

Sturgis Township - St. Joseph County, MI

Irrigated, Tillable Farmland

Schrader Real Estate and Auction Company, Inc.

800.451.2709 • MI Real Estate Broker Lic. #6505397356

Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, Indiana 46725

Tuesday, September 1 • 6pm



SEPTEMBER	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			



AUCTION MANAGERS:

Jonathan Aiden Shaw • 517.945.3142 #6501458992 Salesperson
& Edward D. Boyer • 574.215.7653 #6501225192 Salesperson

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ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

4% Buyer's Premium

Auction

190[±]

acres

Offered in 2 Tracts or Combinations

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Auction



Tract 1

Sturgis Township - St. Joseph County, MI

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Auction

Tract 1

Tuesday, September 1 • 6pm

Held at Sturges-Young Center for the Arts - Sturgis, Michigan

- Productive, Irrigated, Tillable Farmland
- Recreational & Hunting Land
- 149± FSA Cropland Acres
- 1± Miles Southwest of Sturgis, MI
- 9± Miles North of Lagrange, IN

190[±]

acres

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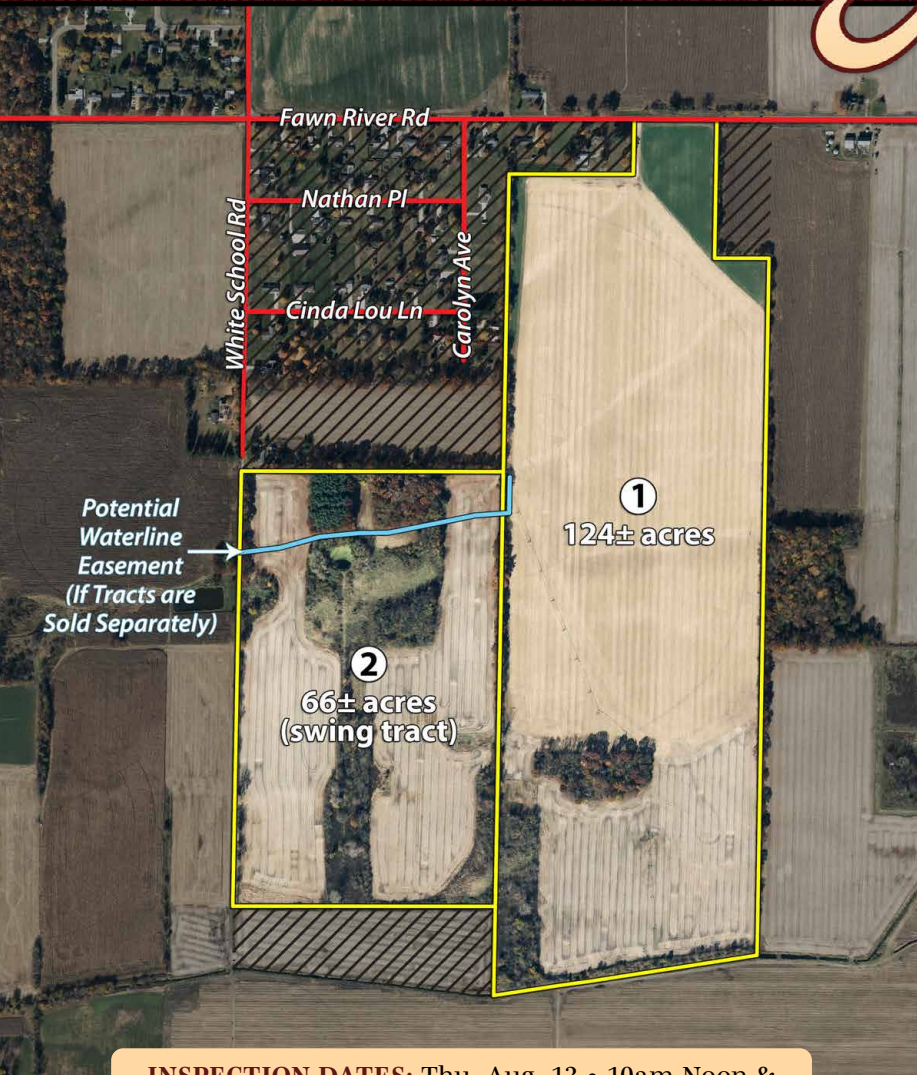


ONLINE BIDDING AVAILABLE

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Auction



INSPECTION DATES: Thu, Aug. 13 • 10am-Noon & Tue, Aug. 25 • 2-4pm. Meet Schrader Representative on Tract 1 for More Information.



Tract 1



Tract 2



Tract 2

Tract 1



Tract 1



Tract 2

TRACT 1: 124± ACRES of mostly irrigated tillable farmland. This tract offers 108± FSA tillable acres primarily made up of productive Oshtemo & Gilford sandy loam soils. Road frontage on Fawn River Rd. The pivots are owned by the current tenants & do not sell with the farm. If this tract is purchased individually, there will be a shared well agreement & water line easement so that the purchaser of Tract 1 can continue to use the well on Tract 2 for irrigation.

TRACT 2 (SWING): 66± ACRES of mixed tillable & recreational land. This tract offers around 41± FSA tillable acres of productive Gilford sandy loam soils. There is excellent recreational value with mixed timber, bottomland & a pond that creates excellent wildlife habitat. If this tract is sold separately from Tract 1, it will be subject to a shared well agreement & water line easement for the benefit of tract 1 to supply water for the irrigation pivots, or any future pivots on Tract 1. Tract 2 must be bid on with Tract 1 or an adjoining landowner providing road frontage.

AUCTION LOCATION: Sturges-Young Center for the Arts, 201 N Nottawa St, Sturgis, MI 49091. From downtown Sturgis, travel North on M-66 800 ft. & the Center is on the East side of the road.

DIRECTIONS TO PROPERTY: From downtown Sturgis travel a half mile West on US-12 to M-66. Travel South on M-66 1 mile to East Fawn River Rd. Travel West on East Fawn River Rd a half mile & the Farm is on your left.



SELLER: Brad, Brian & Beth Shook
AUCTION MANAGERS:
Jonathan Shaw • 517.945.3142
& Ed Boyer • 574.215.7653

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.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts (subject to "swing" tract limitations) & as a total 190± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts & the total property may compete.

BUYER'S PREMIUM: A 4% 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 the Sturgis 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 Warranty deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession on the tillable acres are subject to the existing lease to harvest the growing crop & removal of irrigation pivots.

IRRIGATION: The irrigation equipment is not included in the sale of the real estate. Following the auction, the current tenant will offer for sale approximately 3,500 feet of 8-inch underground high-pressure water pipe for \$22,000. Any purchase of the irrigation pipe shall be negotiated directly with the current tenant & is separate from the real estate transaction.

REAL ESTATE TAXES: Taxes attributed to the 2026 calendar year shall be paid by the seller.

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.

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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