

www.schraderauction.com

800-451-2709

SCHRADER Real Estate and Auction Company, Inc.

PRODUCTIVE TILLABLE LAND • RECREATIONAL/HUNTING LAND
POTENTIAL BUILDING SITES • APPLE ORCHARDS NEAR LAKE GEORGE
BEAUTIFUL POND & PASTURE LAND

ONLINE BIDDING AVAILABLE

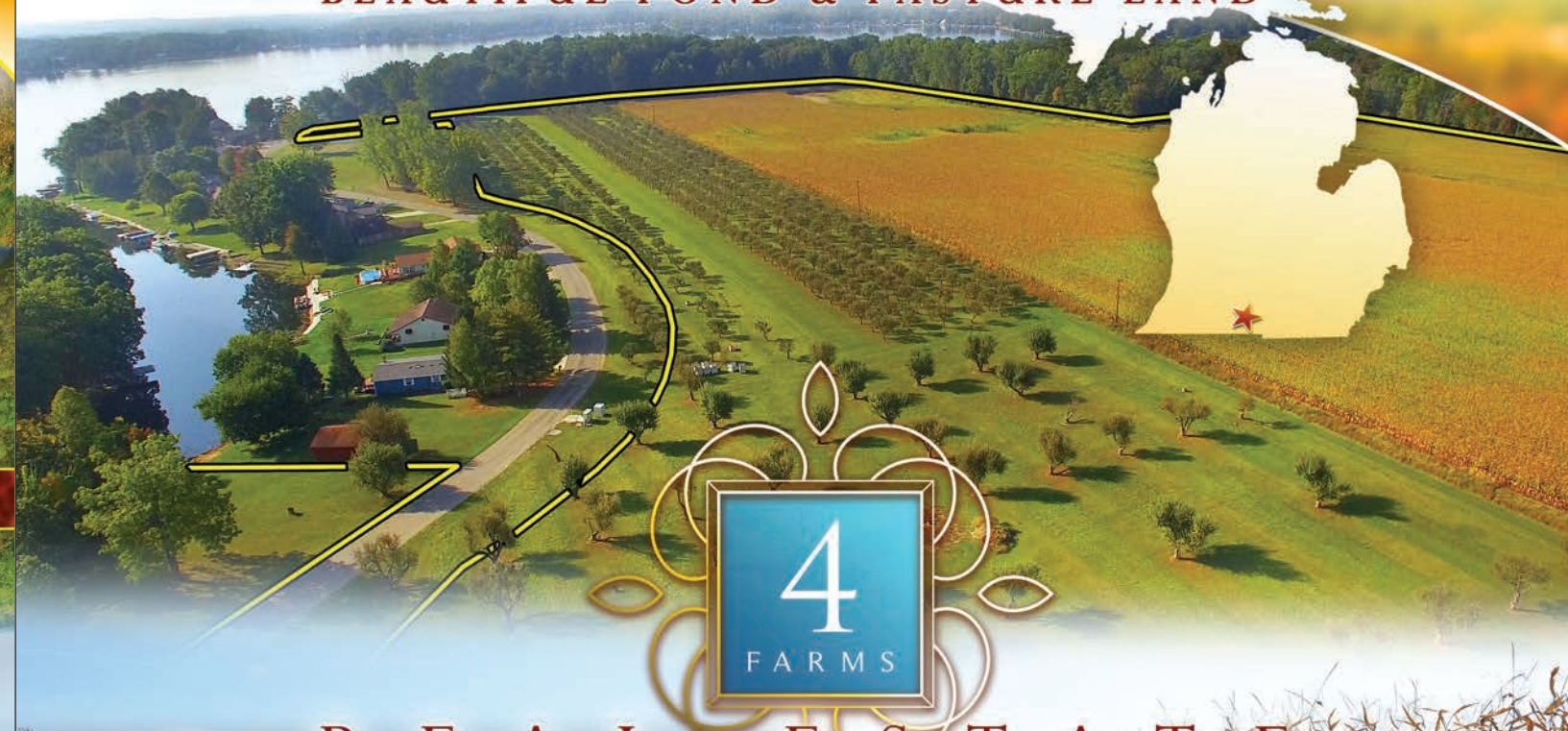
495±
ACRES
19 TRACTS

at the Dearth Community Center, located at the
Branch County Fairgrounds, 262 South Sprague St., Coldwater, MI
BRANCH COUNTY, MICHIGAN
MONDAY, NOVEMBER 27TH • 6PM

