

VIRTUAL LAND AUCTION

MONDAY, NOVEMBER 30 • 6PM | KALAMAZOO, MI

275+
Acres
Offered in 6 Tracts
or Combinations

HOW TO BID:

- Online
- By Phone
- Absentee Bid



AUCTION MANAGERS:

Ed Boyer • (574) 215-7653 • ed@boyerpig.net
& Ted Boyer • (574) 215-8100
#6505261770, #6501225192

SU	M	TU	W	TH	F	SA
	1	2	3	4	5	6
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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Corporate Headquarters:

950 N Liberty Drive
Columbia City, IN 46725
800.451.2709 • www.SchraderAuction.com

VIRTUAL LAND AUCTION

275+
Acres
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or Combinations

- This is a Sportsmen's Paradise!
- 150.15± FSA Productive Tillable Acres
- 10,800± Road Frontage on 3 County Roads



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INSPECTION DATES:

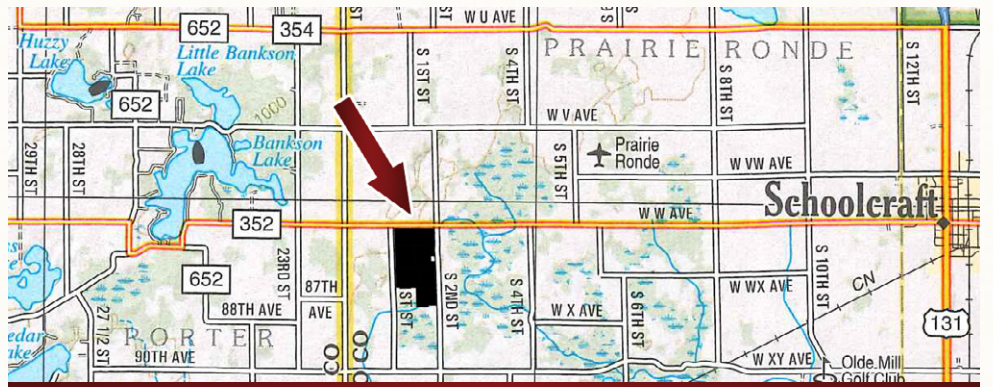
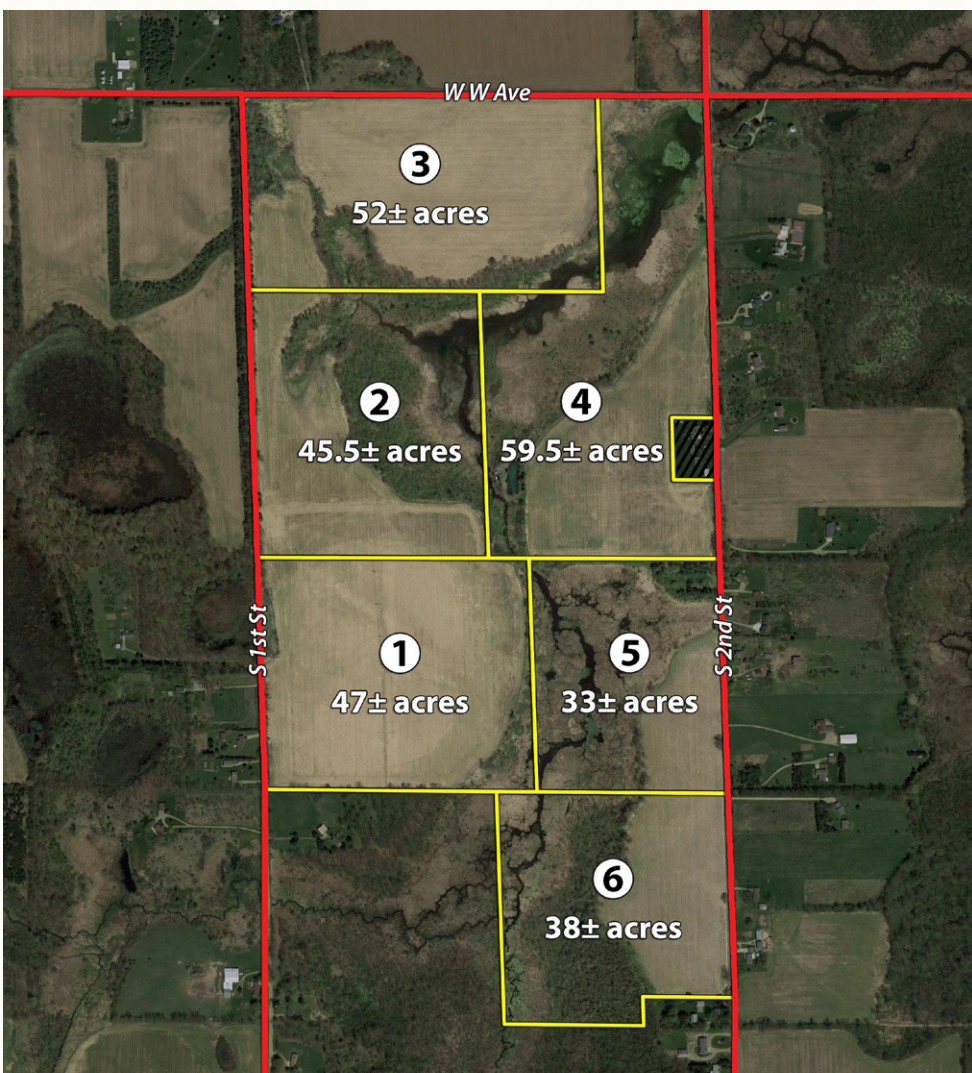
Sunday, November 8 • 2-4pm
Saturday, November 14 • 10am-12pm
Meet a Schrader Agent
on Tract 3

