

Significant Michigan Land AUCTION

Hillsdale County, MI

502[±]
Acres

Offered in 13 Tracts



800-451-2709 • SchraderAuction.com



- 438.17[±] FSA Cropland Acres • Productive Tillable Farmland
- 2 Farms • 2 Rural Homes • Several Existing Barns
- Tracts ranging from 2[±] acres to 130[±] acres in size

FARM EQUIPMENT
TO SELL
THURSDAY, JULY 27th
10:00AM

Thursday, July 27th at 6:00pm

Auction held at The Homer Community House, 112 W Adams St., Homer, MI 49245

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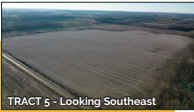
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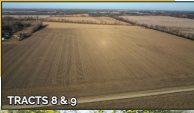
CASH RENT PER TRACT - REVISED				
Tract	Acres	Tillable Acres	2023 Payment	2024 Payment
1	12.5	12.5	\$1,141.11	\$2,282.22
2	5	2.5	\$228.22	\$456.44
3	8.5	8.5	\$775.95	\$1,551.91
4	94	69.97	\$6,387.48	\$12,774.95
5	130	118.23	\$10,793.08	\$21,586.15
6	36	35	\$3,195.11	\$6,390.21
7	37	34.66	\$3,164.07	\$6,328.14
8	55	54.2	\$4,947.85	\$9,895.70
9	26	24	\$2,190.93	\$4,381.86
10	30	30	\$2,738.66	\$5,477.33
11	31	29.49	\$2,692.11	\$5,384.21
12	2	0	\$0.00	\$0.00
13	35	19.12	\$1,745.44	\$3,490.88
Total	502	438.17	\$40,000.00	\$80,000.00



TRACT 5 - Looking Southeast



TRACTS 6 & 7



TRACTS 8 & 9

GENERAL PROPERTY DESCRIPTION: The Kunesh Farms are a magnificent opportunity to acquire two separate farms in Hillsdale County, Michigan. The farms are nearly 90% tillable and possess excellent soil compositions. The farms also contain two homesteads with several outbuildings included. The buyer(s) will be assigned the current farm lease that runs through 2024 and will also be assigned the remaining cash rent for the 2nd installment of 2023 per tract as shown in chart. Come inspect this high-quality land yourself which represents some of the more productive land in Hillsdale County!

TRACT DESCRIPTIONS:

TRACT #1: 12.5± ACRES nestled off Mosherville Rd. The property is nearly 100% tillable and contains tree lines to the north and east creating for a secluded potential building site location.

TRACT #2: 5± ACRES containing several improvements which include a modest farmhouse and 3 outbuildings that have been used for machinery storage. The tract also contains 3± tillable acres.

TRACT #3: 8.5± ACRES of nearly all tillable farmland. Consider the future home site potential on this tract!

TRACT #4: 94± ACRES "SWING TRACT" of diversified land that should catch anyone's attention! The property is mostly productive farmland and also contains woods and frontage along the St. Joseph River at the south end of the property creating boundless recreational opportunities! Can be bid on by an adjoining landowner or in any combination including Tracts 1, 2, or 3.



TRACT 4 - St. Joseph River



TRACT 2



TRACT 4

INSPECTION DATES:
Thursday, July 6 - 12-2pm
Monday, July 17 - 4-6pm
 Meet a Schrader Representative at the homes (Tracts 2 & 12) for more information.



TRACT #5: 130± ACRES of productive farmland containing a well-maintained ditch for possible drainage and irrigation opportunities. The tract contains mostly Matherton loam and Gilford Sandy loam soil types.

TRACT #6: 36± ACRES of quality farmland that has a ditch running along the east side of the tract. Consider combining with tract 7 for over 70± acres of farmland.

TRACT #7: 37± ACRES including nearly all productive farmland and a ditch to the east.

TRACT #8: 55± ACRES of quality farmland containing mostly Matherton loam and Gilford Sandy loam soil types.

TRACT #9: 26± ACRES of nearly 100% tillable land with frontage off both Litchfield Rd and Borden Rd.

TRACT #10: 30± ACRES which includes mostly Thetford loamy sand soils. An excellent add-on to any farming operation.

TRACT #11: 31± ACRES comprised of Thetford loamy sand soils and Matherton loam soils. Consider combining with tract 10 for over 65± acres of highly productive farmland.



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

TRACT #12: 2± ACRES of improved property including a modest farmhouse, 10,000 bu. dryer bin set up with an unload auger, and 4 outbuildings previously used for machinery storage. The bin is leased through August 1, 2025. As part of the bin lease there is an 8" Hutchinson auger and sweep auger that is included with the Tract. A copy of the bin lease is on the website.

TRACT #13: 35± ACRES of both recreational land and tillable land. An excellent hunting tract that also includes tillable acreage.



