



Schrader Real Estate and Auction Company, Inc.  
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 Columbia City, IN 46725  
 800.451.2709 • 260.244.7606

#650526/1701 #6501223/192, RCI 19-903



Auction Mgr: Ed Boyer • 574.215.7653

DECEMBER						
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				

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# LAND AUCTION

Van Buren County • Paw Paw, Michigan  
 Tuesday, December 10 at 1:00pm

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300± acres  
 offered in 8 tracts

- 193± acres of Grapes
- Productive Tillable Land
- 8± acres of Trellised/Irrigated Hops
- Ranch Style Home plus 54' x 90' Heated/AC Shop

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Tuesday, December 10 at 1:00pm



**TO PROPERTY:** From intersection of Hwy 40 and Red Arrow Hwy in Paw Paw go west on Red Arrow Hwy for 1.9 miles. Turn right (north) on 39th St (just west of Coca-Cola Plant) and go 0.6 mile. Turn left (west) on CR 374 and go 0.3 mile to Tract 8.

**OR:** Take exit 56 off I-94 onto SR 51, go north on SR 51 for 0.7 mile. Turn right (east) on Red Arrow Hwy and travel a half mile to 42nd St. Turn left (north) on 42nd St and go 0.3 mile to Tract 1 (northeast corner of the intersection of 56th Ave & 42nd St). Exit 56 (I-94) is located approximately 4 miles west of the intersection of Hwy 40 and I-94.



**TO AUCTION SITE:** From the I-94 & Hwy 40 intersection, go south on Hwy 40 to the first intersection. Turn right (west) on CR 665 and go approximately 0.2 mile to Paw Paw Lions Club building, 277 South CR 665, Paw Paw, MI, 49079.

## 300± acres offered in 8 tracts

**TRACT 1 - 62± acres** with 49± acres of Concord Grapes and 8± acres of productive tillable land. This tract has frontage on 42nd St and 56th Ave.

**TRACT 2 - 34± acres** with 28± acres of Concord Grapes. This tract also features an older 1,596 sq. ft., 2-story home, 70'x100'x18' open sided steel building, 39'x70'x16' pole barn with 15'x20' and 14'x20' over head doors plus 40'x45' Quonset building open on east and west end.

**TRACT 3 - 49± acres** with 27± acres of Concord Grapes and 15± acres of Niagara Grapes plus 4.5± acres of productive tillable land with frontage 41st St and CR 374.

**TRACT 4 - 41± acres** with 27± acres of Concord Grapes and 8± acres of productive tillable land plus 50'x120' Quonset building open on east and west end. This tract also includes a 10" irrigation well.

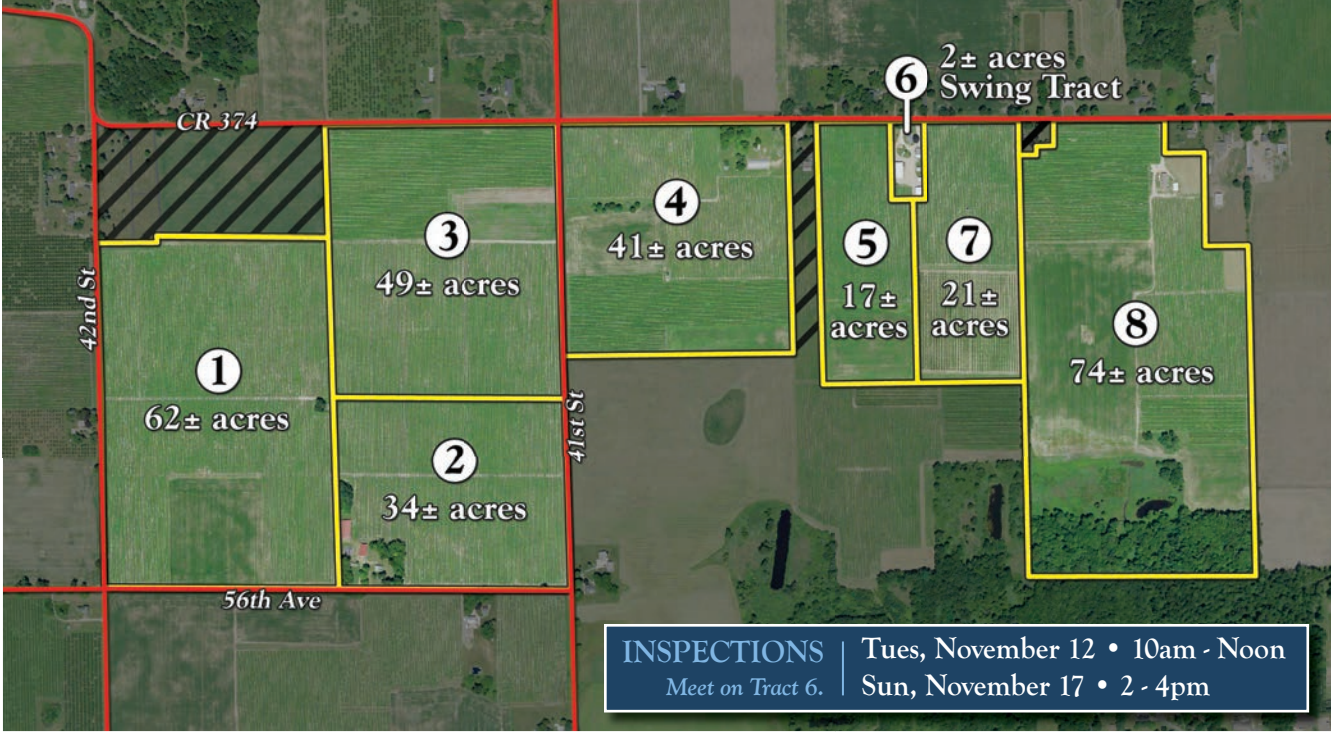
**TRACT 5 - 17± acres** with 11± acres of Concord Grapes and 5± acres of productive tillable land. Frontage on CR 374. This tract features a **wind machine**.

**TRACT 6 - SWING TRACT - 2± acres** with a 1,400 sq. ft., 2 bath, ranch style home with basement, 54'x90'x18' pole building with heat/air conditioned, 2 16'x24' overhead doors on north & south end, 13'x24' office with restroom plus 42'x50'x16' pole building featuring (3) 14'x16' overhead doors plus a detached garage.

**TRACT 7 - 21± acres** with 10± acres of Concord Grapes and 7.5± acres of Trellised/drip Irrigated Hops. Hops varieties include 3.75± acres of Chinook hops and 3.75± acres of Willamette hops. This tract features a **wind machine**.

**TRACT 8 - 74± acres** with 21± acres of Concord Grapes, 5± acres of Niagara Grapes, 23± acres of productive tillable land and 20± acres of recreational land. Improvements include 30'x 96' with 11' sliding door, 15' sliding double door on west side of building, 14' overhead on North end, 30'x38' shop area w/restroom, 12'x15' roll-up door on east side, 13'6" double sliding door on south end, service door & 12' sliding door on east side plus 22'x40' pole building with 14' overhead doors on north and south end.

OWNER - Hop Head Farms, LLC



**INSPECTIONS** | Tues, November 12 • 10am - Noon  
 Meet on Tract 6. | Sun, November 17 • 2 - 4pm



**75th ANNIVERSARY**  
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**Terms and Conditions:**  
**PROCEDURE:** The property will be offered in 8 individual tracts, any combination of tracts and as a total 300 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.  
**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.  
**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 Agreement at the auction site immediately following the close of the

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 acreage, 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

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**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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