

16± Acres

Premier Lakefront AUCTION Huyck Lake

Kinderhook Township • Branch County, MI

Offered in 3 Tracts or Any Combinations



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:

Jon Shaw

517-945-3142

Jonathan Aiden Shaw, Salesperson, 6501458992

Schrader Real Estate and Auction

Company Inc., 6505397356

AUGUST 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	29
30	31					



800.451.2709

SchraderAuction.com

Kinderhook Township • Branch County, MI

Premier Lakefront AUCTION Huyck Lake

16± Acres

Offered in 3 Tracts or Any Combinations

Custom Built Home

Outbuildings

Lake Lot

Potential Building Sites

SCHRADER

Real Estate and Auction Company, Inc.

2% Buyer's Premium ONLINE BIDDING AVAILABLE

800.451.2709

SchraderAuction.com

Wednesday, August 12th at 6pm

Kinderhook Township • Branch County, MI

Premier Lakefront AUCTION 16± Acres

10± miles South of Coldwater
7± miles North of Angola

Offered in 3 Tracts or Any Combinations



Custom Built Home | Outbuildings | Lake Lot
Potential Building Sites

Wednesday, August 12th at 6pm



Held at the
Kinderhook Township Hall



800.451.2709 | SchraderAuction.com

2% Buyer's Premium

MULTI-TRACT AUCTIONS

Kinderhook Township • Branch County, MI

Premier Lakefront AUCTION 16± Acres

Huyck Lake

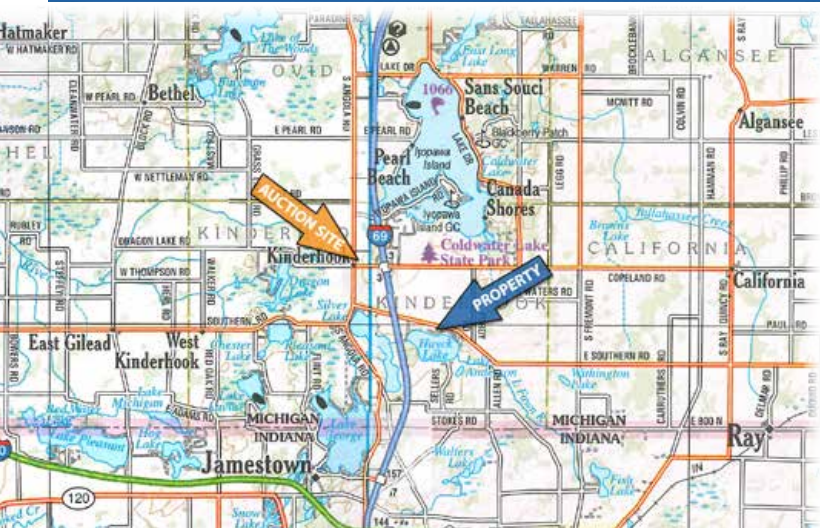
Offered in 3 Tracts or Any Combinations

Custom Built Home | Outbuildings | Lake Lot
Potential Building Sites

Wednesday, August 12th at 6pm

DIRECTIONS TO PROPERTY: 511 E Southern Rd., Coldwater, MI 49036. From Coldwater, MI travel 9.5 miles to exit 3. Travel West on E Copeland Rd .2 miles to S Angola Rd. Travel South on S Angola Rd .2 miles to E Southern Rd. Travel East on E Southern Rd 1.3 miles and the property will be on the South side of the road.

REAL ESTATE AUCTION LOCATION: Kinderhook Township Hall located at 797 S Angola Rd., Coldwater, MI 49036. From Coldwater, MI travel 9.5 miles to exit 3. Travel West on E Copeland Rd .2 miles to S Angola Rd. Travel North .2 miles and the township hall is on the right.



TRACT DESCRIPTIONS:

TRACT #1: 4.5± ACRES. This tract offers an excellent potential build site with shared 15 ft easment access to Huyck Lake with Tract 3. This lot is currently being leased out for Hay production and can be renewed for future investment value.