TRACT 2



TRACT 12



TRACTS 6-11



TRACTS 10-13



TRACTS 12 & 13



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: JoAn Bowman, Trust Officer for County National Bank, Successor Trustee of the Edward Kunesh Trust
 AUCTION MANAGER: Kevin Jordan, 800-451-2709

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DIRECTIONS TO PROPERTY:

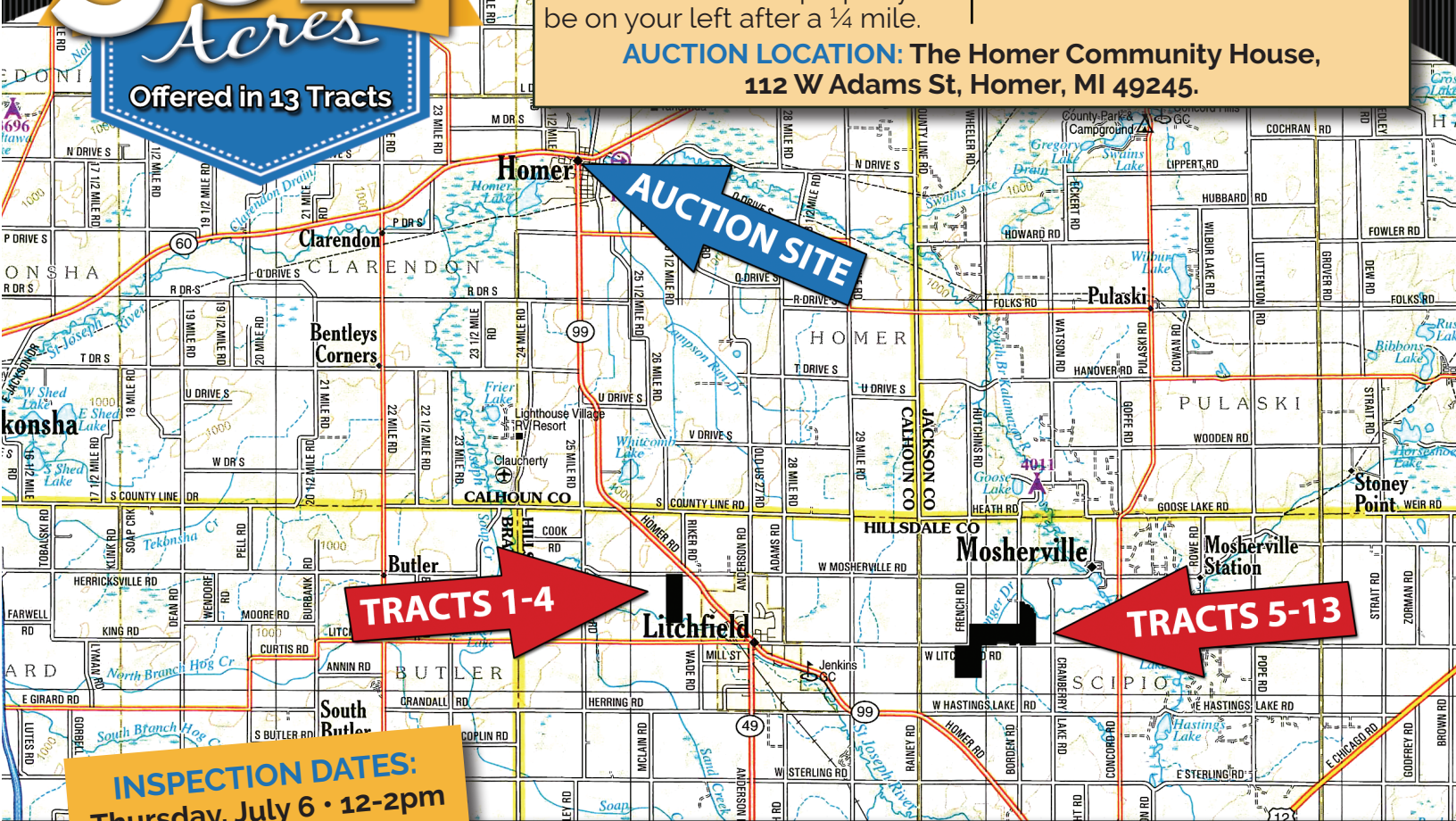
Tracts 1-4: 8651 MOSHERVILLE RD, LITCHFIELD, MI, 49252

From the intersection of SR 99 (Homer Rd) and W Litchfield Rd in Downtown Litchfield, head northwest on Homer Rd for 1 mile. Then turn west onto W Mosherville Rd, the property will be on your left after a ¼ mile.

Tracts 5-13: 10491 BORDEN RD, JONESVILLE, MI, 49250

From the intersection of SR 99 (Homer Rd) and W Litchfield Rd in Downtown Litchfield, head east for 3 miles on W Litchfield Rd. the property will be on both sides of the road.

AUCTION LOCATION: The Homer Community House, 112 W Adams St, Homer, MI 49245.



INSPECTION DATES:
 Thursday, July 6 • 12-2pm
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 Meet a Schrader Representative at the homes (Tracts 2 & 12) for more information.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 13 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 502± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property 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 cashiers 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 prices are subject to the Sellers acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.

DEED: Property to be conveyed by Trustees Deed (subject to Permitted Exceptions).

BIN LEASE: The bin located on Tract 12 are subject to a lease through August 1, 2025. Further details regarding the lease can be found in the lease agreement on the website.

FARM LEASE: The farm is under lease through 2024. A per tract breakdown of the cash rent to be paid to the new buyer(s) can be found in the chart and on the website. The buyer shall be paid the 2nd installment for the year 2023 and both installment in 2024.

POSSESSION: Subject to the farm lease that runs through 2024 and bin lease that runs through 2025. Further details relating to the leases can be found on the website.

REAL ESTATE TAXES: Real Estate taxes will be prorated to the date of 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 w/ auction personnel. Further, Seller disclaims any and all responsibility for Bidders 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 Sellers option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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 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 persons 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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SCHRADER
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JULY 2023						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
				6	7	8
2	3	4	5	13	14	15
9	10	11	12	20	21	22
16	17	18	19	26	27	28
23	24	25				29
30	31					

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