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Productive farm land and woods for hunting. 2 nice homes and buildings.

Offered in 11 Tracts  
**413± Acres**

**MICHIGAN** Barry & Eaton Counties  
**LAND AUCTION 413±**  
Tuesday, November 10 • 6:00pm

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NOVEMBER 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

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**MICHIGAN** Barry & Eaton Counties  
**LAND AUCTION 413±**  
Tuesday, November 10 • 6:00pm

**413± Acres**  
Offered in 11 Tracts

Held at the Bellevue Jr/Sr High School Cafeteria

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TRACT 11 - GRAIN BIN



TRACT 3



TRACT 1

**REAL ESTATE AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 10 individual tracts, any combination of those tracts and as a total of 413± acres plus tract 11 (9000 bu grain bin).  
**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 3% of the bid amount.  
**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. Tract 11 grain bin paid in full right of auction, unless bought in combination with any other tract.  
**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.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.  
**POSSESSION:** Possession of property at closing, subject to tenant's rights as outlined in the Purchase Agreement. The property is being sold "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 question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANNOUNCEMENTS MADE BY THE AUCTION 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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**LAND AUCTION** **413±**  
 Tuesday, November 10 • 6:00pm  
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 Offered in 11 Tracts

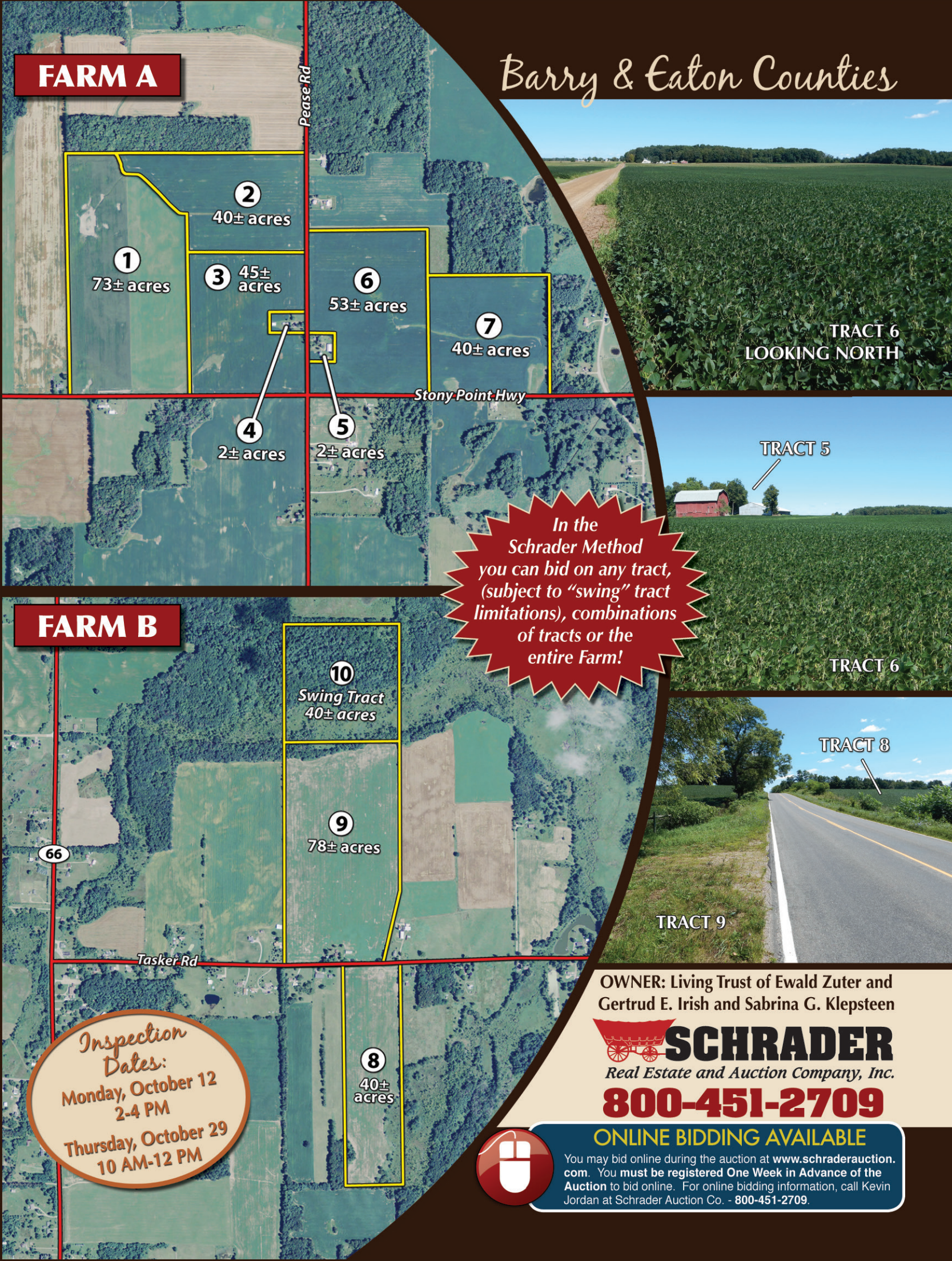
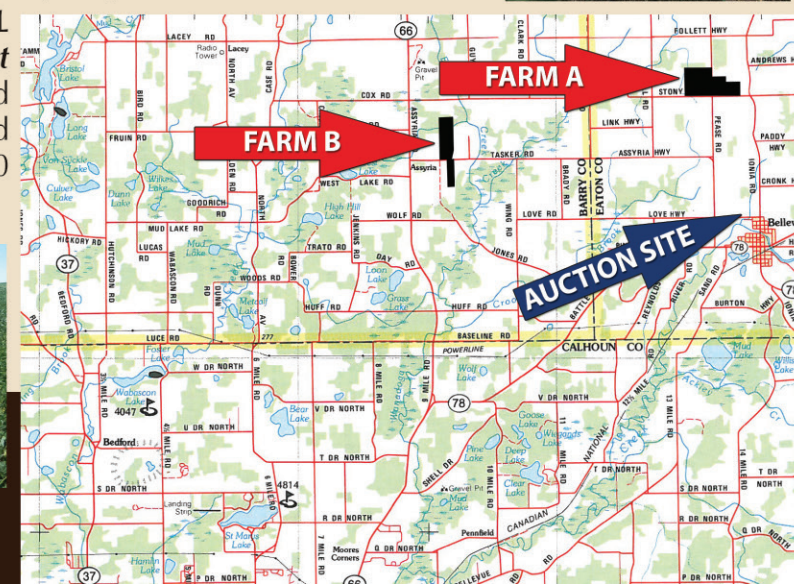
**AUCTION LOCATION:** Bellevue Jr/Sr High School Cafeteria. 576 Love Rd., Bellevue, MI.  
**PROPERTY DIRECTIONS:** **Farm A:** From the intersection of M78 and Pease Rd. (just west of Bellevue, MI) travel north on Pease Rd. 2-1/2 miles to Farm A. (Keep straight on Pease after 1-1/4 miles when highway curves to left.) **Farm B:** from intersection of Pease Rd. and Assyria Hwy. (1 mile south of Farm A, at curve in highway) travel west on Assyria Hwy. (Tasker Rd.) 4-1/4 miles to Farm B.

