

COMMUNITY MILLS

Southwestern Michigan • Cass County, MI

Auctions



11.92±
acres
Offered in 4 Tracts

Real Estate: Monday, July 13 • 6pm

- Retail & Office Building • Fertilizer & Chemical Buildings • Tank Field Inside Chemical Building
- Dry Fertilizer Load Out Equipment • Grain & Mill Handling System 500,000 Plus Bu. Capacity



Equipment: Saturday, July 18 • 10am

- Fertilizer & Crop Care • Feed & Grain Equipment • Semi Tractors • Light Trucks
- Seed Handling Equipment • General Equipment

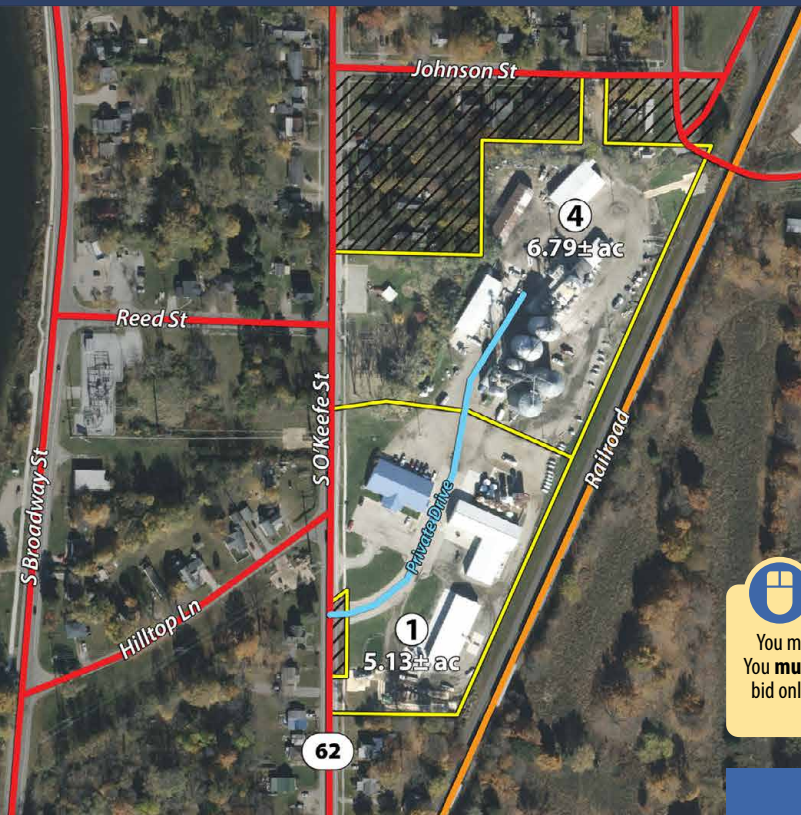
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ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.

LOCATION (AUCTIONS HELD ONSITE):

611 S O'Keefe St (M62), Cassopolis, MI 40031



Real Estate: Monday, July 13 • 6pm

Equipment: Saturday, July 18 • 10am

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AUCTIONEER'S NOTE: Community Mills plans on normal business hours until the new Owners take possession. Go to SchraderAuction.com for more photos, video & updates.

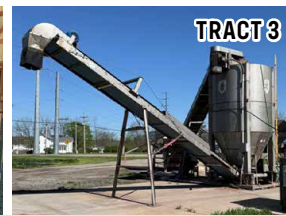


TRACT 1 - RETAIL & OFFICE BUILDING - FERTILIZER & CHEMICAL BUILDINGS - 5.13± ACRES: 620'± frontage on M62 • 2004 retail & office building, 60'x120' w/ 14'x40' entry area, automatic opening entry doors, entry door on side, overhead & passage door on rear side of building, natural gas forced air furnace, central air, 120/240 & 480 amp. electric, 2 restrooms in retail area & 1 w/shower in the office area, 3 private offices, employee break room, file room, reception area & a storage room for incoming inventory • 2002 chemical warehouse building #1, w/ drive thru fill area, 50'x136'x16' approx. 6,800 sq. ft. 4 overhead doors & 2 passage doors, 2015 warehouse addition to chemical building, 50'x80'x16' approx. 4,000 sq. ft. 2 overhead doors, 1 passage door • 2015 bulk fertilizer or feed storage building, 144'x58' approx. 8,300 sq. ft. holds approx. 1,200 tons of dry fertilizer, 8" concrete floor, 6" 24'x144'x6" apron, 12' high concrete walls, (4) 20'x50' bays & (4) 16'x50' bays all 12' concrete walls, (8) 12' high fabric doors, Flight Star 1616 Drag Conveyor, SS 14"x37' Doyle Conveyor, 24"x73' under roof shuttle conveyor 200 tons per hour 70' scales w/ Jaham Automatic Grain Probe