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- 10,800[±] Road Frontage on 3 County Roads



WE WILL BE CALLING BIDS ON EACH TRACT FROM A REMOTE LOCATION.

- 1) Bid online at www.SchraderAuction.com. You must be registered to bid online ONE WEEK BEFORE THE AUCTION.
- 2) Bid by phone during the auction. Contact the auction company no later than 12PM (NOON), DAY BEFORE AUCTION to schedule your call.
- 3) Bid by submitting an absentee bid on the tract(s) that you are interested in. Absentee bids need to be turned in no later than 12PM (NOON), DAY BEFORE AUCTION.



PROPERTY LOCATION: West of US 131 at South edge of Schoolcraft, MI. 5.5 miles on W Ave between 1st St & 2nd St (Sec. 19).
AUCTION LOCATION: Virtual - online, by phone, or absentee bid

- TRACT 1: 47± ACRES**, 1320[±] frontage on 1st St w/ 40.7[±] acres tillable. This tract has valley irrigation, but the irrigation does not sell with the tract. The underground irrigation pipe stays. Tract goes to the middle of the stream in the Northeast corner of the tract.
- TRACT 2: 45.5± ACRES**, 1500[±] frontage on 1st St w/ 22[±] acres tillable. 23.5[±] wooded hunting land w/ wetland & stream.
- TRACT 3: 52± ACRES**, 1140[±] frontage on 1st St & 1950[±] Frontage on W Ave. 39.4[±] acres tillable & 13.4[±] wooded w/ wet land.
- TRACT 4: 59.5± ACRES**, 600[±] frontage on W Ave & 2100[±] frontage on 2nd St. 22.5[±] acres tillable & 33.1[±] acres wooded w/ wet land & stream.
- TRACT 5: 33± ACRES**, 1320[±] frontage on 2nd St. 7.9[±] acres tillable & 25.1[±] wooded w/ wet land & stream. Tract goes to the middle of the stream in the Northwest corner of the tract.
- TRACT 6: 38± ACRES**, 1100[±] frontage on 2nd St. 15.3[±] acres tillable w/ wooded, wet land, & stream.

OWNERS: Phyllis J. Hice Irrev. Trust & Clifford F. Hice Irrev. Trust, Century Bank & Trust TTEE, Julie Andrews VP & Sr. T.O.
AUCTION MANAGERS: Ed Boyer • (574) 215-7653 • ed@boyerpig.net & Ted Boyer • (574) 215-8100

AUCTION TERMS & PROCEDURES:

PROCEDURE: The property will be offered in 6 individual tracts or as a total of 275[±] acres. Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.
DOWN PAYMENT: 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. The final bid price are subject to the Sellers' acceptance or rejection.
CLOSING: The balance of the purchase price is due at closing, which shall take place approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Sellers.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the

purchase price.
POSSESSION: Possession on closing.
REAL ESTATE TAXES: Seller shall pay the 2020 taxes, buyers responsible for 2021 and beyond taxes.
APPROVALS: Sale and closing shall be contingent upon approval by Prairie Ronde 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 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.
STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only & were not taken on the auction property.
AGENCY: Schrader Real Estate and 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 Sellers 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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 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.**

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