**FARM A: Bellevue Twp., Eaton Co., 255± acres**

**TRACT 1:** 73± ACRES, mostly tillable with frontage on Stony Point Hwy.  
**TRACT 2:** 40± ACRES, all tillable with frontage on Pease Rd.  
**TRACT 3:** 45± ACRES, all tillable with frontage on Pease Rd. & Stony Point Hwy.  
**TRACT 4:** 2± ACRES with 3 bedroom, 1 bath, 2-story home, nice oak kitchen and new carpet. Also included with this tract are 3 outbuildings.  
**TRACT 5:** 2± ACRES with 3 bedroom, 1-1/2 bath home. Home has central air. Also included with this tract is a 80 x 55 pole barn with concrete floors and a 70 x 36 bank barn w/beam construction.  
**TRACT 6:** 53± ACRES, all tillable with frontage on Pease Rd. & Stony Point Hwy.  
**TRACT 7:** 40± ACRES mostly tillable with frontage on Stony Point Hwy.

**FARM B: Assyria Twp., Barry Co., 158± acres**

**TRACT 8:** 40± ACRES, mostly all tillable with frontage on Tasker Rd.  
**TRACT 9:** 78± ACRES, all tillable with older set of farm buildings.  
**TRACT 10:** 40± ACRES, "swing" tract that must be combined with Tract 9 or an adjoining land owner. All wooded with stream running through. Good hunting tract with young timber.  
**TRACT 11:** 9000 BUSHEL GRAIN BIN located on Tract 5 with full drying floor and blower fan. Bin to be removed at buyer's expense within 30 days.



**In the Schrader Method you can bid on any tract, (subject to "swing" tract limitations), combinations of tracts or the entire Farm!**

**Inspection Dates:**  
 Monday, October 12 2-4 PM  
 Thursday, October 29 10 AM-12 PM

OWNER: Living Trust of Ewald Zuter and Gertrud E. Irish and Sabrina G. Klepsteen

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**ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.schraderauction.com](http://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.