

THURSDAY, OCTOBER 14 • 6PM
Held at Occasions Hall in Tecumseh, MI

- Approved Building Lots
- Approved Sewer & Wells
- Approx. 70± Acres of Tillable Farmland
- Beautiful Homestead Potential
- 5 Miles from Adrian, MI



AUCTION

Lenawee County, Michigan

DEVELOPMENT & FARMLAND

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3% Buyers Premium



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 12 individual tracts any combination of tracts (subject to "swing" tract limitations) & as a total 99 ± 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 comprise **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 Seller's 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 approximately 45 days after the auction, on or before Dec. 1, 2021. Administrative closing fees shall be split 50/50 between buyer & seller.

POSSESSION: Possession is at closing, subject to the tenant harvest-ing the growing corn crop.

REAL ESTATE TAXES: Seller shall pay 2021 property taxes, buyer shall pay 2022 taxes & beyond.

TILLABLE ACRES: The tillable acres have been estimated based on GIS field maps. For purposes of the brochure acres have been rounded.

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 Bid-

der'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 approximate & have been estimated based on current legal descriptions and/or aerial photos.

LAND DIVISION APPLICATION: Tracts 5-12 boundaries are subject to land division applications being filed upon completion of the auction.

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 information 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, other 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 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 & 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.**

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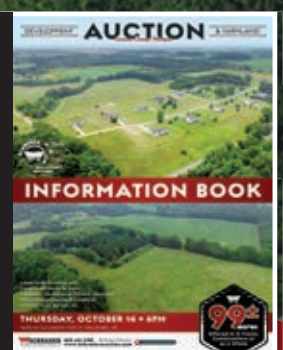
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SCHRADER 800.451.2709 3% Buyers Premium
www.SchraderAuction.com ONLINE BIDDING AVAILABLE





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

INSPECTION DATES:
 Fri, Sept. 24 • 11am-2pm,
 Tues, Oct. 5 • 3-5pm
 & Thur, Oct. 14 • 12-2pm

The High Country Land Auction is a diversified opportunity for potential buyers seeking building sites, cropland, and/or recreational land. For those with development interest, the property offers four tracts that have already been approved for building, sewer, and wells. Several other tracts offer great homestead potential with beautiful views in a rural area just a short distance to Tecumseh and Adrian, Michigan. The property also offers approximately 40± acres of tillable farmland that is currently in corn production, with the remaining acres being wooded or cut for hay. Don't miss this opportunity to make these properties your own!



*Tracts 1-4 are all approved building sites and have approved sewer and water well locations. Please check our website and information book to see the full approval letter from the county, as well as the building covenants**

TRACT 1: A beautiful lot containing 1± acres to make your own! This tract is an approved building site with frontage along Kopke Rd and Leeomi Dr. Tract is approved for sewer and water well.

TRACT 2: 1± acres approved for building, sewer, and water well with frontage along Kopke Rd and N Raisin Center HWY.

TRACT 3: 1.5± acres approved for building, sewer, and water well with frontage along N Raisin Center HWY.

TRACT 4: 1± acres along N Raisin Center HWY that is approved for building, sewer, and water.

TRACT 5: 3.5± acres that make for a great potential rural homestead! The property can be accessed from N Raisin Center HWY or Leeomi Dr.

TRACT 6: 3.5± acres in a beautiful, secluded setting with a tree line to the North offering plenty of privacy.

TRACT 7: 3.5± acres with gentle topography allowing for great building potential.

TRACT 8: 3.5± acres with views of rolling meadows and trees making for a great potential homesite.

TRACT 9: 13.5± acres of rolling meadows and woods allowing for diverse opportunities in hay production, recreational land, and a spacious homestead.

TRACT 10: 16± acres containing rolling grasslands and woodlands. The timberland offers a mix of hardwood and softwood trees around 30 years of age. The property also contains a small storage shed near the entrance off Kopke Rd. An excellent tract! Be prepared to bid your price!

TRACT 11: 41± acres currently in hay and corn production. The property offers approximately 30.5± acres of tillable farmland, and the North side of the tract offers beautiful locations to put a home. The trees on all sides create a wonderful, secluded tract to make your own!

TRACT 12 "SWING TRACT": 9.5± acres that can be bid on by an adjoining landowner or combined with other Tracts. Currently in corn production and contains mostly tillable acres. A great chance for neighbors to expand their backyard!



AUCTION LOCATION: Occasions Hall • 313 N Evans St, Tecumseh, MI 49286

PROPERTY LOCATION: From Adrian - At the intersection of SR 52 and US 223, head North on SR 52 for 5 miles, then turn right onto Sutton Rd. Head East on Sutton Rd for 3 miles, then turn right to head South on N Raisin Center Hwy for half a mile. The property will be on your left.

From Tecumseh - At the intersection of SR 50 and N Raisin Center Hwy, go south on N Raisin Center Hwy for 4.5 miles. The property will be on your left.



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 Schrader Auction Co. - 800-451-2709.

SELLER: High Country Farm, LLC

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