

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts (Subject to "Swing Tract Limitations) and as a total 251± 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 Personal Representative's Deed(s).

POSSESSION: At closing.

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 inde-

pendent 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.

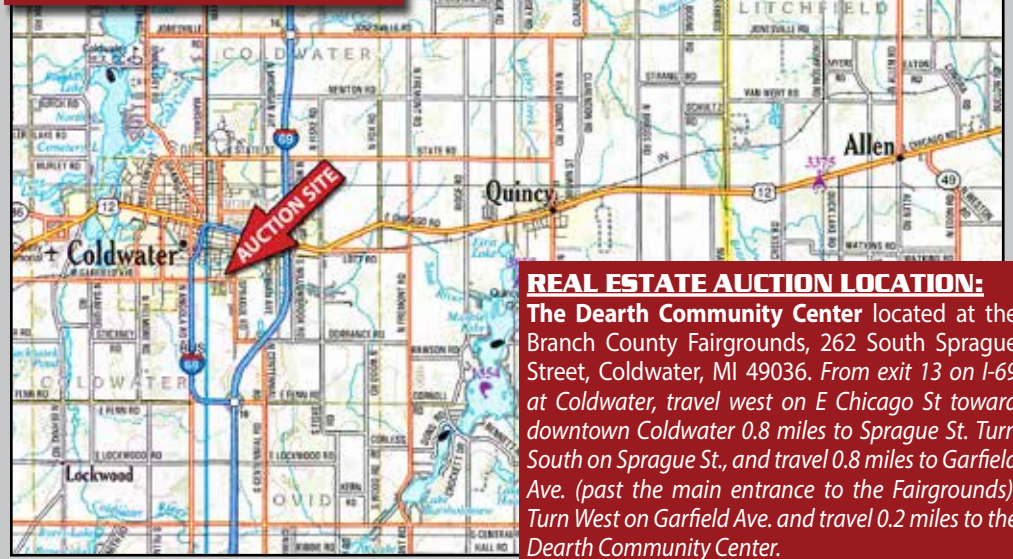
PERSONAL PROPERTY TERMS & CONDITIONS

Cash or Check w/proper ID. 3% surcharge fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

DIRECTIONS TO PROPERTY:

Tracts 1-4: 859 Ely Rd, Quincy, MI, 49082. From downtown Litchfield, MI, travel west on St Joe St/Litchfield Rd 4.5 miles to Ely Rd. Turn south on Ely Rd and travel 2.25 miles to the property.

Tracts 5+6: 1094 Bidwell Rd, Quincy, MI, 49082. From Tracts 1-4 travel south on Ely Rd 0.5 miles to Bidwell Rd. Turn west on Bidwell Rd and travel 1 mile to the property.



REAL ESTATE AUCTION LOCATION:

The Dearth Community Center located at the Branch County Fairgrounds, 262 South Sprague Street, Coldwater, MI 49036. From exit 13 on I-69 at Coldwater, travel west on E Chicago St toward downtown Coldwater 0.8 miles to Sprague St. Turn South on Sprague St., and travel 0.8 miles to Garfield Ave. (past the main entrance to the Fairgrounds). Turn West on Garfield Ave. and travel 0.2 miles to the Dearth Community Center.

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

REAL ESTATE AUCTION MANAGER:
KEVIN JORDAN, 260-229-1904

PERSONAL PROPERTY AUCTION MANAGER:
ROBERT MISHLER, 260-336-9750

MICHIGAN REAL ESTATE
Kevin Ray Jordan, 6502397357
Schrader Real Estate and Auction Company Inc.,
6505397356



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800-451-2709
SchraderAuction.com

AUGUST 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
				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	30	31

PERSONAL PROPERTY at 12 NOON
REAL ESTATE at 6PM

AUCTION
251± acres **2 Homes** **2 Farms** **PLUS Personal Property**
in 6 tracts **BRANCH COUNTY, MI**

