

MONDAY, NOVEMBER 11, 6:00 PM

SCHRADER
Real Estate and Auction Company, Inc.

HIGHLY PRODUCTIVE GROUND, 135.7±
FSA TILLABLE GROUND AT PRESENT
TIME, CAN IRRIGATE 150± ACRES WITH
ONE SYSTEM IF BUILDINGS AND WOODS
ARE REMOVED.



160± Acres

Offered in 3 Tracts

60704 Lepley Rd., Centreville, MI 49032
Colon Twp., St. Joseph County

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Land Auction

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Colon Twp., St. Joseph County

160± Acres



Land Auction

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800.451.2709
www.SchraderAuction.com

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email: auctions@schraderauction.com

phone: 260-244-7606 • 800-451-2709

Ted Boyer 574-215-8100

SALE MANAGERS: Ed Boyer 574-215-7653

950 North Liberty Dr., Columbia City, IN 46725

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60704 Lepley Rd., Centreville, MI 49032
 Colon Twp., St. Joseph County

PROPERTY LOCATION: 60704 Lepley Rd. Centreville, MI 49032 Corner of Bonham Rd. & Lepley Rd. Section 30, Colon Twp. St. Joseph Co. MI.

DIRECTIONS: From Centreville go east on M 86, 6 mile OR from Sturgis go north on M 66, 8.5 mile to Bonham Rd. (where M 86 & M 66 meet) go east 1 mile to Lepley Rd. go south to buildings.

AUCTION LOCATION: Colon High School Cafeteria 400 Dallas Colon, MI 49040

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 135.7± FSA TILLABLE GROUND AT PRESENT TIME,
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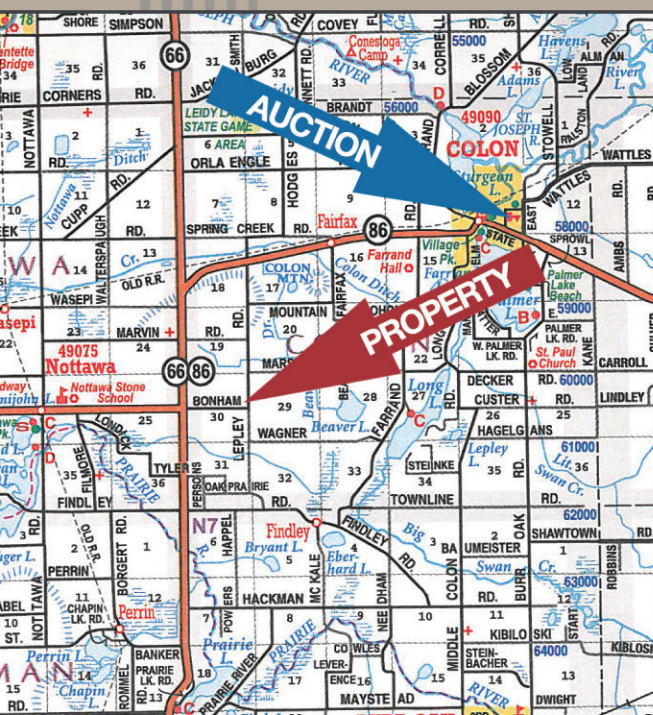
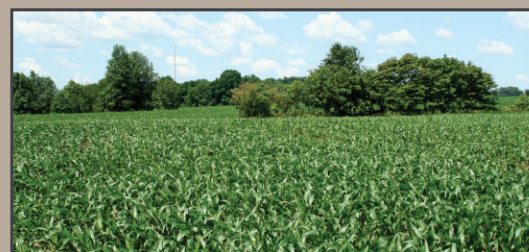
TRACT 1: 80± ACRES, approx. 1320' frontage on Lepley Rd. approx. 72 acres tillable at present time, approx. 6 acres wooded, 300' horizontal well at west end of Tract for irrigation, Large Country Home handyman special, some out buildings, grain bins do not sell with Tract 1.

TRACT 2: 40± ACRES, approx. 1320' frontage on Lepley Rd. approx. 1320' frontage on Bonham Rd. approx. 30 acres tillable at present time, approx. 8 acres wooded, pole barn open on east side.

TRACT 3: 40± ACRES approx. 1320' frontage on Bonham Rd. approx. 36 acres tillable at present time.

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OPEN HOUSE & INFORMATION DATES:
 Monday, October 21 3:30PM - 5:00PM • Monday, October 28 10:00AM - 11:30AM
 Meet with a Schrader Representative at Tract 2



TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts and as a total 160 acres.

DOWN PAYMENT: Ten percent (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.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. Lepley Trust is enrolled in Public Act 116.

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.

POSSESSION: Possession of property at closing, with Tenant's right to 2013 crops

REAL ESTATE TAXES: Buyer shall assume 2014 taxes.

APPROVALS: Sale and closing shall be contingent upon approval by Colon 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.

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

DISCLAIMER & 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 questions as to the person's credentials, fitness, etc. All decision of the Auctioneer are final. Any announcements made the day of the sale take precedence over printed material or any other oral statements made.

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.

OWNER: Jeanne Lepley Trust

SALE MANAGERS:

Ed Boyer • 574-215-7653

ed@boyerpig.net

Ted Boyer • 574-215-8100

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