

PROPERTY LOCATION:

53488 42nd St. Paw Paw, MI 49079 (1 mile North of Red Arrow Highway on 42nd St.)

AUCTION LOCATION:

PERSONAL PROPERTY - on site (53488 42nd St., Paw Pay, MI) Starts at 9:30 (2 Rings)
REAL ESTATE - Van Buren Conference Center, 490 S. Paw Paw St., Lawrence, MI 49064
 Real Estate Auction starts at 6:00

OWNERS: DON & LORRI MIHELICH

Sale Managers:
 Nick File, 269-605-9743, Paul File, 269-208-1260 - Real Estate
 Robert Mishler, 260-336-9750 - Farm Equip., Personal Property



260-244-7606 • 800-451-2709 • www.SchraderAuction.com



ONLINE BIDDING
 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 Company - 800-451-2709.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts or as a total of 80 +/- acres. Bid on individual tracts; any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.
DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made 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, AND 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. The final bid price are subject to the Sellers acceptance or rejection. **CLOSING:** The balance of the purchase price is due at closing, which shall take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.
EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.
POSSESSION: Possession on or before closing with tenants rights to 2016 crop.
REAL ESTATE TAXES: Seller shall pay the 2016 taxes,

buyers responsible for 2017 and beyond taxes.
APPROVALS: Sale and closing shall be contingent upon approval by Paw Paw Township and the proposed land division and compliance with Public Act 591, as to all parcels sold. All real estate is being sold subject to any existing easements and right-of-ways of record and without grants of further division rights under Public Act 591.
ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share the survey expense 50/50.

tion 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and 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.
ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

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 Sellers 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and 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.
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NOVEMBER 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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SALE MANAGERS:
 Real Estate - Nick File, 269-605-9743
 Paul File, 269-208-1260
 Farm Equipment & Personal Property -
 Robert Mishler, 260-336-9750



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PAW PAW, MI

80+ Acres

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real estate & personal property

AUCTION

SCHRADER
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TUESDAY, NOVEMBER 8 • 9:30 AM & 6 PM

HOBBY FARM • LOTS • Tractors • Harvest Equipment • Hay Equipment
 Trucks & Trailers • Combine • Cattle Equipment • Shop Tools • Parts
 Late Model Race Cars & Parts • Factory Stock Cars & Parts

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real estate & personal property AUCTION 80± Acres

TUESDAY, NOVEMBER 8 • 9:30 AM & 6 PM

real estate AUCTION • 6:00 PM

AUCTION LOCATION: Van Buren Conference Center, 490 S. Paw Paw St. Lawrence, MI 49064

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TRACT 1: 7± acres. This wonderful Hobby Farm comes with farm house, Morton 40 x 30 heated shop. Cattle & hay barn for storage. Approx. 2,000 Sq. Ft home. Michigan basement, 4 bedrooms, office, 1 bath. Lp gas forced air. Central AC.

TRACT 2: 11± acres. All tillable. Approx. 5 acres of grapes. Great corner lot.

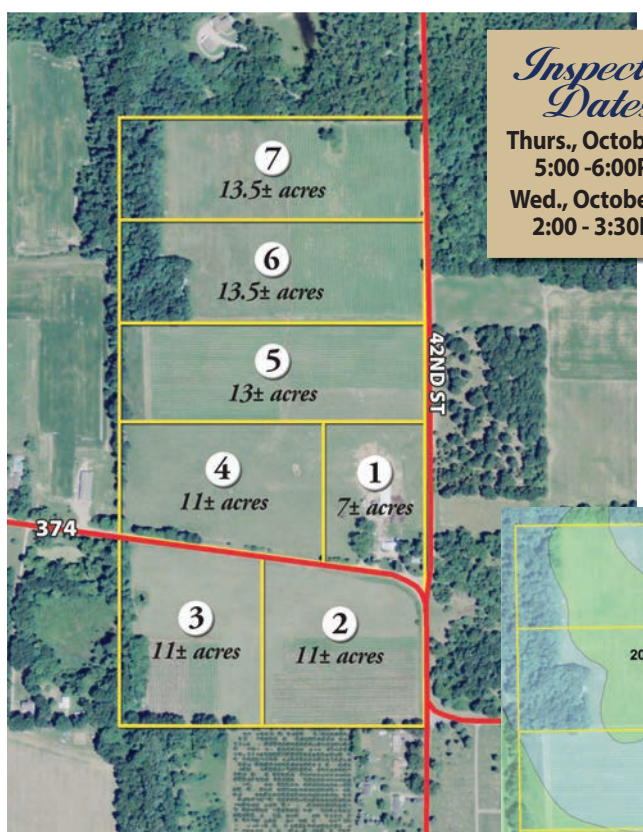
TRACT 3: 11± acres. Mostly tillable. Approx. 2 acres of grapes.

