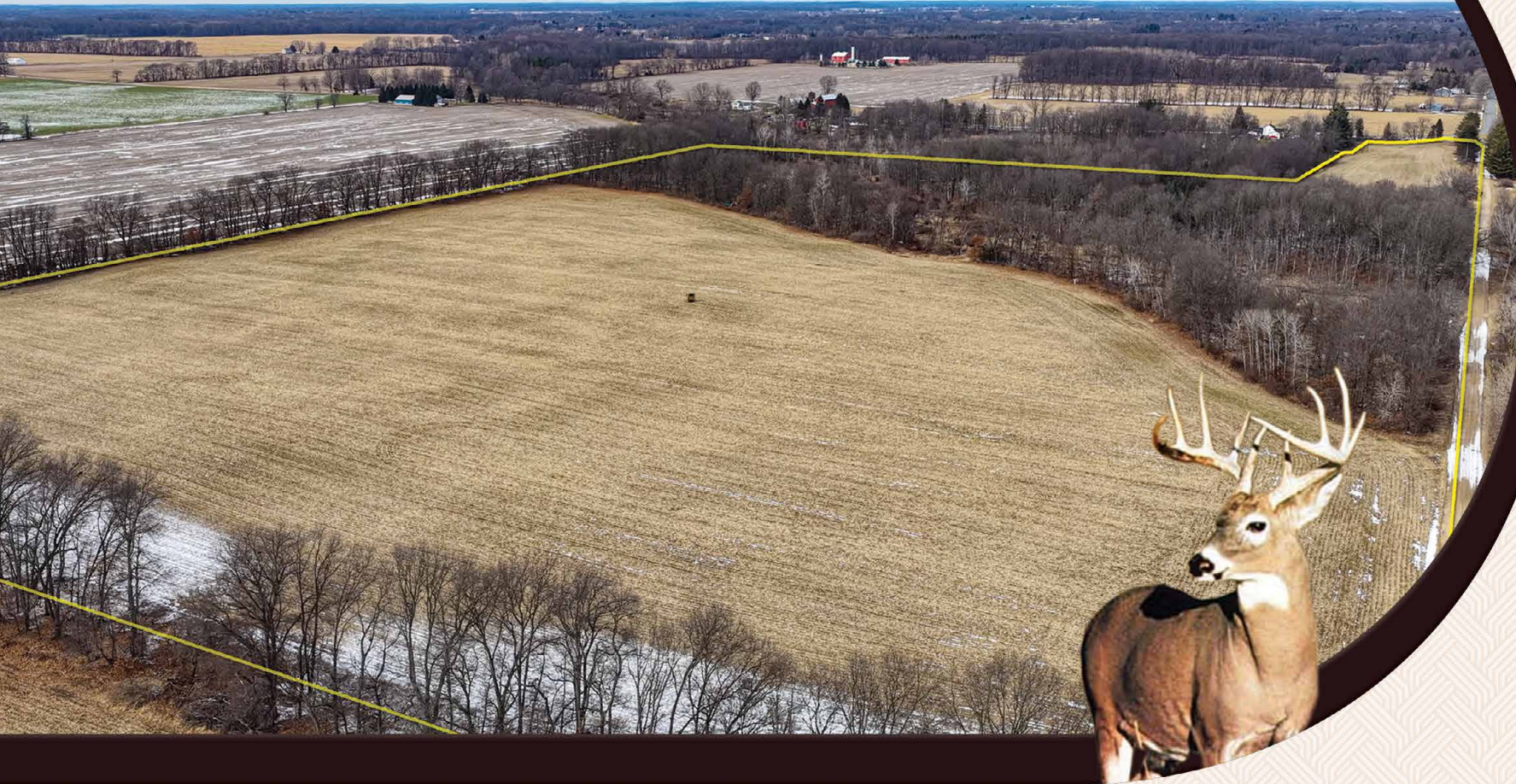
LAND AUCTION

Athens Township - Calhoun County, MI

- 2± Miles Northwest of Athens
- 9± Miles South of Battle Creek

64± *acres*

Offered in 3 Tracts



Monday, March 23 • 6pm

Auction Held at the Lighthouse of Athens Event Hall



800.451.2709 3% Buyer's Premium
www.SchraderAuction.com



- Productive Farmland • Potential Building Sites
- Excellent Deer Hunting & Recreational Land

