

800.451.2709  
www.SchraderAuction.com

3% Buyer's Premium

Wednesday, July 14th • 6pm

- Historic Home, Buildings & Setting
- Productive Tillable
- Woods for Hunting



**SCHRADER**  
Real Estate and Auction Company, Inc.

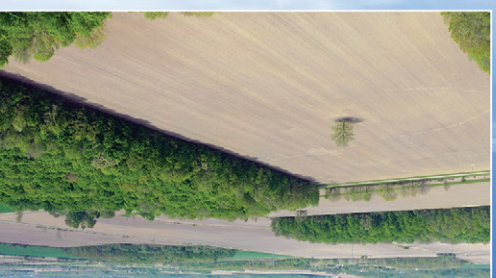
ONLINE BIDDING AVAILABLE

Held at The Fremont Township Hall

- 4± Miles Northeast of Yale, MI
- 17± Miles Northwest of Port Huron, MI
- 17± Miles South of Sandusky, MI

Offered in 8 Tracts or Combinations

**200± Acres**



# IMPORTANT LAND AUCTION

IMPORTANT

**200±**  
Acres, Offered in 8 Tracts  
or Combinations

SU	M	TU	W	TH	F	SA
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

AUCTION MANAGERS:



Kevin Jordan • 800.451.2709 #6502397357

Ed Boyer • 574.215.7653 • ed@boyerpig.net #6501225192  
Schrader Real Estate and Auction Company, Inc.  
800.451.2709 • MI Real Estate Broker Lic. #6505397356

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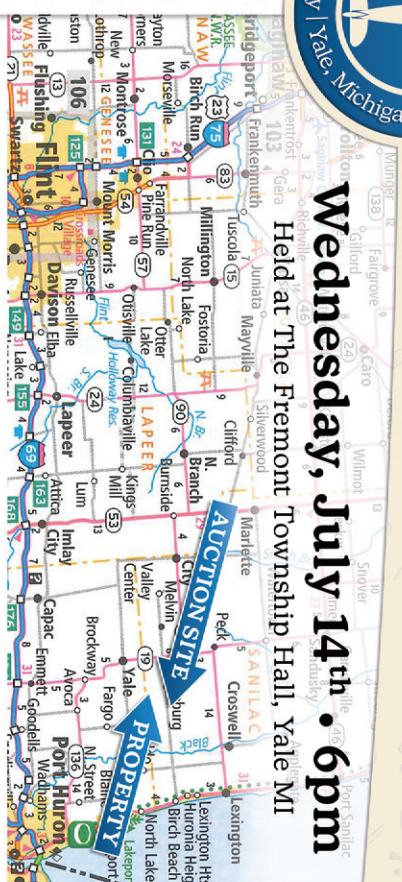
Corporate Headquarters:  
950 N Liberty Dr. Columbia City, IN 46725  
800.451.2709 • www.SchraderAuction.com  
3% Buyer's Premium



LAND AUCTION

Wednesday, July 14th • 6pm

Held at The Fremont Township Hall, Yale MI



# IMPORTANT LAND AUCTION

- Historic Home, Buildings & Setting
- Productive Tillable
- Woods for Hunting

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- 4± Miles Northeast of Yale, MI
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ONLINE BIDDING AVAILABLE  
**SCHRADER**  
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# IMPORTANT LAND AUCTION

**Inspection Dates:**  
 Mon, June 14 • 2-4pm  
 Thur, June 24 • 10am-Noon  
 Wed, July 7 • 4-6pm  
 Meet a Schrader Representative at the home for additional info.