TRACT 2 - TANK FIELD INSIDE CHEMICAL BUILDING: (7) SS vertical storage tanks approx. 2,000 gal. each, w/(7) meters, (2) pumps & manifold, also (2) poly tanks w/meters

TRACT 3 - DRY FERTILIZER LOAD OUT EQUIPMENT: SS Doyle Dump Hopper w/scales, SS Doyle 36"x36' Belt Conveyor to SS Doyle Blender 16 ton capacity w/scales, SS 30"x30' Belt Conveyor

TRACT 4 - GRAIN & MILL HANDLING SYSTEM 500,000 PLUS BU. CAPACITY - 6.79± ACRES: Private road off M62, frontage on Johnson St & Maple St • 3 phase, natural gas, water & septic • 2009 building #2, shop & warehouse building, 120'x40' approx. 4,800 sq. ft. steel frame, fully insulated, 16' eave, 3 phase, (3) 16' & (1) 20' overhead doors, (2) steel passage doors • 1992 building #4, warehouse, 100'x60' approx. 6,000 sq. ft. pole frame, seed & feed storage, (1) overhead door, truck dock • Older pole building, storage, 34'x134' approx. 4,550 sq. ft., (1) overhead door, (7) sliding doors, passage door • Grain & feed handling complex, approx. 508,000 bu. capacity, bins constructed between mid 1970's thru 2025, (2) Kan-Sun tower style dryers approx. 1000 bph, feed mill facility, approx. 32'x92' w/ older & newer section combined, 400 plus ton ingredient storage capacity, many major upgrades in 2019, rosskamp roller mill, prater hammer mill, (2) scott mixers, hamer 100 gws scale bagger w/ fischbein pedestal sticher



REAL ESTATE INSPECTION DATES: Meet a Schrader Rep at Tract 1 on Mon, June 22 • 10am-1pm; Sat, June 27 • 10am-12pm; Mon, June 29 • 10am-12pm & Mon, July 13 • 1-3pm

Real Estate: Monday, July 13 • 6pm

Equipment: Saturday, July 18 • 10am

EQUIPMENT INSPECTION DATES: Sat, June 27 • 10am-12pm; Mon, June 29 • 10am-12pm; Mon, July 13 • 1-3pm & Fri, July 17 • 10am-1pm



AUCTIONEER'S NOTE: Bring a friend. We will be running 2 rings. 1 ring will be live & online & the other will be live only. Go to SchraderAuction.com for more photos, video & updates.