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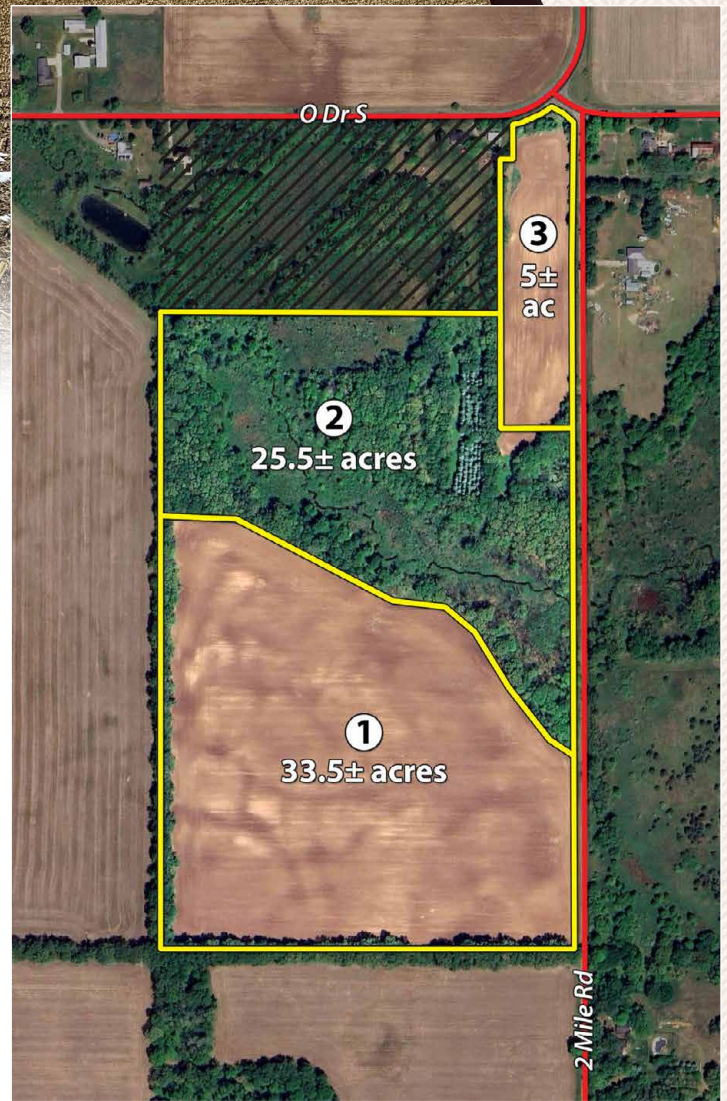
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ONLINE BIDDING AVAILABLE

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.



AUCTION LOCATION: The Lighthouse of Athens, 310 S Capital Ave, Athens, MI 49011 • From Downtown Athens travel South 800' & the destination is on the West side of the road.

DIRECTIONS TO PROPERTY: From downtown Athens travel North on M-66 for 1.2 miles to S Drive South. Travel West on S Drive South 1 mile to 2 Mile Rd. Travel North 1.3 miles to the property on the West side of 2 Mile Rd.



INSPECTION DATES: Tue, Mar. 10 • 10am-Noon & Mon, Mar. 16 • 2-4pm
Meet a Schrader Representative at Tract 1 for more information.



TRACT 1: 33.5± ACRES nearly all tillable farmland. Productive Coloma sandy loam soils. Excellent road frontage along 2 Mile Rd. Just 2 miles from the town of Athens opens up opportunity for a potential country build site.

TRACT 2: 25.5± ACRES with excellent hunting & recreational land. Dense cover for deer along with swamp & a creek running through the middle makes for a perfect deer & wildlife parcel. Established food plots & trails already in place. The current hunter has had great success hunting this property. Good road frontage along 2 Mile Road.

TRACT 3: 5± ACRES nearly all tillable farmland. Quality Boyer sandy loam soil. Great road frontage on 2 Mile Rd & O Drive South. A beautiful setting for a potential build site with excellent elevation & road frontage.

SELLER: Dolores McPeck Trust & Jeffrey McPeck

AUCTION MANAGER: Jon Shaw • 517.945.3142



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TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts & as a total 64± 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.
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 cashiers 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 Sellers acceptance or rejection.
TOWNSHIP APPROVAL: All tracts in this auction will be subject to Athens Township board approval.

EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.
DEED: Property to be conveyed by a Trustee's and/or Warranty Deed.

POSSESSION: At closing.
REAL ESTATE TAXES: Buyer pays summer taxes due in September of 2026 & 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 w/ auction personnel. Further, Seller disclaims any & 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, & 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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only & are not of the auction property.

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 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.**

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Offered in 3 Tracts



MARCH	SU	M	TU	W	TH	F	SA
	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				

AUCTION MANAGER:

Jonathan Aiden Shaw • 517.945.3142
#6501458992

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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

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