

AUCTION LOCATION: Dearth Community Center, Branch County Fairgrounds, Coldwater MI. South of US 12 on Sprague St to Garfield Ave. (Southside of Fairgrounds)
TRACTS 1 & 2 LOCATION: US 12 To Bronson MI go south on Orland Rd. (Matteson St.) 1.5 mile to Dewsberry Rd. go west approx. .5 mile to Property.
TRACTS 3 - 7 LOCATION: West of Matteson on M-86 go west 1.5 mile to Butz Rd. go south approx. .5 mile to Property.

Southern Michigan Land Auction

314± ACRES & 71± ACRES
 in 2 Tracts in 5 Tracts

Auction Terms and Conditions

PROCEDURE: The property will be offered in 4 individual tract and as a total 385± 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 Bronson and Matteson 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.**

SCHRADER
 Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709
260-244-7606
 Sale Managers: Ed Boyer 574-215-7653
 Ted Boyer 574-215-8100
 #AC63001504, #AU10800060

Follow us on:

MARCH 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
29	30	31				



Southern Michigan • Branch County Land Auction



Bronson Twp.
314± ACRES
 in 2 Tracts
 Highly Productive Irrigated Acres

Monday
MARCH 9 at 6:00pm

Held at Dearth Community Center
 Branch County Fairgrounds



Matteson Twp.
71± ACRES
 in 5 Tracts
 2 Tracts with Highly Productive Irrigated Acres
 3 Tracts with Irrigation Equipment

SCHRADER
 Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

Land Auction

MONDAY, MARCH 9 at 6:00pm

2 AUCTIONS IN 1

AUCTION LOCATION:
 Dearth Community Center
 Branch County Fairgrounds, Coldwater MI.
 South of US 12 on Sprague St to Garfield Ave.
 (Southside of Fairgrounds)

Matteson Township

71± ACRES



PROPERTY LOCATION: West of Matteson on M-86 go west 1.5 mile to Butz Rd. go south approx. .5 mile to Property.

TRACT 3: 41± ACRES, 40.32 FSA Tillable at present time. Approx. 1300' Frontage on Butz Rd. 2008 Valley 7000 Center Pivot, 4 Tower, Low Pressure, drops, 450 gpm, SN# 10633552, 400' Horizontal Well approx. 750 gpm, Remote Panel at well.

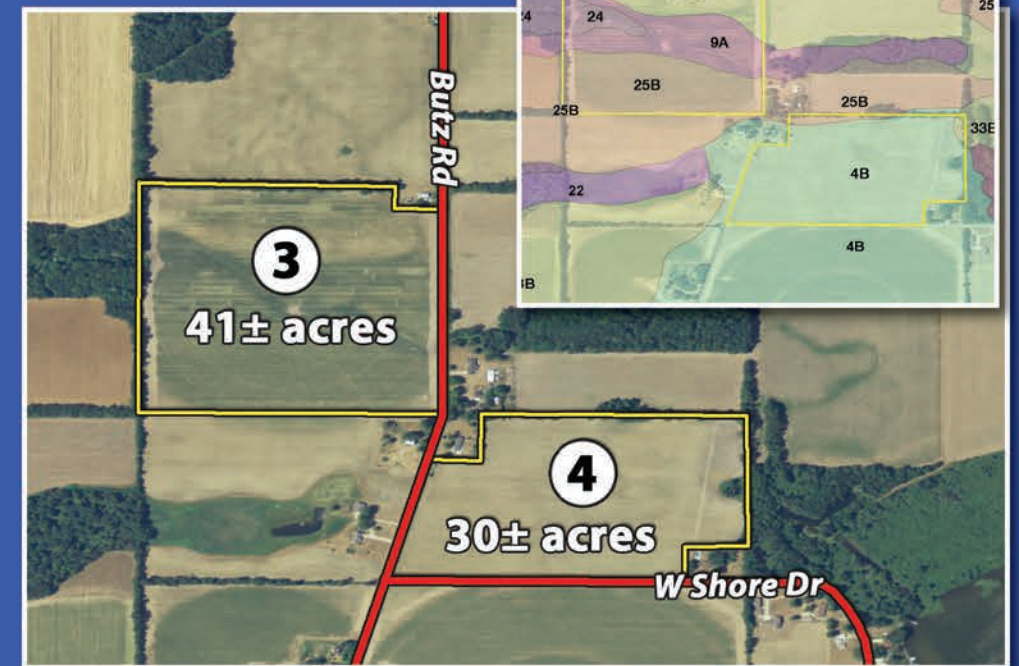
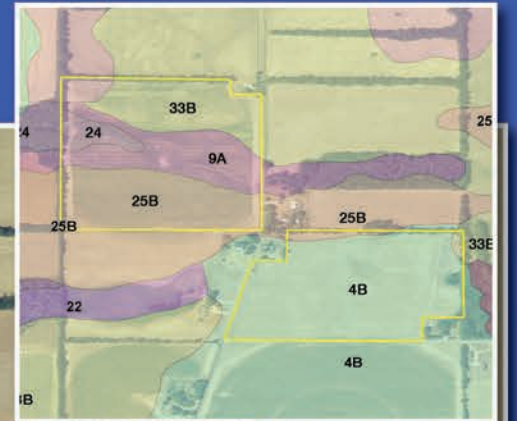
TRACT 4: 30± ACRES, 28.22 FSA Tillable at present time. Approx. 700' Frontage on Butz Rd. & Approx. 1300' Frontage on W. Shore Drive. 300' Horizontal Well, Irrigated with w/hard hose not part of Tract 4.