251± acres
in 6 tracts **2 Homes** **2 Farms** **PLUS Personal Property**

- Productive tillable, hay and alfalfa land
- Wooded recreational land
- Homes and barns
- Immediate possession and farming rights



BUTLER TOWNSHIP • BRANCH COUNTY, MICHIGAN
7± miles west of Litchfield • 5± miles north of Quincy • 11± miles northeast of Coldwater

AUCTION
Tuesday, August 13th
Personal Property at 12 noon - Real Estate at 6pm
800-451-2709 • SchraderAuction.com

251[±] acres

in 6 tracts

2 Homes 2 Farms

PLUS Personal Property

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TRACT DESCRIPTIONS:

Tracts 1-4: 859 Ely Rd., Quincy, Michigan 49082.

TRACT #1: 46± ACRES of quality hay fields with great road frontage on Ely and Robinson Rds. The north-east corner contains meadows with scattered timber throughout.

Tract #2: 2± acres containing a 3-bedroom farmhouse and multiple outbuildings, including a 3-car garage. A beautiful setting for a farmette or consider combining with Tract 3 for a larger slice of heaven.

TRACT #3: 50± ACRES of productive hay and tillable fields with a ditch running through the west portion of the tract. The southwest corner contains marshland with mature timber running along the south border and southeast corner with excellent recreational opportunity.

TRACT #4: 76± ACRES "SWING TRACT" of mostly productive tillable farmland. A large timber stand sits in the southeast corner of the tract with plenty of wildlife. Combine with Tract 1 or 3 for a great farming and recreational piece with nice road frontage. *This tract must be combined with other tracts in the auction providing road frontage or be purchased by an adjoining landowner.*

Tracts 5+6: 1094 Bidwell Rd., Quincy, Michigan 49082.

TRACT #5: 4± ACRES offering an older home on a rural homesite with multiple outbuildings. It has great road frontage on Bidwell Rd and mature trees throughout for a great rural experience. Consider the possibilities!

TRACT #6: 73± ACRES including mostly productive tillable farmland with road frontage on Bidwell Rd. The southern portion contains a mix of marshland and mature timber. The northwest corner contains a large mature timber stand. This piece has abundant wildlife throughout offering excellent recreational and farming opportunity.

SELLER: Joseph Shiffer Estate

Personal Property:

PERSONAL PROPERTY AUCTION LOCATION:

Auction held onsite on Tract 2 - 859 Ely Rd, Quincy, MI, 49082.

TRACTORS

• John Deere 4430 cab, QH, 2 remotes, synchro trans, 18.4-38 9 bolt duals, 6076 hrs • Allis Chalmers 180 diesel 18.4-28, 2 remotes, 3pt, 5717 hrs • Allis Chalmers 190XT diesel, 3 pt, pto, 2 remotes, 18.4-34, 5500 hrs • Allis Chalmers 170 gas, wide front, 16.9 tires, 2 remotes, 5562 hrs., with NI 501 loader, 80" bucket • Long Super 1199B, 3 pt., self contained backhoe, 20" bucket • Gleaner Baldwin gas, model A combine with 12' grain head

FARM EQUIPMENT

• Krause 1580 bi-fold rock flex 20' disc • Krause 1740 12' rock flex disc, rear hitch • Krause rack flex 12' disc 2204 on 1245 • John Deere 2500 5 bottom spring reset plow • White 588 5 btm spring reset plow • New Idea spreader, pto • MF 33 grain drill 17 run, double disc, with grass seeder, hydra cylinder • Demco 300 gal. field sprayer, 20" 30" pto pump • Remlinger lever bar • Small gravity wagon

HAY EQUIPMENT

• New Holland 268 baler with kicker • John Deere 350 9' sickle mower • 8' x 21 hay rack wagon, steel frame on Kory 6872 gear • 14' hay rack wagon on Killbros gear • 16' hay rack wagon • 3 pt. bale spear • New Idea 5 wheel hay rake

