



Watch for the Equipment Auction on Monday, October 26 at 10:00 am!!



AUCTION LOCATION: Vicksburg High School Cafeteria, 501 E. Highway Street, Vicksburg, MI 49097
DIRECTIONS TO FARM:
 From US 131: Turn east on Michigan Street & travel east 6 miles to "T" with Silver Street; Turn north and travel 0.6 miles to Farm on the right.
 From Vicksburg: From intersection of E. Highway Street (also known as W Avenue) and S Richardson Street (also known as 24th Street); Travel south 3.7 miles on CR 24 (becomes Silver Street) to Farm on left.

DIRECTIONS TO AUCTION SITE FROM FARM:
 Travel north on Silver Street (becomes 24th Street) for 3.7 miles to Highway Street; Turn East & travel 0.2 miles to Vicksburg High School. (Parking for auction is on east side of school).



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.

REAL ESTATE AUCTION TERMS & CONDITIONS
PROCEDURE: The property will be offered in 4 individual real estate tracts, any combination of those tracts and as a total of 475+/- acres plus tracts 5 thru 9 of additional irrigation equipment, which can also be combined with any real estate tract(s).
DOWN PAYMENT: Ten percent (10%) down payment on the day of the auction with the balance in cash at closing. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. If any of the irrigation equipment in Tracts 5 thru 9 are purchased separately from any of the other Tracts, payment in full shall be made the day of the auction.
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 is subject to Seller's acceptance or rejection.

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 30 days after auction or as soon thereafter as possible. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession of property at closing, subject to tenant's rights under 2015 farm lease.
REAL ESTATE TAXES: Sellers will pay real estate taxes for calendar year 2015 (including installments due Feb 2016). Buyer(s) responsible for all real estate taxes thereafter.
APPROVALS: Sale and closing shall be contingent upon approval by Mendon 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 property tax information and/or aerial mapping.
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

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 With Ken Baker, Auction Consultant
 Real Estate and Auction Company, Inc.
SCHRADER
 • 322± Total Tillable Acres with 9 irrigation pivots
 • Hunting/Recreational tract with woods, marshland, and scenic views along Portage Creek
 • Nice rural home location
 • Highly productive cropland with abundant ground water!
 • Abundant wildlife
 • St Joseph County has more irrigated land than any other county east of the Mississippi River!
 • Crops grown in the area include seed corn, snap beans, potatoes & pickles

ONLINE BIDDING AVAILABLE

475± Acres
Offered in 4 Tracts with 9 Pivots plus other Irrigation Equipment
Michigan LAND Auction
 St. Joseph County
 Wednesday, September 9 at 6:00 PM
 Held at Vicksburg High School Cafeteria
 501 E. Highway Street, Vicksburg, MI 49097

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27	28	29	30	31	1	2	3	4	5
20	21	22	23	24	25	26	27	28	29
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6	7	8	9	10	11	12	13	14	15
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue
SEPTEMBER 2015									

Michigan LAND Auction
 St. Joseph County, MI
SCHRADER
 Real Estate and Auction Company, Inc.
 950 N. Liberty Drive
 Columbia City, IN 46725
 Auction Managers: Ed Boyer 574-215-7653
 Ted Boyer 574-215-8100
 With Ken Baker, Auction Consultant

Michigan LAND Auction

Wednesday, September 9 at 6:00 PM

Held at Vicksburg High School Cafeteria
 501 E. Highway Street, Vicksburg, MI 49097

