

WHITE PIGEON, MI
St. Joseph County

VERY PRODUCTIVE SOILS
IRRIGATED WITH CENTER PIVOTS
HOME, OUTBUILDINGS & GRAIN BINS
LOTS OF FRONTAGE
APPROXIMATELY 146± ACRES TILLABLE

158±
acres

OFFERED IN 5 TRACTS



REAL ESTATE
Auction
MONDAY, FEBRUARY 16 • 9:00 PM

MONDAY, FEBRUARY 16 • 6:00 PM

Auction
REAL ESTATE

OFFERED IN 5 TRACTS

158±
acres



WHITE PIGEON, MI • St. Joseph County, MI

800-451-2709
260-244-7606
Sale Managers: Ed Boyer 574-215-7653
Ted Boyer 574-215-8100
#AC63001504, #AU10800060

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FEBRUARY 2015						
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

OFFERED IN 5 TRACTS

REAL ESTATE
Auction
WHITE PIGEON, MI • St. Joseph County, MI



950 N. Liberty Dr., Columbia City, IN 46725

158 acres

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St. Joseph
County

REAL ESTATE Auction

MONDAY, FEBRUARY 16 • 6:00 PM



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- IRRIGATED WITH CENTER PIVOTS
- HOME • OUTBUILDINGS AND GRAIN BINS
- LOTS OF FRONTAGE
- APPROX. 146± ACRES TILLABLE

PROPERTY LOCATION: 16019 Indian Prairie Rd. White Pigeon, MI 49099. US 12 to White Pigeon go south at light on S. Kalamazoo St. 1.25 mile to property.

AUCTION LOCATION: White Pigeon Central Elementary School Cafeteria, 305 E. Hotchin Ave. US 12 to S. Kalamazoo St. go south 2 blocks to E. Hotchin Ave. go east to School.

TRACT DESCRIPTIONS:

TRACT 1: 87± ACRES, approx. 1320' frontage on Kalamazoo Street. Approx. 85 acres tillable. Lockwood Center Pivot, 8 tower w/ Valley blue panel & Valley drives, Valley Corner, Low pressure w/ boost pump, auto stop. Water supply from Tract 2. *If bought separate from Tract 2 Buyer may need new water supply.*

TRACT 2: 47± ACRES, approx. 1320' frontage on Kalamazoo St. & approx. 1600' on Indian Prairie Road. Approx. 39 acres tillable. Water supply for Tracts 1, 2 & 3, no center pivot. Country Home, 2 stories, approx. 1900 sq. ft, 4 bedroom, 2 bath, 1 yr old metal roof, single stall attached garage, Nat. gas, 27' x 32' shop, 1 overhead door, 1 passage door, cement floor, 50' x 70' warehouse or live-stock building.

TRACT 3: 24± ACRES, approx. 950' frontage Kalamazoo Street. Approx. 22 acres tillable. Valley Center pivot, 4 tower, Boost pump, auto stop. Water supply from Tract 2. *If bought separate from Tract 2 Buyer may need new water supply.*

TRACT 4: GSI Grain Bin, 36' x 8 ring w/ Dryer and Stirator.

TRACT 5: GSI Grain Bin, 36' x 12 ring.

INSPECTION DATES:
Monday, January 26 • 3-4:30 PM
Sunday, February 1 • 2-3:30 PM
Meet with a Schrader Agent at Shop on Tract 1
Walk-over Any Time.



SOIL MAP	
Soil Symbols	Name
4B	Oshtemo Sany Loam
9A	Elston Sandy Loam
4C	Oshtemo Sandy Loam
31B	Udorthents, Loamy
2	Histosols & Aqents

SCHRADER
Real Estate and Auction Company, Inc.
800-451-2709
www.schraderauction.com

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.

AUCTION TERMS & PROCEDURES

PROCEDURE: The property will be offered in 5 individual tracts or as a total of 158± 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 Sellers.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

POSSESSION: Possession of the property shall be at closing.

REAL ESTATE TAXES: Seller shall pay the 2014 taxes, buyers responsible for 2015 and beyond taxes.

APPROVALS: Sale and closing shall be contingent upon approval by White Pigeon 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 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 person's 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.**



BE SURE TO ATTEND FARM EQUIPMENT AUCTION ON FEBRUARY 18th!

**OWNER: Paul Wagaman CBF Trust
Successor Trustee, Randy Wagaman
Sale Managers: Ed Boyer • 574-215-7653
Ted Boyer • 574-215-8100**