TRUCKS - LIVESTOCK TRAILER - CARS

• 1982 Ford F350 V8 gas, 4 x 4, 4 spd, shows 15,771 miles, good condition • 1987 IH 1700, 10:00-20 tires, good, 14' hydra dump landscaper bed, 4344 miles • 2006 Dodge Dakota crew cab 4x4, 4.7 V8, 95,000 miles • (2) Datsun 280Z stored inside, both will need some work • 1989 Big Valley GN 18' cattle trailer, divider gate

LUMBER - HAY - LAWN AND GARDEN EQUIP - SHOP TOOLS

• Stihl 170 chainsaw • Stihl 270 chainsaw • Stihl 13' pole saw • Stihl 7590R weeder • Rough cut lumber • Huskee SLT 4200 lawn tractor • Toro snow blower • 2 ton engine hoist • Winco pto generator • HD front bumper with Winch • Mantis tiller • Fertilizer spreader • Honda & Toro lawn mowers • Table saw • Aluminum car ramps • Power tools • Welder

ANTIQUES - TOYS - FURNITURE

• Wood hand scythes • Wood bolt caddy • Oliver toys • Tonka toys • Bedroom suite • Kitchen table • Dressers • Misc items too numerous to mention



LIVE INTERNET BIDDING
Visit SchraderAuction.com for Details
or call 800-451-2709.



TRACTS 1-4



TRACT 2



TRACT 3



TRACT 5

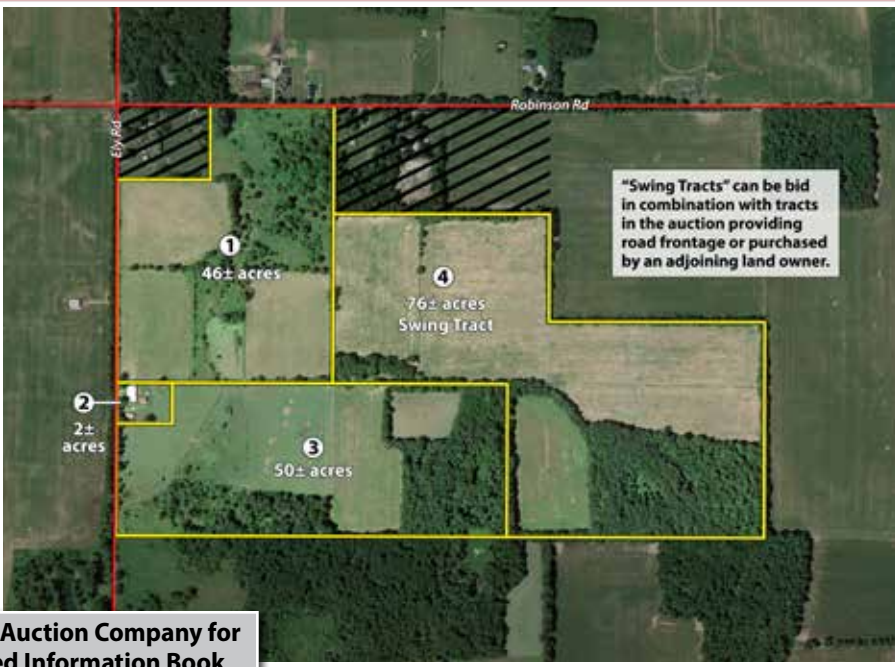


TRACT 6 - ALFALFA



TRACT 6

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.



"Swing Tracts" can be bid in combination with tracts in the auction providing road frontage or purchased by an adjoining land owner.

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



INSPECTION DATES:

Thursday, July 18th • 4-6pm

Tuesday, July 30th • 10am-Noon

Monday, August 12th • 11am-1pm

Meet a Schrader Representative at the homes (Tracts 2 & 5) for more information.

REAL ESTATE AUCTION MANAGER:

KEVIN JORDAN, 800-451-2709

PERSONAL PROPERTY AUCTION MANAGER:

ROBERT MISHLER, 260-336-9750



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