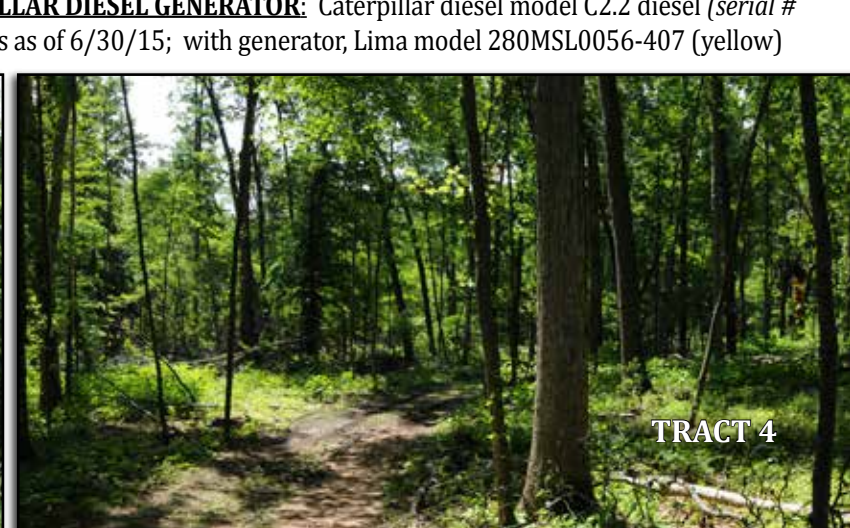
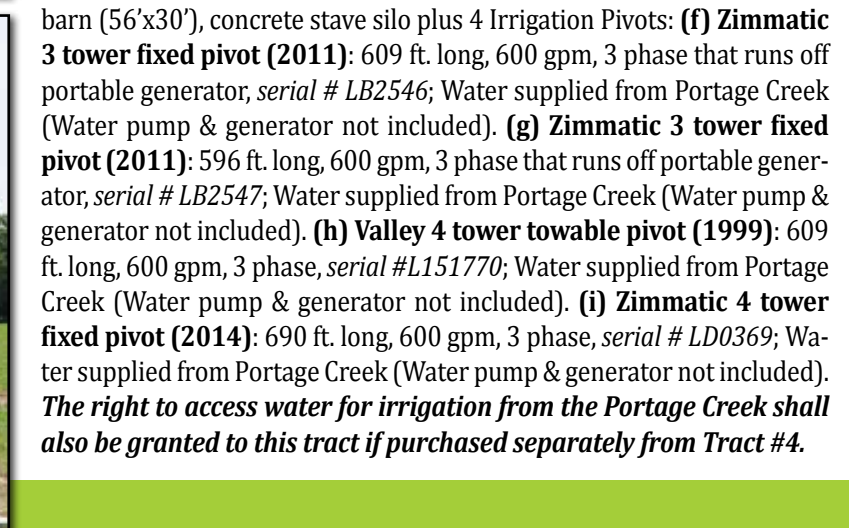