FERTILIZER & CROP CARE

- **Tag 1460 2018 OXBO 4103 Dry Applicator**, AG LEADER 6500, SS New Leader Edge 4, 2 Compartment, 2 Beater Spreader, Hyd. Drive, Ag Leader 6500, Ag Leader IN Command 1200, 1504 Hrs. SS Divider NL4500
- **Tag 1461 2007 HAGIE STS14 Liquid Applicator**, X Drive, SS 1400 gal. Tank, Cummins, 380/90R54 Tires, Air Ride, 100' Boom,
- **Tag 1462 HAGIE STS12 Liquid Applicator**, X Drive, SS1200 gal. Tank, Cummins, 380/90R46 Tires, Air Ride, 90' Boom, Raven Control
- **Tag 1463 MERTZ Big Wheel Dry Applicator**, SS New Leader G4 Box 2 Compartment, Twin Beater Hyd. Drive, Cat. Eng. 6 sp. Auto. 10.00/50R25, 48x3110X20, Ag Leader Integra, Globe Ag Leader GPS 1500, Air Brakes 9143 Hrs.
- **Tag 1459 2007 Mack-Vision 600 Dry Tender Truck**, Tandem Axle 275R22.5 Air Ride, Air Ride Cab, 477576 Miles, Willmar 1600 SS Hopper Bottom, Rear Hyd. Auger, Roll Tarp
- **Tag 1442 1999 Kenworth Liquid Tender Truck**, C 10 Cat. Tandem Axle 11R22.5, SS 1700 gal. Honda Transfer Pump, SS Inductor, 201K Miles
- **Tag 1443 2011 Freightliner Liquid Tender Truck**, Cat. Auto Trans. Tandem Axle 11R22.5, 385/65R22.5 Fronts, SS 1600 gal. Tank, Honda Transfer Pump, SS Inductor Pump, 242K Miles, VIN# 10696
- **Tag 1444 2004 Freightliner Liquid Tender Truck**, Cat. Auto Trans. Tandem Axle, 11R22.5. 385/65R22.5 Fronts, SS 1700 gal. Tank, Honda Transfer Pump, SS Inductor, 328K Miles, VIN# 82950
- **Tag 1446 2010 Behnke B&B Dry Fert. Trailer**, 3 Hopper, Auger Fill, Hyd. Fold Auger, Self Contained Hyd. System Cummins B3-3 Diesel, Spring Ride Tandem Axle 225/75R22.5, Roll Tarp
- **Tag 1431 2000 IH 4700 Dry Fert. Tender Truck**, Willmar Road Runner 10 Box & Auger, IH 466 Diesel, 6 sp. 11R22.5, Truck is Rough Box is above Avg.
- **(9) Poly Nurse Carts**, 1000 gal. Honda Transfer Pump
- **(5) SS Nurse Carts**, 1000 gal. Honda Transfer Pump
- **(1) SS 1200 gal. Nurse cart**, Honda Transfer Pump
- **(11) WILMAR & NEWTON CROUCH Pull Type Dry Fertilizer Spreaders**, 2 Axle, 2 Beater, PTO
- **(5) Large Vertical Fert. Tanks**

FEED & GRAIN EQUIPMENT

- **Tag 1454 2010 Kenworth Bulk Feed Truck**, Cummins, Allison Auto, 425/65R22.5 Fronts, 11R22.5 Tandem Rears Lift 377K, Tri Axle, Hensley Hydra Hauler, 6 Compartment, Hyd. Auger
- **Tag1453 2007 Freightliner Bulk Feed Truck**, Mercedes Benz, 10 sp. Tandem Axle, Alum Wheels, 385/65R22.5 Fronts, 11R24,5 18 ply. Hensley Hydra Hauler, 4 Compartment, Hyd. Auger, Shows 44K Miles
- **Tag 1456 Hensley Bulk Body Trailer**, 8 Compartment, Hyd. Auger, Remote Control, 275R22.5 Alum Wheels
- **Tag 1457 2001 CEI PACER Bulk Body Trailer**, 9 Compartment, Hyd. Auger, Remote Control, 11R22.5 VIN# 57963
- **Tag 1448 2013 Tipte Alum. Super Hopper**, 40' Air Ride, 11R24.5, Alum Wheels, Electric Roll Tarp, Vibrator, Rear Ladder, VIN# 137150
- **Tag 1452 2002 Tipte Alum. Super Hopper**, 42' Air Ride, 11R24.5, Alum. Wheels, Roll Tarp, VIN# 100848
- **Tag 1421 2009 IH 4900 Feed Truck**, DT466 Diesel, 22.5 Tires, Hensley Body

SEMI TRACTORS & LIGHT TRUCKS

- **Tag 1455 2011 IH 9200 I Pro Star Semi Tractor**, Day Cab, Cummins, 10 sp. Tandem Axle, 295/75R22.5, Alum. Wheels, Wet Kit, 859K Miles
- **Tag 1447 2004 Freightliner Columbia Semi tractor**, Cat C-15, 10 sp. Air Ride Tandem, 286/75R24.5, Alum Wheels, 222K Miles
- **Tag 1451 1999 Freightliner Century Series Semi Tractor**, Detroit 60 Series, 10 sp. Tandem Axle, 295/75R22.5, Alum. Wheels.
- **Tag 1433 2016 Ford F 350 Super Duty Dually**, 8'x12' Steel Flat Bed, 66K Miles
- **Tag 1458 2014 Chevy 1500 Silverado PU**, 4X4 Z71, LS Gas, 4Dr. Auto, Hard Fold Cover, 177K Miles
- **Tag 1437 2013 Ford F 150 PU**, 4X4, 4 Dr, Eco Boost Auto.
- **Tag 1435 2008 Chevy 2500 PU**, 4x4, Reg. Cab, Auto, w/ Blizzard 8' Wings,
- **Tag 1434 2005 Ford F 750 Super Duty XL**, Diesel, Auto, 8'x14' Steel Flat Bed
- **Tag 1432 2003 Ford F 450 Dually**, Diesel, Auto, 8'x14' Flat Bed
- **Tag 1436 2001 GMC 3500 HD Dually**, Auto, 8'x13' Steel Flat Bed