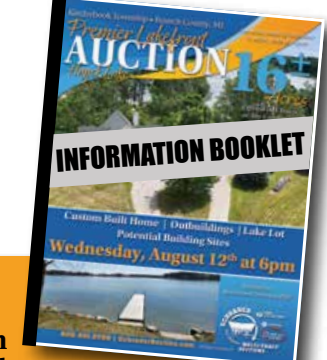
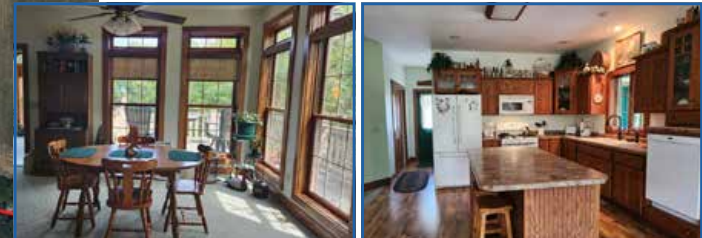
TRACT #2: 5.8± ACRES. including an exceptional custom-built home situated on 5 picturesque acres along the shores of Huyck Lake. Constructed in 2005, this impressive 3,338± square-foot residence offers 4 bedrooms and 3 full bathrooms, thoughtfully designed with an open-concept floor plan. The spacious interior features quality craftsmanship throughout, with Amish custom made "red oak" cabinets and solid "red oak" trim. While the Superior Wall foundation system provides lasting durability. A full walk-out basement provides additional living space potential and convenient access to the outdoors. Enjoy great views of the lake from the main living areas and take advantage of 81± feet of private frontage on Huyck Lake, a private spring fed fishing lake. Additional property improvements include a Generac whole-home backup generator, a 30' x 35' pole barn with full concrete floor, and a 30' x 25' boat barn with full concrete floor, offering abundant storage for vehicles, boats, equipment, and outdoor recreational gear.

TRACT #3: 5.9± ACRES of mostly timber land. This tract has multiple potential build sites with excellent elevation and privacy. An abundance of wildlife on this tract. Tract 3 also includes a 15 ft lake easment that is shared with Tract 1 to Huyck Lake.



INSPECTION DATES:
Thursday, July 16th • 4pm-6pm
Saturday, August 1st • 10am-Noon
Wednesday, August 5th • 4pm-6pm
Meet a Schrader representative on Tract 2 to view the home and for more information.

This premier 16± acre lakefront property presents a rare opportunity to purchase a custom-built home, recreational acreage, and potential building sites on beautiful Huyck Lake. Offered in three tracts, the property provides buyers the flexibility to purchase an outstanding waterfront residence, attractive buildable parcels, or the property in its entirety. The centerpiece of the offering is a custom-built 3,338± square-foot home constructed in 2005 and situated on a spacious lakefront tract with 81± feet of frontage on Huyck Lake, a private spring-fed fishing lake. The property also includes a pole barn and boat barn, providing ample storage. The additional acreage offers excellent potential for future homesites, featuring private easement access to the lake and a neighborhood walkway for convenient enjoyment of the waterfront setting. The vacant land is currently leased to a local farmer for hay production, providing supplemental income and added investment value while maintaining the property's scenic rural character.



SELLER: Mike and Teri Arnold
REAL ESTATE AUCTION MANAGER: Jon Shaw, 517-945-3142

800-451-2709 • SchraderAuction.com

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Real Estate.

AUCTION TERMS AND CONDITIONS:
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 16± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 5% down payment for the house or any combination including the house. 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, and are capable of paying cash at closing.
BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.
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.
TOWNSHIP APPROVAL: All tracts in this auction will be subject to the Kinderhook Township board approval
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Property to be conveyed by a Warranty deed.
POSSESSION: Possession will take place 30 days on the bare land and 45 days on Tracts including the house.
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 and due diligence concerning the property. Inspection dates have been scheduled and will be staffed w/ auction personnel. Further, 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.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and 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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate and 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 are 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 expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, 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 its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.**



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.

