

**TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts & as a total 222± 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.

**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, & 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:** Property to be conveyed by General Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 45 days after the auction.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** 2024 Real Estate taxes will be paid by the buyer.

**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 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, & proposed boundaries are approximate & 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 Sellers option & sufficient for providing title insurance.

**EASEMENT:** If Tracts 2 & 3 sell separate a new 20' ingress & egress easement will be placed over Tract 2 for access to Tract 3. The work will be done by a

licensed surveyor & cost will be split 50:50 between the buyer & seller.

**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, 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 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 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.**

*Tuesday, February 27 • 6pm*

Osceola County Michigan  
Near Evart, Michigan

**222±**  
acres

Offered in 3 Tracts

*Central Michigan Farmland & Recreational Land Auction*



FEBRUARY	Su	M	Tu	W	Th	F	Sa
					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		



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Osceola County Michigan  
Near Evart, Michigan

**222±**  
acres

Offered in 3 Tracts



• Great Investment Potential! • Great Hunting & Recreational Area!

Tracts  
2 & 3

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ONLINE BIDDING AVAILABLE

Tuesday, February 27 • 6pm

Osceola County Michigan  
Near Ewart, Michigan

222±  
acres

Offered in 3 Tracts



Tract 1



**TRACT 1 - 109.63± ACRES:** This tract located in Orient Township & features nearly all tillable farmland. This tract can be accessed from both 40th Ave & 5 Mile Rd. Great potential for returns on this high percentage tillable tract!

**TRACT 2 - 73.29± ACRES:** High percentage tillable tract with road frontage on 2 Mile Rd. Study the potential to combine with Tract 3 for 112± acres providing for a diverse income producing property with recreational opportunities!

**TRACT 3 - 39.47± ACRES:** Great hunting & recreational opportunities on this tract. This tract offers a beautiful setting with mature trees & very active wildlife. If this tract sells separate from Tract 2 there will be a new 20' ingress & egress easement (see tract map) for access to the property!

**AUCTION LOCATION:** Osceola County Fair Grounds Community Building, 101 Recreation Ave, Ewart, MI 49631

**PROPERTY DIRECTIONS:** *Tract 1* - From the Intersection of US-10 (E 7th St) & S Main St in Ewart, travel east on US 10 for 4.7 mi. to 40th Ave. Turn right (south) on to 40th Ave & the property will be on the right (west) in 1 mi. *Tracts 2 & 3* - From the Intersection of US-10 (E 7th St) & S Main St in Ewart, travel south on S Main St (turns into 80th Ave) for 4.4 mi. to 2 Mile Rd. Turn left (east) on 2 Mile Rd & the property will begin on the right (south) in .5 mi.



Tract 2



Tract 2



Tract 1

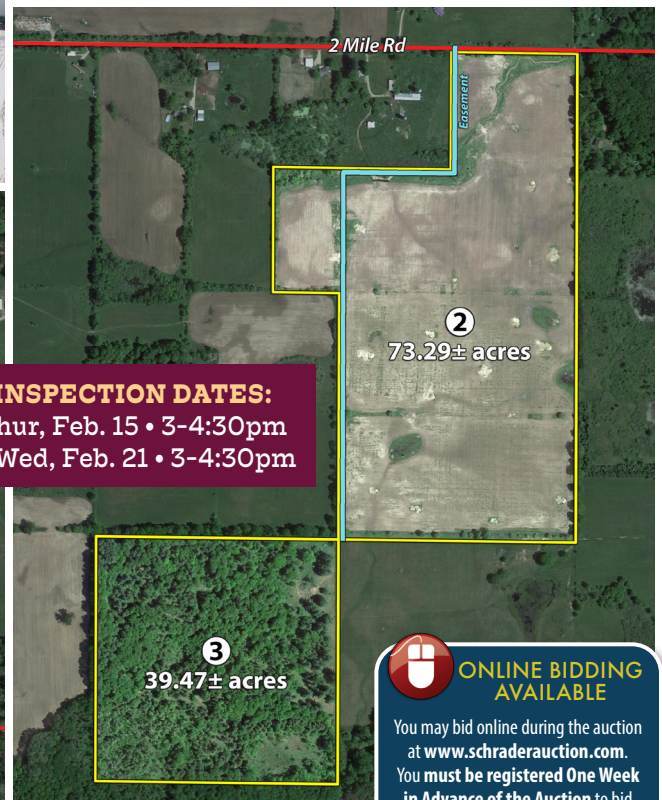


①  
109.63 ± acres

40th Ave

5 Mile Rd

**INSPECTION DATES:**  
Thur, Feb. 15 • 3-4:30pm  
& Wed, Feb. 21 • 3-4:30pm



②  
73.29± acres

③  
39.47± acres

**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 info, call Schrader Auction Co. 800-451-2709

• Great Investment Potential! • Great Hunting & Recreational Area!

Central Michigan Farmland & Recreational Land Auction

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