

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 1 individual tract and as a total 91 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.
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 or possession for 2014 crops with another 10% down payment.
REAL ESTATE TAXES: Buyer shall assume 2014 taxes.
APPROVALS: Sale and closing shall be contingent upon approval by Jefferson 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 or 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 division 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, error, 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. 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.**



P.O. Box 508, 950 North Liberty Drive
 Columbia City, IN 46725
AUCTION MANAGERS:
 Ted Boyer 574-215-8100, Ed Boyer 574-215-7653
 MI Office 800-691-7653 #AC63001504, #AU10800060

APRIL 2014

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	
20	21	22	23	24	25	26
27	28	29	30			

Schraderauction.com
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Monday, April 21 • 6 PM
LAND AUCTION



91 Acres
 OFFERED IN 1 TRACT

ONLINE BIDDING AVAILABLE



- GREAT RECREATION & HUNTING
- FUTURE DEVELOPMENT POSSIBILITIES
- IMMEDIATE POSSESSION AVAILABLE FOR SPRING PLANTING

SOUTHWESTERN MI
 Cass County, Jefferson Township

ONLINE BIDDING AVAILABLE



- Great Recreation and Hunting
- Future Development Possibilities
- Immediate Possession Available for Spring Planting

Cass Co. MI • Jefferson Twp.

91± Acres LAND AUCTION

Monday, April 21 • 6 PM



Southwestern MI • Cass Co., Jefferson Twp.

PROPERTY LOCATION:

5 mile north of Edwardsburg, MI
OR 3.5 mile south of Cassopolis, MI
on M 62 (east side of Hwy.)

INSPECTION DATE:
Monday, April 14, 10:00-11:30 AM
Meet with a Schrader Representative
at the property for additional auction
information. Walkovers welcome
at other times.

AUCTION LOCATION:

22721 Diamond Cove St., Cassopolis, MI, Ross
Beatty High School Cafeteria. Go south of
Cassopolis on M 62 to Diamond Cove St. Go east to
School.

91± ACRES. Approximately 644' Frontage on
M 62, 47.4 FSA acres tillable, 45.5 wooded and muck
land (possibility to add more tillable land).
98% of tillable land is Kalamazoo Loam.



BID YOUR OWN PRICE!

3% Buyers Premium



**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 Kevin Jordan at
Schrader Auction Co. - 800-451-2709.

OWNER: Satinder P Singh

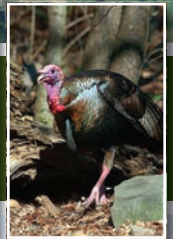
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*Great Recreation & Hunting - Future Development Possibilities
Immediate Possession Available for Spring Planting*