

Southern Michigan LAND AUCTION

Calhoun & Branch Counties, MI

229± ACRES & 66± ACRES in 3 tracts in 1 tract

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Southern Michigan LAND AUCTION

2 AUCTIONS IN 1



Calhoun County
229± ACRES in 3 tracts
From 40 to 109 Acre Tracts
Productive Cropland
Currently has 1 Center Pivot

Monday held at Leroy Twp. Community Hall, East Leroy, MI
DECEMBER 15 • 6PM



Branch County
66± ACRES in 1 tract
63± Tillable Acres

Auction Terms and Conditions

PROCEDURE: The property will be offered in 4 individual tract and as a total 295± 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.
REAL ESTATE TAXES: Sellers will pay 2014 taxes, buyers responsible for 2015 and beyond taxes.
APPROVALS: Sale and closing shall be contingent upon approval by Athens and Sherwood Townships 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.

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Auction Managers

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DECEMBER 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	19	20
21	22	23	24	25	26	27
28	29	30	31			



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Southern Michigan LAND AUCTION

2 AUCTIONS IN 1

MONDAY, DECEMBER 15 • 6PM

AUCTION LOCATION: Leroy Township Community Hall 8156 4 Mile Rd East Leroy, Michigan
North of Athens on M-66 7 miles to H Drive S. (at Marathon Speedymart) Go west .5 mile to 4 Mile Rd. go north to the Hall

Calhoun County
229± ACRES
in 3 tracts



PROPERTY LOCATION: Athens, MI

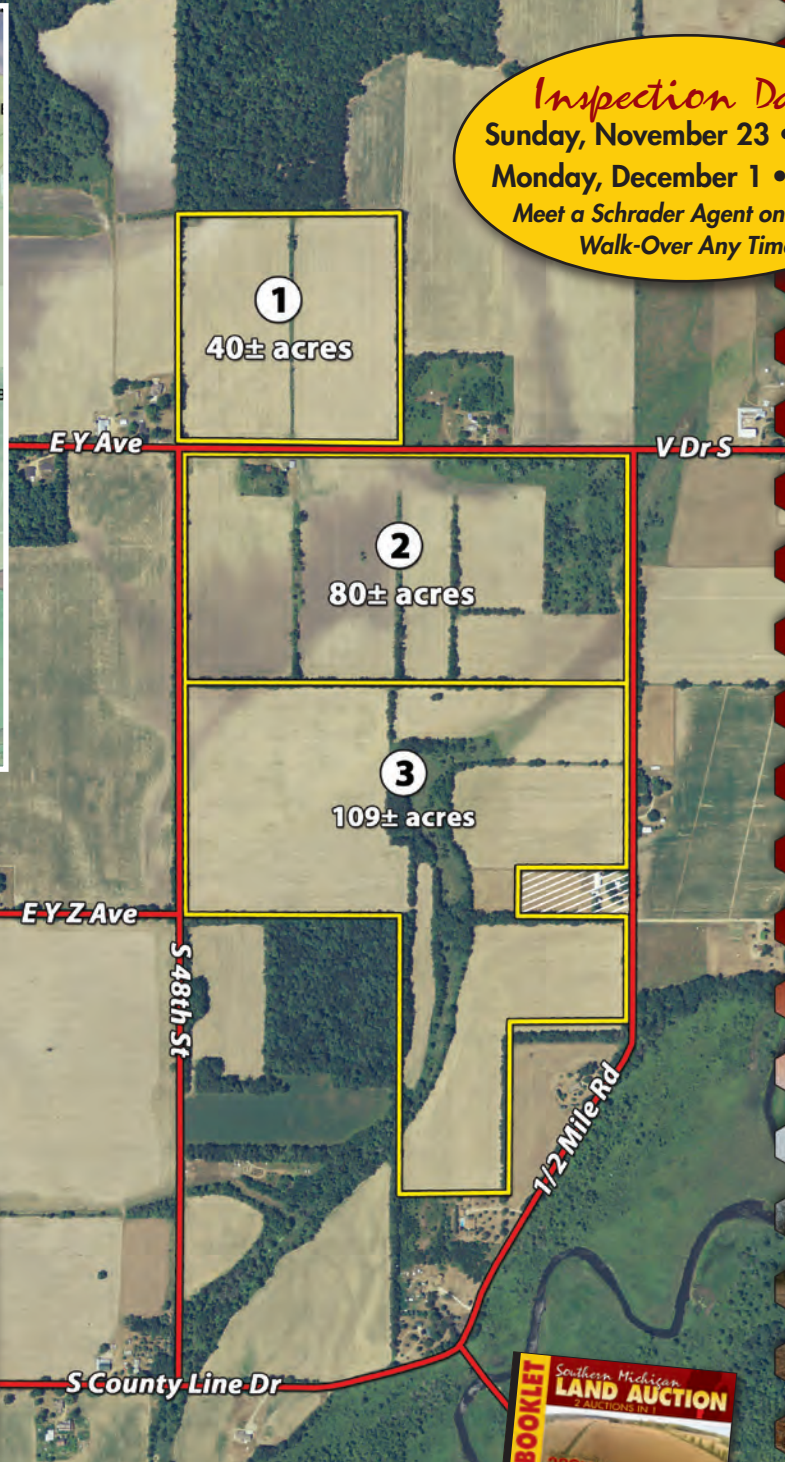
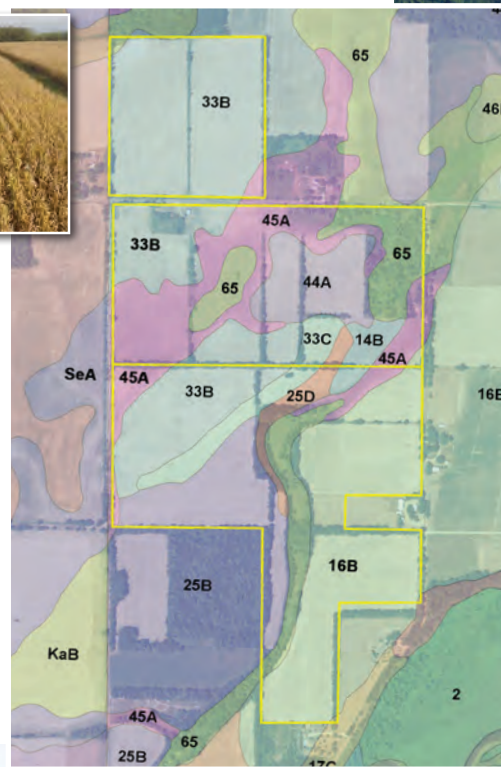
DIRECTIONS: Take M-66 to Athens at the blinker light go west on Burr Oak St to V Drive S., 2.5 miles to Property (between 1/2 Mile Rd. and W County Line Rd.)