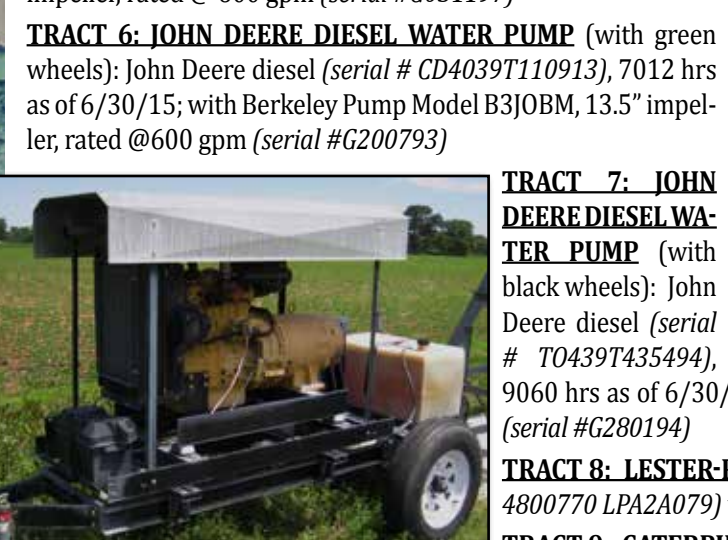
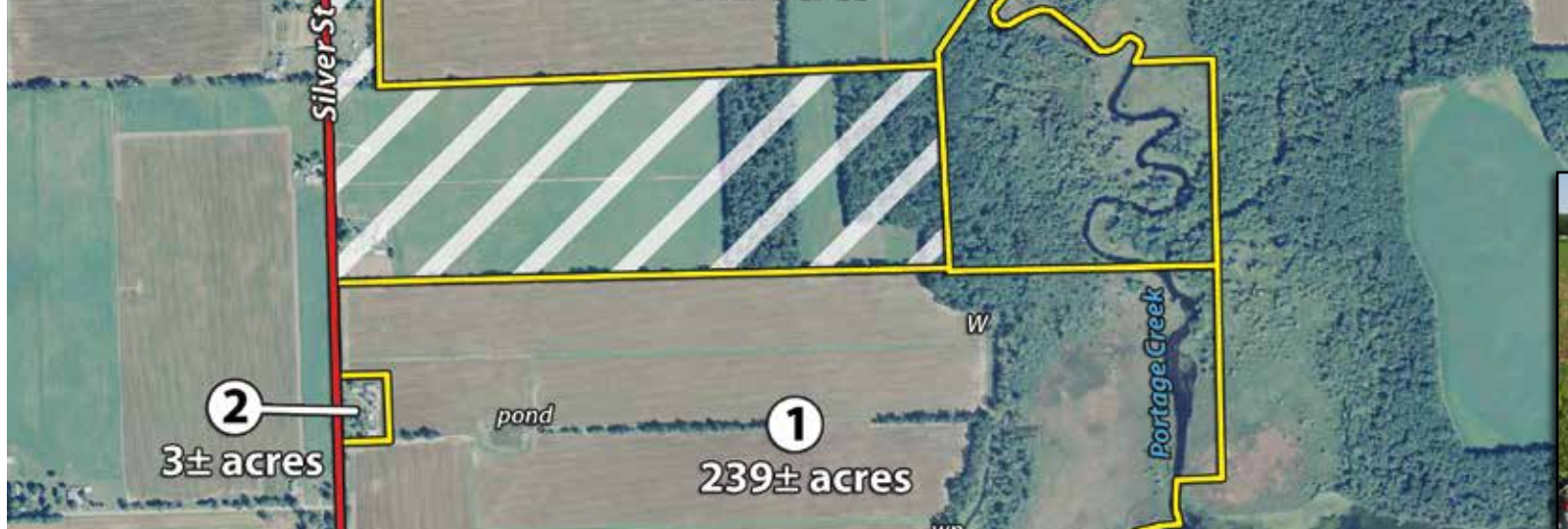
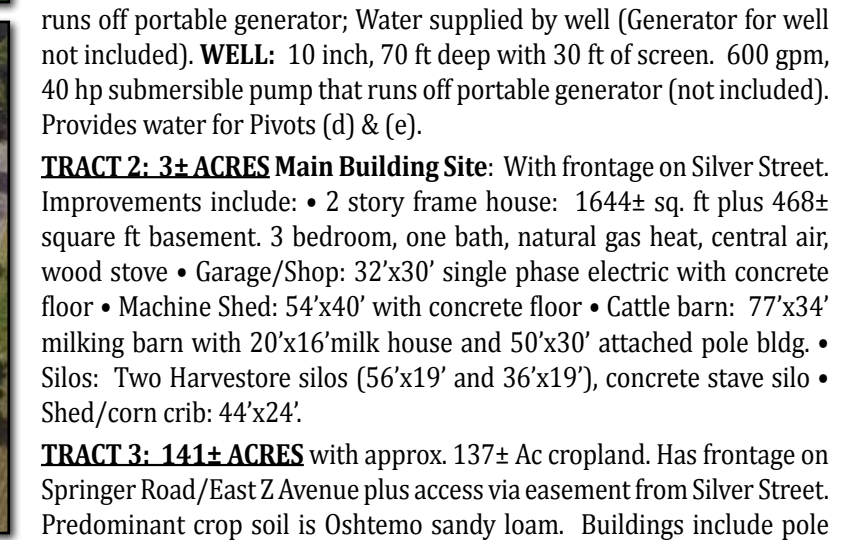