TRACT 4: 11± acres. Tillable. Currently being used for pasture.

TRACT 5: 13± acres. This parcel has approx. 9 acres of grapes.

TRACT 6: 13.5± acres. Approx. 5 acres of grapes. Woods on this parcel. This would be a great location to build a home overlooking the orchard.

TRACT 7: 13.5± acres. Approx. 5 acres of grapes. Great Location to build a home surrounded by woods to the West & North.



Inspection Dates
Thurs., October 13
 5:00 - 6:00PM
Wed., October 26,
 2:00 - 3:30PM



Check out our website for more info & pictures - www.SchraderAuction.com

****AUCTIONEER NOTE:**
 Large Auction! We will be selling 2 RINGS. Many items are not listed. Live.



personal property AUCTION • 9:30 AM • 2 rings

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TRUCKS & TRAILERS

1996 KW T 600 Aero cab 937556 mi., Detroit 60 series, 10 spd trans, cruise, Jake brake, dbl sleeper, alum. rims, air ride cab & suspension, 7500 watt generator, nice truck, customized • **1997 IH 8200** day cab, shows 659,000 mi., Eaton Fuller 10 spd, d.o.t. up to date, new N14 Cummins, southern truck, new tires & turbo • **2002 Transcraft** 48' Super Beam flat deck w/ 9' spread, tool boxes • **1998 Haulmark** triaxle 48' 3 car cap., dbl deck in back, shop area w/ work bench & cabinets, living quarters, shower, toilet, power lift gate • **1978 Summit** alum. 30' dump trailer, 60' sides tag axle, roll tarp • **1974 IH 1600** 345 gas 5 & 2 trans., new brakes, 42,000 mi., clean, solid truck, 16' grain bed, hoist • **1982 GMC 3500** 4x4, 454 V8, 4 spd showing 60,000 mi., steel dump bed • **2002 Saturn VUE**, stick shift, needs work • **1989 Chevy** w/ flatbed w/ boom lift, 4x4, 350 gas • **1983 Chev. Value Van** 35 1 ton svc. truck • **2008 GMC Canyon** 4x4, 4 dr, 5 cyl., bed cover, red, 153,000 mi. • **24' gooseneck** stock trailer, new oak floor • **16' triaxle** trailer • **1991 Chevrolet** 149,000 mi., Pro comp 6" suspension lift, 4" body lift, Super Swamp-TSL Bogger tires & alum. rims, no eng.

TRACTORS • COMBINE & HEADS • UNI SYSTEM PICKER & COMBINE

Ford Versatile 976 tractor Michelin Agribib 20.8-42 tires 70% shows 10,985 hrs, 4 remotes, power shift trans, bare back, newer trans., 14' silage blade • **JD 2555** CHA mfw 18.4-30 tires, 2 remotes 3800hrs, JD 245 SL loader dirt bucket, quick tach buckets • **Horst** pallet forks • **JD 2550** tractor CHA shows 7800 hrs, Firestone 16.9-28 tires, 2 remotes • **Hesston/Fiat 780** tractor w/ CHA 1700 hrs., 2 remotes, 14.9-30 tires 80% • **MF 1085** diesel, 3900 hrs, Firestone 23 degree 18.4-34, 2 remotes, cab • **Kubota B7100** 4x4 tractor

CATTLE EQUIPMENT • HAY
Powder River cattle head chute • **30' cattle** Quonset • **Smidley** steer stuffer, good cond. • **6 round** bale feeders • **pipe** gates & cattle panels • **dbl.** sided calf creep feeder • **2-wire** 1000 bu. corn cribs w/ roofs • **4**

540 pto, 3 pt, 1800 hrs • **New Idea 702** UniSystem Mule V6 gas shows 1600 hrs w/ New Idea 725 4 row narrow corn head, New Idea 727 husking unit, 18.4-26 tires, nice unit • **New Idea** combine unit for UNI System, stored inside, used very little • **JD 7720** combine 6000 hrs, chopper, Goodyear 30.5-32 tires, 60% • **JD 643** high tin corn head • **JD 918** flexhead, good head, newer sickle & fingers • **header** cart • **Iron Wino** raspberry picker, IH gas eng., 4 WD