TRACT 1: 40± With Zimmatic center pivot and well, all tillable, FSA shows 37.11 acres tillable North side of V Drive S. Approx. 1320' frontage on V Drive S.

TRACT 2: 80± Acres Approx. 2640' frontage on V Drive S., 1320' frontage on 1/2 Mile Rd., 1320' frontage on W County Line Rd. Approx. 57 acres tillable at present time, approx. 21 acres wooded and approx. 24' x 34' pole barn

TRACT 3: 109± Acres Approx. 1650' frontage on 1/2 Mile Rd., 1320, frontage on W. County Line Rd. Approx. 91 acres tillable at present time, approx. 16 acres undeveloped

OWNER: AG POSTERITY LLC



Inspection Dates
Sunday, November 23 • 2-4pm
Monday, December 1 • 3-5pm
Meet a Schrader Agent on Tract 2
Walk-Over Any Time

Branch County
66± ACRES
in 1 tract

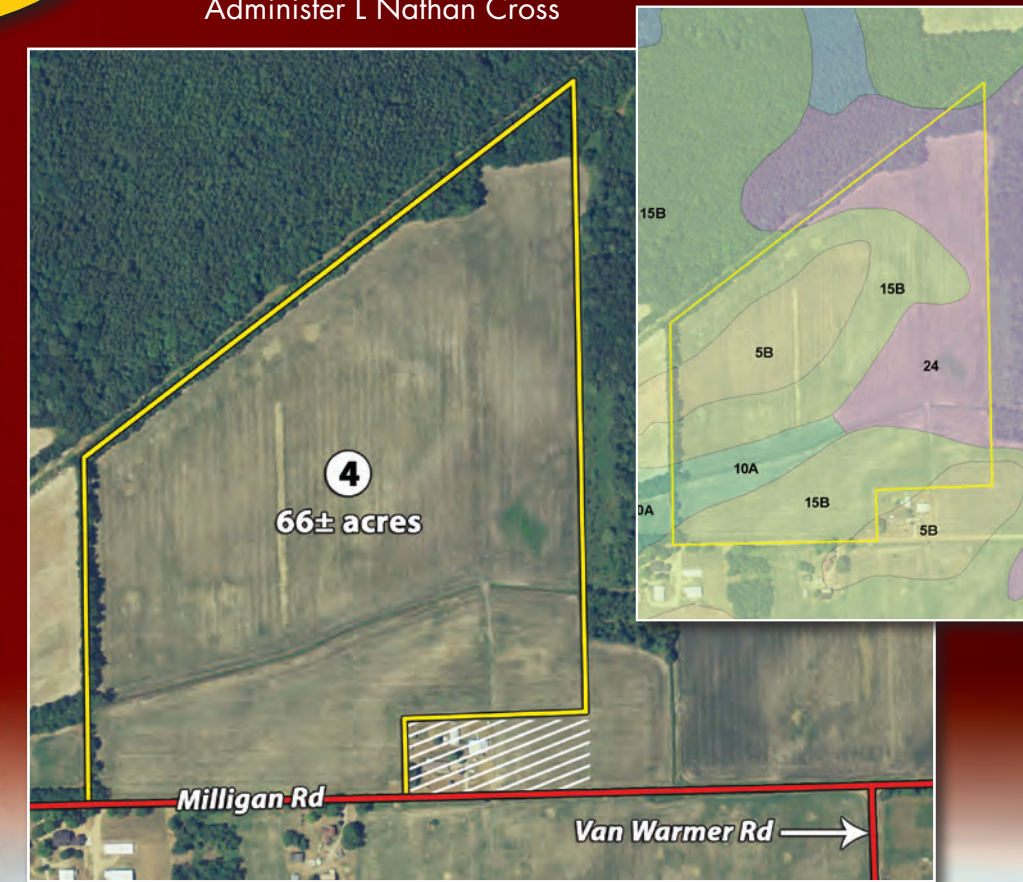


PROPERTY LOCATION:
836 Milligan Rd. Sherwood, MI 49089

DIRECTIONS: Junction of M-60 and M-66 south of Athens (at John Deere Dealership), go south on Athens Rd. (Old M-78) 3.5 mile to Milligan Rd., then go east 1.5 mile to property on north side of road.

TRACT 4: 66± Acres Approx. 63 acres tillable, frontage on Milligan Rd.

OWNER: Leonard D & Evelyn M Cross Trust,
Administer L Nathan Cross



Contact Auction Company for a detailed Information Booklet including Soils Maps, FSA, Tax Information. and other information.



AUCTION MANAGERS:
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800-451-2709

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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.