TRACT 5: 2008 JD 4045T POWER UNIT 99 Hp, Rockford Clutch, Berkley B3JQBM Pump and Primer, Winco 10 KW 3 phase Generator w/110V Converter, Self Contained Single Axle Trailer, 1392 Hrs.

TRACT 6: ABI CAPRARI DMR-80-3/2C PUMP, 1000 rpm PTO, On Cart, SN# 801-0124

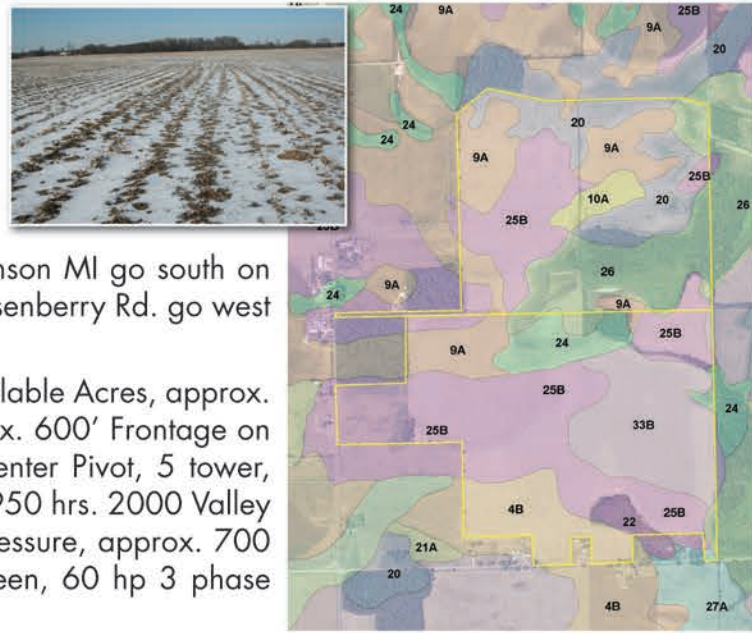
TRACT 7: BAURER 125-450 HARD HOSE TRAVELER, TYP 140 HT, 1320' 4.5" Hose, Turbine Driven, Hyd Control, Swivel Base, Nelson 200 Gun, always housed, SN# 0307 13318