REAL ESTATE
AUCTION



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NOVEMBER 2017						
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
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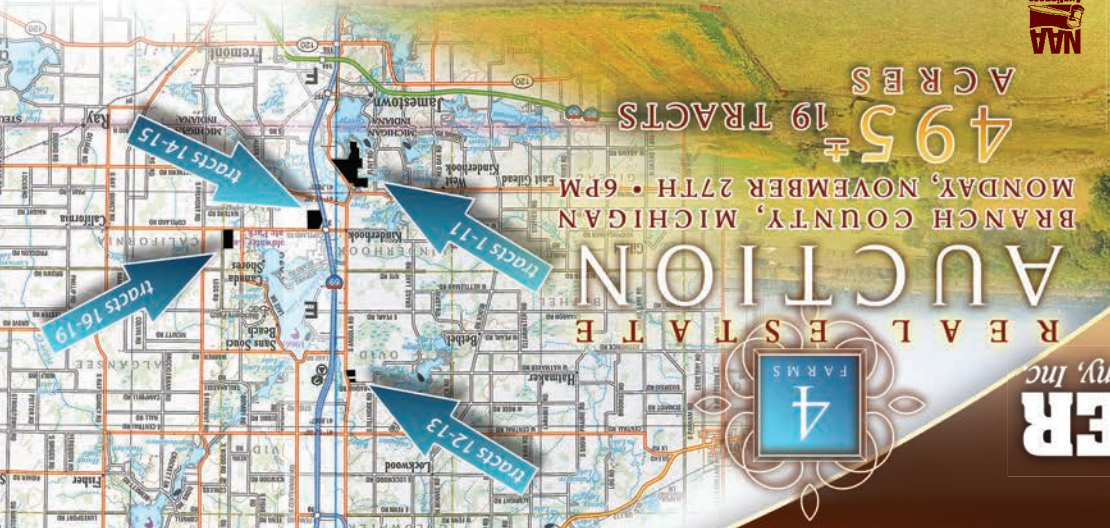


950 North Liberty Dr.
Columbia City, IN 46725
#65053397356
CORPORATE HEADQUARTERS

SCHRADER Real Estate and Auction Company, Inc.

495±
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AUCTION



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ONLINE BIDDING AVAILABLE

OVID & KINDERHOOK TOWNSHIPS

4 FARMS

495 ± ACRES
19 TRACTS

REAL ESTATE AUCTION

BRANCH COUNTY, MICHIGAN
MONDAY, NOVEMBER 27TH • 6PM

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.

PROPERTY DIRECTIONS:

From the intersection of Copeland Rd and S. Angola Road in Kinderhook, MI:

Farm A: travel south on S. Angola Rd. 2 miles to Kope Kon Rd. Turn right on Kope Kon Rd., and travel approximately 0.4 miles. Tract 4 (farm headquarters) will be on the right side of the road.

Farm B: travel north on S. Angola Rd. for 0.5 miles. Property will be on the left side of the road.

Farm C: travel east on Copeland Rd. for 0.7 miles. Property is on the right side of the road just across I-69 Interchange.

Farm D: travel east on Copeland Rd. for 3 miles. The property will be on the left side of the road.

TRACT DESCRIPTIONS:

FARM A - 285± Acres - Large contiguous block of orchard, farmland, and recreational land near Lake George. This park-like setting needs to be viewed to fully appreciate.

Tract 1: 8± acres apple orchard with a nice Morton building and frontage on Kope Kon Rd. Beautifully well-maintained apple orchard with income potential!

Tract 2: 24± acres tillable and apple orchard with frontage on Kope Kon Rd. Older trees, with maintained paths throughout creating beautiful views!

Tract 3: 10± acres with a beautiful setting which includes two Morton Pole buildings and the balance in pasture and woods. Frontage on Kope Kon Rd. Investigate the possibilities this tract has to offer for small business or boat storage!

Tract 4: 0.3± acre lot with channel access to Lake George. Imagine your dream home here.

Tract 5: 42± acres with 40± acres tillable farmland (per FSA) with access on Kope Kon Rd. Locke and Kidder Sandy Loam soils.