FARM EQUIPMENT

2004 JD 956 center pivot 15 1/2' disc bine, new rollers, 2 pt hitch, 1000 pto • **NH 499** 12' hydra swing haybine, good machine • **NH 273** baler w/ super sweep, 1/4 turn chute & regular chute • **Vermeer 504** 14x5 baler w/ bunching wheels • **2016 Kuhn** 13 wheel spd rake SR 112 G11 12 wheel w/ kicker wheel • **M&W** 8 wheel hay rake • **JD 702** 11 wheel hay rake • **Rossi** 3 pt 10 wheel hay rake • **JD grape** wagon • **2- 14' hay** rake wagons • **NH 1010** stackliner bale wagon w/ self unloader • **NH 1002** 70 bale stackliner • **JD MX6** 3 pt rotary mower 540 pto • **Lindsay** gravity wagon w/ hyd. auger • **JD 737** 15' pull-type rotary mower • **3 pt.** bale mover • **Arts Way 500A** grinder mixer w/ scales, hydra augers, 4 extra screens, very good cond., ext. auger • **NH 325** pto single axle manure spreader, poly floor • **New Idea 324** corn picker w/ 12 roll husking bed • **J&M 250** gravity wagon & gear • **200 bu.** gravity wagon on NH 4 ton gear • **Little Giant** 35' dbl. chain elevator • **New Idea** 50' pto dbl. chain elevator • **2 Kewanee** corn drags • **IH 4600** 30' vibra shank field cultivator w/ 4 bar spike harrow • **MF 820** wheel disc 20' • **4 sec.** spring drag • **JD 7000** 6 RN dry fertilizer planter w/ no-til coulters, seed firmers • **4 row** danish tine cultivator • **8' cultipacker** • **3 pt 6'** grader blade • **Tecnoma** sprayer • **Vicon** 3 pt. seeder • **John Shears** air blast orchard sprayer • **Clark** 1000 gal. poly nurse tank w/ transfer pump & inductor • **200 gal.** spray tank w/ hydra drive pump • **old** forklift 2 cyl. motor • **Allis Chalmers** All Crop 3 pt. 5' drill • **JD 9B** hay bales, antique collector piece • **boom** pole

ton Chore Time cone bottom feed bin on legs • **8' cement** fenceline feed bunks • **2 hole** pig feeder • **250** 2nd & 3rd cutting grass/alfalfa mix round bales, stored inside • **75** 1st cutting grass/alfalfa mix round bales, stored outside • **150** square bales, 2nd cutting alfalfa • **150** square bales oat straw, last year's

WIND MACHINE • SHOP TOOLS • POWER EQUIPMENT

Wind Machine twin Chrys. Industrial 318 engines w/ twin fans mounted on 25' ± stand • **Lincoln 225** welder • **bench-type** drill press • **Lincoln** gas welder/generator • **Craftsman** tool boxes w/ lots of tools • **bead** blaster • **air** compressors • **lots** of cabinets, benches • **tin** bead roller • **heavy** duty cantilever racking • **110V** power washer • **school** lockers • **2- 3 phase** 10 hydra pumps • **IH** split weights • **Several** good elec. motors, Powermate 5 h.p. - 20 h.p. elec. motors • **parts** cabinet • **welding** bench • **large** air cond. unit • **shop** metal shelving • **shop** items too numerous to mention

LATE MODEL & FACTORY STOCK RACE CARS & PARTS

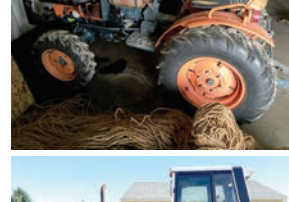
Show Late Model dirt track race car, 409 Chev. engine, only 4 races on eng. (\$30,000.00 eng.) • 2 factory stock race cars roll bars, 350 4 bolt main block engines • **10.00-20** tires • **pickup** roll bars • **Late** model race tires all sizes, compounds, rims • **large** assrt. of semi tires, implement tires, race car tires • **various** helmets, fire suits • **late** model dirt car parts, front & rear ends • **gear** combinations • **shocks** • **set** up gauges, **Long Acre scales** • **1991 Yamaha** 4 cyl. project motorcycle • **Suzuki** motorcycle, antique • **Holder** Hobie Cat 20 sailboat all the sails w/ Cooper galvanized trailer

HOUSEHOLD & FURNITURE

King size bed • **Art Deco** night stand & vanity • **4 dr** chest of drawers • **2- wood** entertainment centers • **wood** gun cabinet • **computer** desk • **4- bar** stools • **fire** safe • **bedding** • **sleeping** bags • **books** • **antique** wood school desk • **old** porcelain bed pans • **Beer** stein collection • **holiday** decorations • **Char-Broil** BBQ grill • **glass** patio table

CONSIGNED BY GENE SAHR

IH 2+2 3388 tractor Firestone 18.4-38 tires 90%, 2 remotes, 540/1000 pot, shows 2555 hrs • **JD 7000** 8RN liq fert planter w/ Ausherman GP single disc fert openers, Yetter no-til coulters w/ row cleaners, monitors • **Case** 12' wheel disc w/ 18" blades • **Case** 7 shank cushion gang disc chisel



SOIL TYPES	
Code	Soil Name
20B	Spinks loamy sand
6D	Oshtemo-Coloma loamy sands
20C	Spinks loamy sand
18C	Ormas loamy sand