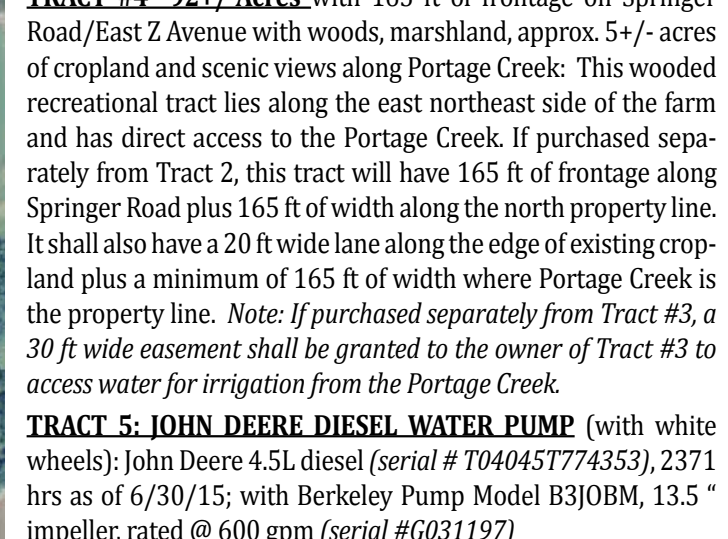
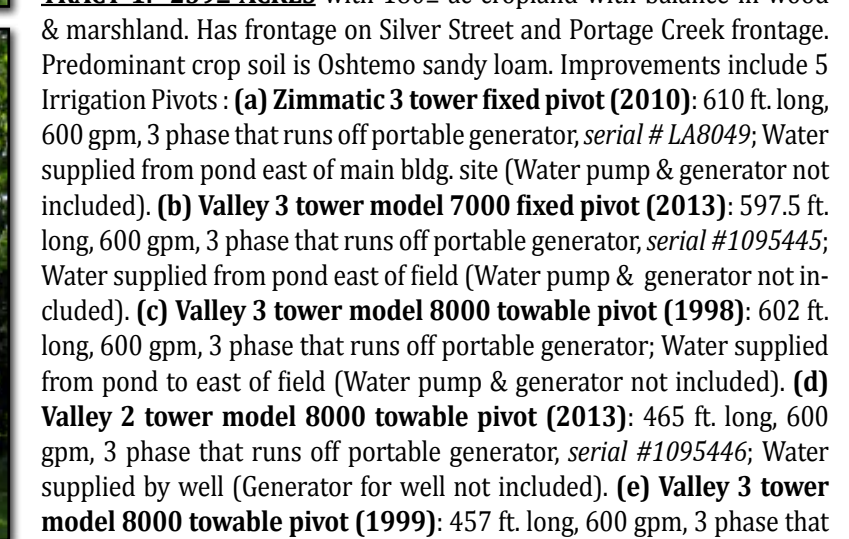
475± Acres