Tract 6: 30± acre "swing" tract including mainly all tillable farmland. Locke and Kidder Sandy Loam soils. Combine with Tract 5 to assemble a larger tillable piece. This "swing" tract must be purchased by an adjoining landowner providing access or combined with tracts in the auction providing road access.

Tract 7: 20± acre "swing" tract including wooded and open tillable land making this an ideal recreational paradise. This "swing" tract must be purchased by an adjoining landowner providing access or combined with tracts in the auction providing road access.

Tract 8: 13± acres with an ideal setting including road access on Angola Rd. and Kope Kon Rd. 6± acres tillable (per FSA). Investigate the potential this tract can offer.

Tract 9: 56± acres of recreational paradise, including woods, wetlands, grassland, and 12± tillable acres (per FSA) ideal for food plots. Think of the possibilities!

Tract 10: 43± acres including a nice balance of tillable (approx. 19 acres per FSA) and recreational land. Enjoy the great outdoors while also having income producing farmland!

Tract 11: 39± acres with nearly 12 acres tillable farmland (per FSA) with frontage on Deerfield Rd. Balance of the property is woods and wetlands. A hunter's paradise! Locke and Elmdale sandy loam soils.

FARM B - 20± Acres - Potential mini-farm or building sites near Coldwater on Angola Road.

Tract 12: 5± acres nearly all tillable land with access on Angola Road and Paradine Rd. Investigate the possibility of a country building site!

Tract 13: 15± acres with 14± being tillable farmland. Oshtemo and Ormas sandy loam soils. Frontage on Angola Rd.

FARM C - 110± Acres - Great location with lots of possibilities near Exit 3 on I-69. Consider the commercial potential!

Tract 14: 20± acres with country home and several outbuildings. Great secluded setting!

Tract 15: 90± acres including approximately 65± acres tillable cropland and balance in grass and recreational land. Primarily Fox sandy Loam Soils. Great location along I-69 and Copeland Rd. This tract has received a well permit from MI DEQ and can be irrigated.

FARM D - 80± Acres - Attractive, rolling, property with pasture land, tillable, and a pond!

Tract 16: 22± acres currently used as pasture with frontage on Copeland and Legg Rd. Existing well and newer cattle working pens.

Tract 17: 21± acres of which is nearly all tillable farmland. Primarily Fox and Oshtemo sandy loam soils. Frontage on Legg Rd.

Tract 18: 6± acres with beautiful views overlooking a large pond. Examine the potential of a great waterfowl pond or the possibility of creating a country estate!

Tract 19: 31± acres including a mixture of trees, grassland, and wetlands creating an ideal recreational piece with access on Legg Rd. Potential exists for a secluded estate!



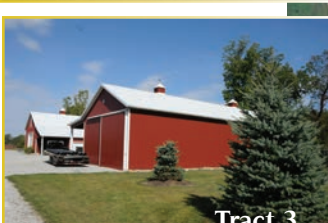
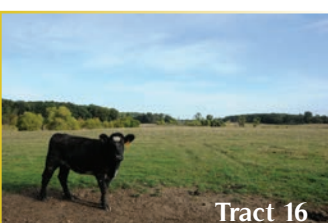
Contact Auction Company for a Detailed Information Book

Watch the website for information on the upcoming Blackburn Farms Equipment Auction

AUCTION LOCATION: The Dearth Community Center located at the Branch County Fairgrounds, 262 South Sprague Street, Coldwater, MI 49036. From exit 13 on I-69 at Coldwater, travel west on E. Chicago St toward downtown Coldwater 0.8 miles to Sprague St. Turn South on Sprague St., and travel 0.8 miles to Garfield Ave. (past the main entrance to the Fairgrounds). Turn West on Garfield Ave. and travel 0.2 miles to the Dearth Community Center.



INSPECTION DATES
Thursday, November 9 from 2pm - 4pm
Monday, November 20th from 10am - noon
Inspection Headquarters - at the barns on Tract 3



AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 19 individual tracts and any combination of tracts within Tracts 1-3, and 4-19. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and tract combinations may compete.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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. All final bid
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deed(s).
CLOSING: The balance of the purchase price is due at closing, which will take place approximately December 28th, 2017. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing, subject to harvest of growing 2017 crop.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 2018 taxes due after closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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 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.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE

OWNERS:
Blackburn Farms, LLC
SCHRADER
Real Estate and Auction Company, Inc.
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