OWNER: ARDEN J & MICHELLE R SWIFT



Inspection Dates
 Sunday, February 22
 2-3:30pm
 Monday, March 2
 3-4:30pm

Bronson Township
314± ACRES



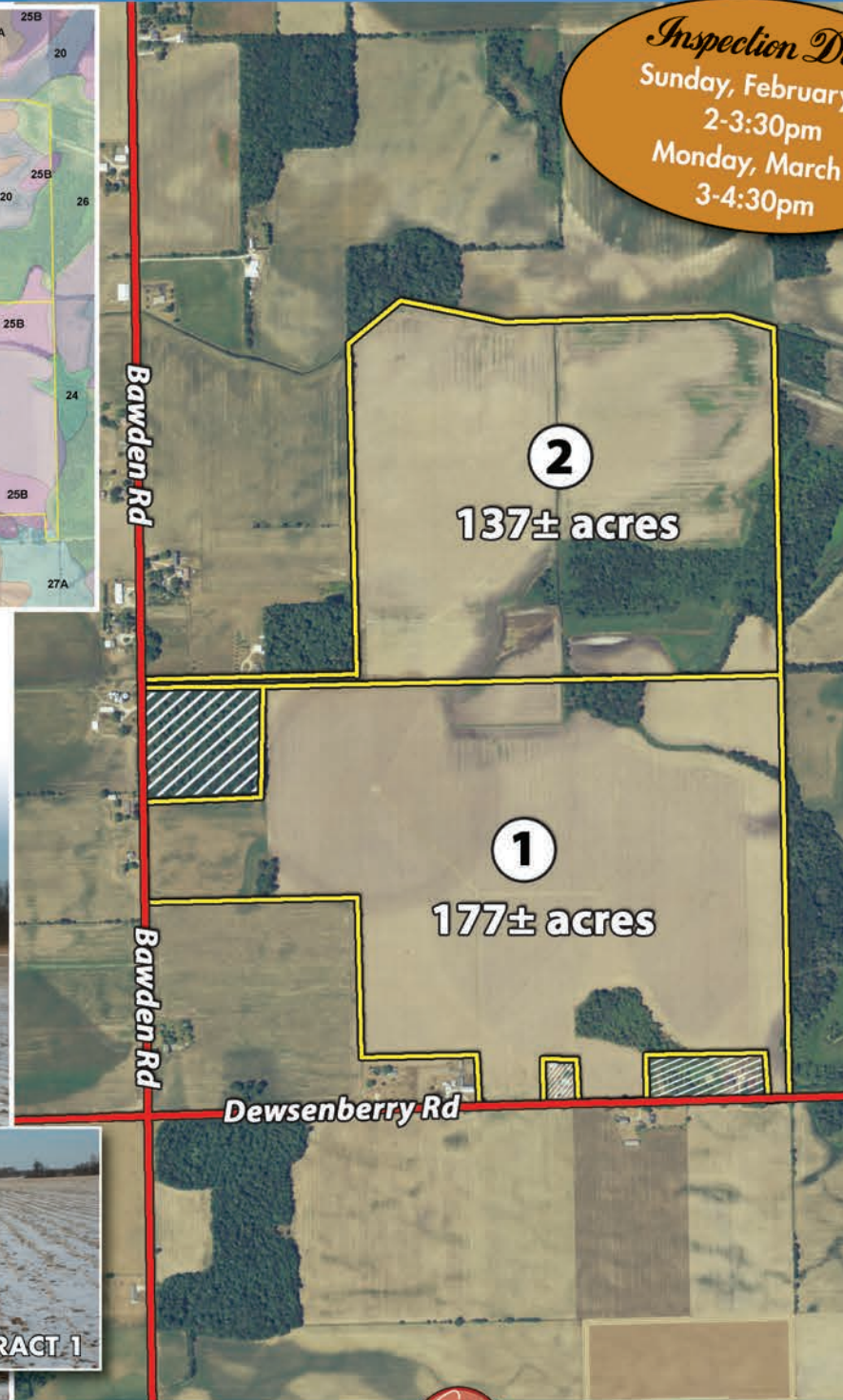
PROPERTY LOCATION: US 12 To Bronson MI go south on Orland Rd. (Matteson St.) 1.5 mile to Dewsberry Rd. go west approx. .5 mile to Property.

TRACT 1: 177± ACRES, 166.5± FSA Tillable Acres, approx. 950' Frontage on Dewsberry Rd. Approx. 600' Frontage on Bawden Rd. 2009 Valley 8000 Series Center Pivot, 5 tower, low pressure, approx. 900 gpm, Approx. 950 hrs. 2000 Valley 8000 Series Center Pivot, 3 tower, low pressure, approx. 700 gpm, 450 hrs. 12"X90' Well 30' SS Screen, 60 hp 3 phase Pump. Approx. 1200 gmp.

TRACT 2: 137± ACRES, 117± FSA Tillable Acres, 33' Frontage on Bawden Rd. 2013 Valley 7000 Series Center Pivot, 6 tower, low pressure, approx. 660 gpm, 261 hrs.

OWNER: THOMAS L HERMAN TRUST

HIGHLY PRODUCTIVE IRRIGATED ACRES
BRONSON TWP. SECS 14 & 22 • ALL IN ONE TRACT OR 2 TRACTS!!



SCHRADER
 Real Estate and Auction Company, Inc.

AUCTION MANAGERS:

Ed Boyer 574-215-7653 • ed@boyerpig.net
 Ted Boyer 574-215-8100

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.