

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 Tract.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: \$10,000 down payment on the day of auction. 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.

BROKER PARTICIPATION: Any broker actively licensed in the State of Michigan who properly registers the successful high bidder can earn a Buyer Broker Fee at settlement by the Seller. Broker must follow Schrader Guidelines & register on a Schrader Real Estate & Auction Co., Inc. Buyer Broker form available at www.schraderauction.com or by calling 1-800-451-2709.

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 targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at Closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due at Closing & thereafter.

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 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 Seller's option & sufficient for

providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate and 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 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.**

AUCTION AUCTION

Monday, October 28 • 6pm

- 4.5 Miles Southwest of Mottville, MI
- 4 Miles North of Bristol, IN
- East Side of Long Lake
- White Pigeon, MI

Schrader Real Estate and Auction
Company, Inc. #6505397356
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Columbia City, IN 46725

AUCTION MANAGERS:

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ONLINE BIDDING AVAILABLE

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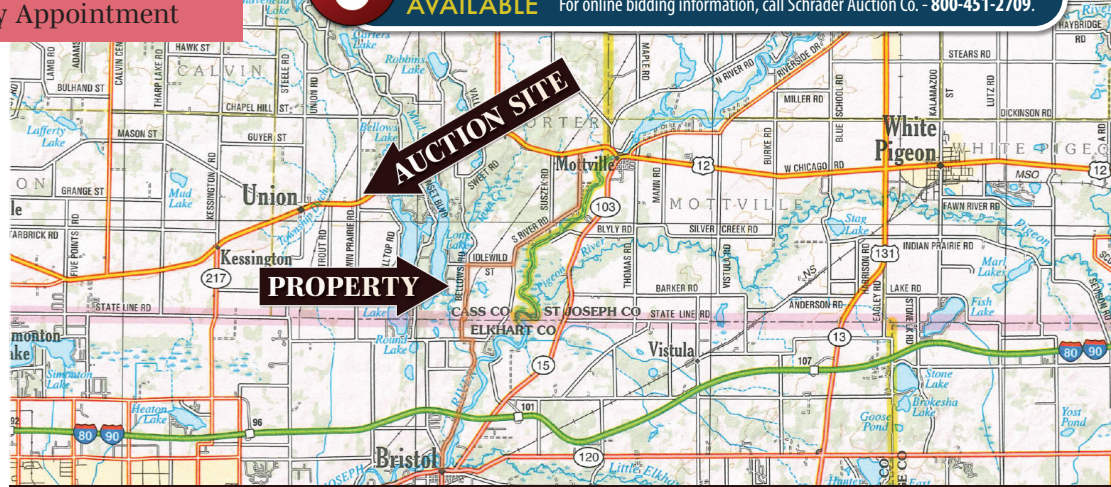


OPEN HOUSE DATES:
 Sat, Oct. 12 • 10am-12pm, Sun, Oct. 13 • 2-4pm,
 Sun, Oct. 20 • 2-4pm or by Appointment



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.



AUCTION LOCATION: Porter Township Hall, 69373 Baldwin Prairie Rd, Union, MI 49130
 • East of Union, MI on US 12 to Baldwin Prairie, go north.
PROPERTY LOCATION: 70861 Lakeview Dr, White Pigeon, MI 49099 • **From Bristol, IN:** North on CR 25 to CR2. Go west ¼ mile to CR 123 and continue north to State Line Rd that becomes Bellows Rd. Go ¾ mile to Central Ave, to Lakeview Dr, and then south to property. **From Mottville, MI:** West on US 12 to South River Rd, continue south approx. 3 miles to Idlewilde St. Continue west ¾ mile to Bellows Rd and then south ¼ mile to Central Ave. Go west to Lake View Dr and then south to property. **WATCH FOR SIGNS!**

LOT 52 LONG BEACH 426-555 (454D-2 407-66 328-189) - EAST SIDE OF LONG LAKE
 Ranch Style Home Approx. 1700 sq. ft., Attached garage and storage area 960 sq. ft. 3 Bedroom 1 w/Fireplace, 2 Bath, Kitchen, Dining Room, Den, Large Family Room, Under Roof Patio Approx. 336 sq. ft., Concrete Drive, Newer Roofing, All Appliances, new Water Softener, Shared Lake Easement and Boat Launch

OWNERS: Marshall & Mindy Williams
SALE MANAGERS: Ed Boyer • 574.215.7653 • ed@boyerpig.net & Ted Boyer • 574.215 .8100

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