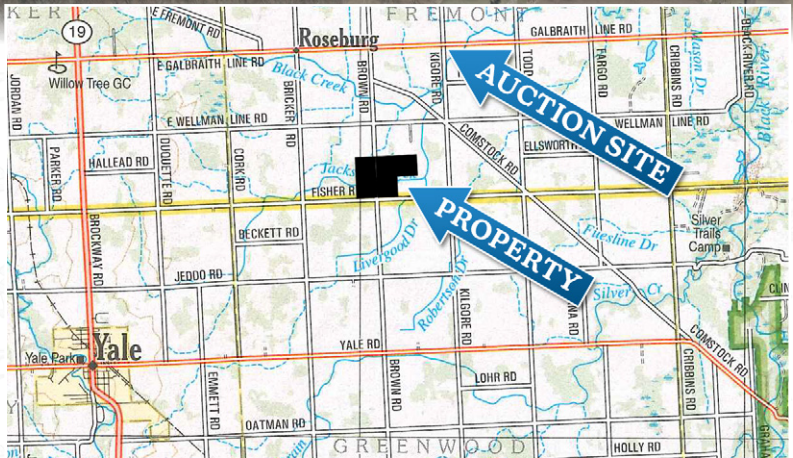
• 4± Mi. NE Yale, MI  
 • 17± Mi. NW of Port Huron, MI  
 • 17± Mi. S of Sandusky, MI

## 200± Acres

Offered in 8 Tracts or Combinations  
 • Historic Home, Buildings & Setting  
 • Productive Tillable & Woods for Hunting



Contact the Auction Company for a detailed Information Booklet with additional due diligence materials, including: soil maps, tax & FSA details, etc.



**PROPERTY LOCATION:** From the intersection of Yale Rd & M-19 (Main St) downtown Yale, MI, travel North on M-19 for 2 miles to Fisher Rd. Turn East on Fisher Rd & travel 4 miles to the property on the North side of the road (8870 Brown Road, Yale, MI 48097).  
**AUCTION LOCATION:** The Fremont Township Hall • 2512 Galbraith Line Rd, Yale, MI, 48097 • From the property, travel North on Brown Rd 1.5 miles to Galbraith Line Rd. Turn east on Galbraith & travel 1 mile to the auction location on the south side of the road.



**TRACT 1 - 29± ACRES** all tillable with frontage on Fisher and Brown Rds and Jackson Creek on the North.  
**TRACT 2 - 11± ACRES** mostly tillable with older shed. Frontage on Brown Rd and Jackson Creek on the South.  
**TRACT 3 - 40± ACRES** split tillable and woods. Tracts 2 and 3 combined had an old private grass landing strip that the family used for many years. Imagine the possibilities!  
**TRACT 4 - 40± ACRES** "swing" tract. Nearly all tillable with overhead power line. This tract can only be purchased in combination with Tract 3 or by the adjoining landowner providing access.  
**TRACT 5 - 20± ACRES** all tillable with frontage on Brown Rd.

**TRACT 6 - 25± ACRES** wooded with large stand of Oak and Hickory. Much of the woodwork in the home was made from trees in these woods.  
**TRACT 7 - 4± ACRES** including the large 4 bedroom, 5 bath home with oversized 2-car garage. This tract includes the 75'x55' shop with concrete floor, service pit, and second level storage area. There is an additional 80'x80' hangar with 50' fold-up door and large concrete approach. In fact there is concrete between every building! Come see this historic homestead! 8870 Brown Rd, Yale, MI 48097  
**TRACT 8 - 31± ACRES** all tillable with frontage on Brown and Fisher Rds, and Jackson Creek on the North.



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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 Schrader Auction Co. - 800-451-2709.

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 8 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 200-acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.  
**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price & 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, & 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 prices are subject to the Sellers' acceptance or rejection.  
**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 real estate purchase price is due at closing, which will take place approx. 30 days after the auction, on or before August 10, 2021.  
**POSSESSION:** Possession on the woods, home & buildings is at closing. Possession of the farmland is subject to the farm tenant's rights to harvest the 2021 growing crop.  
**REAL ESTATE TAXES:** Real estate taxes will be prorated to the date of closing.  
**APPROVALS:** Sale & closing shall be contingent upon approval by Fremont Township & the proposed land division & compliance w/ Public Act 591, as to all parcels sold. All real estate is being sold subject to any existing easements & right-of-ways of

record & w/out grants of further division rights under Public Act 591.  
**TILLABLE ACRES:** the tillable acres have been estimated based on the FSA field maps provided by the USDA. For purposes of the brochure acres have been rounded & in some cases estimated (where field boundaries don't match w/ auction tracts). Actual FSA field maps are available in the info Booklet available on the auction website.  
**FARM RENT CREDIT:** At closing, buyer(s) shall receive \$75/tillable acre credit based on the tracts purchased.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approx. & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase

Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**