Offered in 4 Tracts with 9 Pivots plus other Irrigation Equipment

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Wednesday, September 9 at 6:00 PM

LAND Auction 475± Acres

Michigan

Vicksburg
St. Joseph County

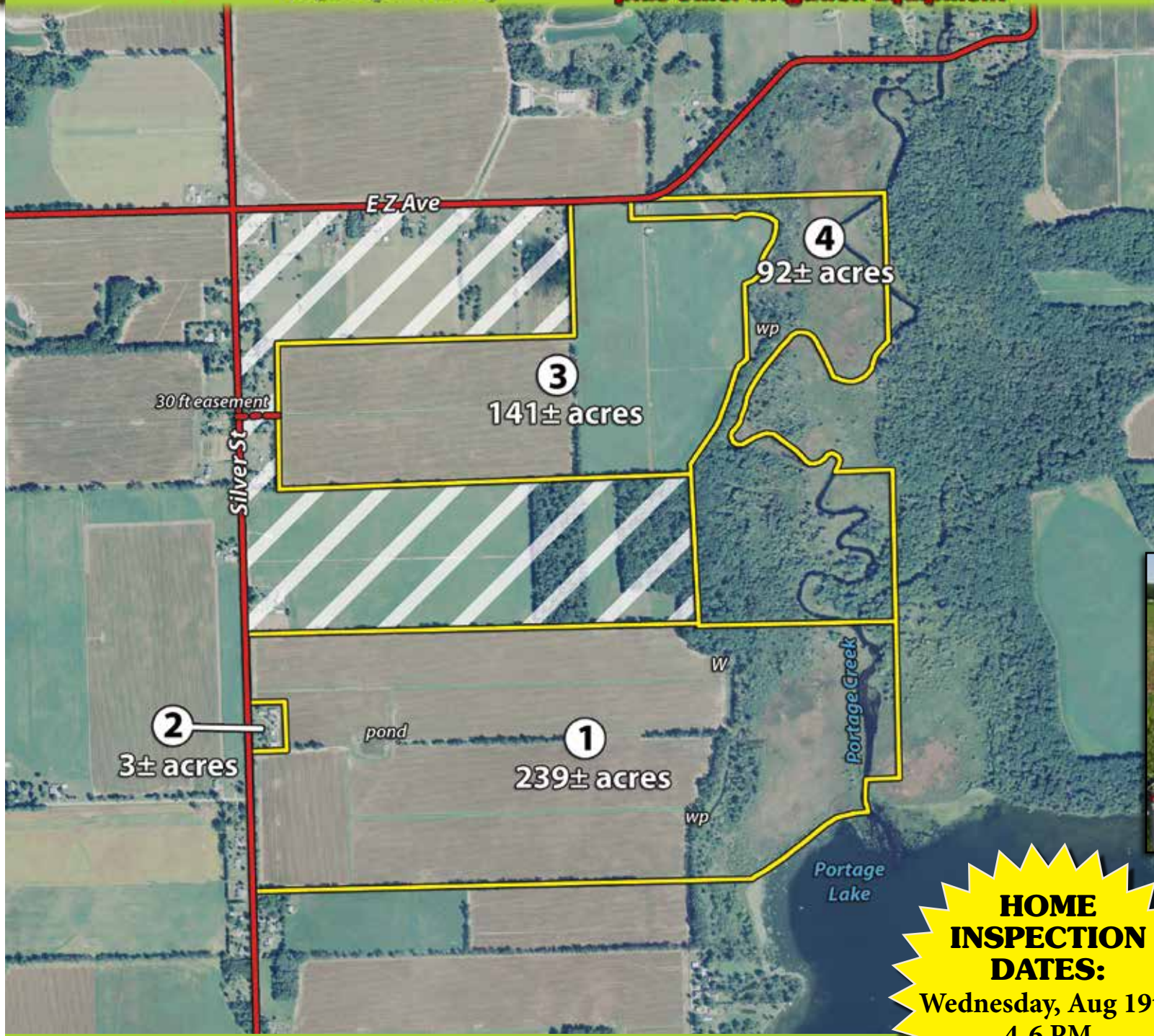
Offered in 4 Tracts with 9 Pivots
plus other Irrigation Equipment

TRACT 1

TRACT 1: 239± ACRES with 180± ac cropland with balance in wood & marshland. Has frontage on Silver Street and Portage Creek frontage. Predominant crop soil is Oshtemo sandy loam. Improvements include 5 Irrigation Pivots : (a) Zimmatic 3 tower fixed pivot (2010): 610 ft. long, 600 gpm, 3 phase that runs off portable generator, serial # LA8049; Water supplied from pond east of main bldg. site (Water pump & generator not included). (b) Valley 3 tower model 7000 fixed pivot (2013): 597.5 ft. long, 600 gpm, 3 phase that runs off portable generator, serial #1095445; Water supplied from pond east of field (Water pump & generator not included). (c) Valley 3 tower model 8000 towable pivot (1998): 602 ft. long, 600 gpm, 3 phase that runs off portable generator; Water supplied from pond to east of field (Water pump & generator not included). (d) Valley 2 tower model 8000 towable pivot (2013): 465 ft. long, 600 gpm, 3 phase that runs off portable generator, serial #1095446; Water supplied by well (Generator for well not included). (e) Valley 3 tower model 8000 towable pivot (1999): 457 ft. long, 600 gpm, 3 phase that runs off portable generator; Water supplied by well (Generator for well not included). **WELL:** 10 inch, 70 ft deep with 30 ft of screen. 600 gpm, 40 hp submersible pump that runs off portable generator (not included). Provides water for Pivots (d) & (e).