SEED HANDLING EQUIPMENT

- **Tag 1445 Unverferth 3750 Seed Tender**, Triple Axle, 8" Belt Conveyor, Electric Start Honda, Digistar 2410 Scales, Roll Tarp
- **Tag 1471 USC LP800 Pro Box Seed Treater**, Electric W/Induction System, 800 bu. per hr. w/ Big Box Att.
- **Tag 1472 USC PRO Box Fill Cone**
- **Tag 1469 Friesen 1208-25 Portable Belt conveyor**, Electric Top Drive
- **Tag 1470 Convey-All**, 5' Hopper, 10' Tube, Portable
- **Tag 1467 Friesen Seed system Bulk Seed Cone Bins**, Convey-All Electric Belt Conveyor, Hopper w Scales
- **Tag 1414 & 1415 Pro Box Seed Tenders**, 2 Box, Electric Start Honda Auger, Down Spouts. Tandem Axles
- **(8) Pro Box Bulk Seed Boxes**
- **Tag 1416 PAR-KAN 200 Weight Wagon**, Van Guard 18hp. Motor, Hyd. Corner Auger, Scales, Roll Tarp

GENERAL EQUIPMENT

- **Tag 1464 JD 444G End Loader**, 17.5R25 New Tires, Shuttle, 8' JRC Bucket, S# 444GX002493
- **Tag 1466 13' Front Blade**, Bucket Mount
- **Tag TOYOTA 7FGU42 Forklift**, LP, Side Shift
- **Tag 1430 TOYOTA 8FG30 Forklift**, LP, Side Shift
- **Tag 1438 JD 2640 Tractor**, 3pt, Pto. 1 Remote, Front wt. Bracket, JD 146 Loader, Mat. Bucket, 7008 Hrs. S# 3809191

- **Tag 1475 RHINO 6' Box Scraper**, w/Tines
- **Tag 1465 BRANDT 1535TD Belt Conveyor**, Transport, 35', Drag Hopper, Electric
- **Tag 1420 West Field WR 100-51 Transport Auger**, 10"x51', Top Drive, Electric
- **Tag 1419 TC1030 CONVEYALL Transport Belt Conveyor**, Top Drive, Electric
- **Tag 1418 TC1055 CONVEYALL Transport Belt Conveyor**, Top Drive, Electric
- **Tag 1417 KBH Hyd. Lift & Haul Vertical Tank Trailer**, 2 Axle
- **Tag 1439 Honda Foreman 4x4**, Wench, Racks, Electric Start
- **Tag Honda Big Red 4x4**, Side by Side, Electric Start
- **Tag 1440 Grasshopper 32-2-D Zero Turn Mower**, Diesel, 1671 Hrs.
- (2) Miller Wire Welders, LANDA Cleaning System Steam Pressure Washer, Honda Gas, Torch Set, Drill Press, Chop Saw, (3) Large Tool Chests, Lots of Hand & Power Tools, Large New Oil Tank. Parts & Tool Drawers, Bolt Bins, Engine Stand, Metal Racking & Approx. 300 Display Racking in 5 buildings, Dust Collector w/stand, New Merchandise in Sales Dept. Inventory, Office Equip. Lots Parts Supplies, Misc. Tires & Rims, Transfer Pumps, Misc. Hoses



OWNER: Community Mills Inc., Ray McKenzie • 269.251.4047

SALE MANAGER: Ed Boyer • 574.215.7653

REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 11.92± 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.

TRACTS 2 & 3: With respect to Tract 2 &/or Tract 3 (if purchased apart from Tract 1): (a) 100% of the purchase price will be due immediately after the auction; & (b) the applicable Buyer will have 20 days to load out & remove Tract 2 &/or Tract 3 from Tract 1.

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 Sellers' 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(s). **CLOSING:** The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is 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 & 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 acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: There is a new survey. Seller & successful bidder shall each pay half (50:50) of the cost of the survey.

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.**

EQUIPMENT TERMS: Cash or Check, 3% on Credit Card. Announcements made the day of the auction take precedence over any printed material & oral statements made. Lunch available. Not responsible for accidents.

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Schrader Real Estate and Auction Company, Inc.
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SALE MANAGER: Edward D. Boyer • 574.215.7653 #6501225192

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