TRACT 2: 3± ACRES Main Building Site: With frontage on Silver Street. Improvements include: • 2 story frame house: 1644± sq. ft plus 468± square ft basement. 3 bedroom, one bath, natural gas heat, central air, wood stove • Garage/Shop: 32'x30' single phase electric with concrete floor • Machine Shed: 54'x40' with concrete floor • Cattle barn: 77'x34' milking barn with 20'x16' milk house and 50'x30' attached pole bldg. • Silos: Two Harvestore silos (56'x19' and 36'x19'), concrete stave silo • Shed/corn crib: 44'x24'.

TRACT 3: 141± ACRES with approx. 137± Ac cropland. Has frontage on Springer Road/East Z Avenue plus access via easement from Silver Street. Predominant crop soil is Oshtemo sandy loam. Buildings include pole barn (56'x30'), concrete stave silo plus 4 Irrigation Pivots: (f) Zimmatic 3 tower fixed pivot (2011): 609 ft. long, 600 gpm, 3 phase that runs off portable generator, serial # LB2546; Water supplied from Portage Creek (Water pump & generator not included). (g) Zimmatic 3 tower fixed pivot (2011): 596 ft. long, 600 gpm, 3 phase that runs off portable generator, serial # LB2547; Water supplied from Portage Creek (Water pump & generator not included). (h) Valley 4 tower towable pivot (1999): 609 ft. long, 600 gpm, 3 phase, serial #L151770; Water supplied from Portage Creek (Water pump & generator not included). (i) Zimmatic 4 tower fixed pivot (2014): 690 ft. long, 600 gpm, 3 phase, serial # LD0369; Water supplied from Portage Creek (Water pump & generator not included). *The right to access water for irrigation from the Portage Creek shall also be granted to this tract if purchased separately from Tract #4.*



TRACT #4 92±-Acres with 165 ft of frontage on Springer Road/East Z Avenue with woods, marshland, approx. 5+/- acres of cropland and scenic views along Portage Creek: This wooded recreational tract lies along the east northeast side of the farm and has direct access to the Portage Creek. If purchased separately from Tract 2, this tract will have 165 ft of frontage along Springer Road plus 165 ft of width along the north property line. It shall also have a 20 ft wide lane along the edge of existing cropland plus a minimum of 165 ft of width where Portage Creek is the property line. *Note: If purchased separately from Tract #3, a 30 ft wide easement shall be granted to the owner of Tract #3 to access water for irrigation from the Portage Creek.*

TRACT 5: JOHN DEERE DIESEL WATER PUMP (with white wheels): John Deere 4.5L diesel (serial # T04045T774353), 2371 hrs as of 6/30/15; with Berkeley Pump Model B3JOBM, 13.5" impeller, rated @ 600 gpm (serial #G031197)

TRACT 6: JOHN DEERE DIESEL WATER PUMP (with green wheels): John Deere diesel (serial # CD4039T110913), 7012 hrs as of 6/30/15; with Berkeley Pump Model B3JOBM, 13.5" impeller, rated @600 gpm (serial #G200793)

TRACT 7: JOHN DEERE DIESEL WATER PUMP (with black wheels): John Deere diesel (serial # T0439T435494), 9060 hrs as of 6/30/15; with Berkeley Pump Model B3JOBM, 13.5" impeller, rated @600 gpm (serial #G280194)

TRACT 8: LESTER-PETTER DIESEL GENERATOR: Lister-Petter diesel Alpha series (serial # 4800770 LPA2A079) with generator, Lima Mac model 250MSL1337 (black)

TRACT 9: CATERPILLAR DIESEL GENERATOR: Caterpillar diesel model C2.2 diesel (serial # C4M02982), 1180 hrs as of 6/30/15; with generator, Lima model 280MSL0056-407 (yellow)

HOME INSPECTION DATES:
Wednesday, Aug 19th 4-6 PM
Sunday, Aug 30th 2-4 PM

OWNER: Lester L. White Irrevocable Trust
AUCTION MANAGERS: Ed Boyer & Ted Boyer
With Ken Baker, Auction Consultant

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TRACT 1 - IRRIGATION POND

TRACT 2

TRACT 2

TRACT 3

TRACT 3

TRACT 3

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 4

TRACT 4